

FOR SALE

Freestanding Industrial Building with Office Area in Stonewall, MB

211 2nd Avenue North, Stonewall, Manitoba



**5,460
POPULATION**

Town of Stonewall (2025)



**DOMINANT
SIGNAGE**



**EXCELLENT
ON-SITE PARKING**



**CH
ZONING**

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PROPERTY SUMMARY

Warehouse Building	+/- 10,000 SF
Mezzanine	+/- 1,000 SF
Office Area	+/- 6,600 SF
Total	+/- 17,600 SF

Land Area	+/- 4.11 acres
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Asking Price	\$3,800,000.00
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Property Taxes (2025 est.)	\$19,836.75
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Zoning	CH - Commercial Highway
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FEATURES

- Well-located property in Stonewall, Manitoba's Commercial Highway District Area with convenient access to Main Street
- Compound with heated clear span storage building
- Well-maintained buildings situated on a large site with ample yard space
- Excellent exposure along 2nd Avenue North with convenient access to surrounding amenities and residential areas
- Located in close proximity to The Quarry District, a new mixed-use development opening in 2027
- Convenient access to Winnipeg and surrounding markets via major transportation routes
- Stable in-place lease providing investors with immediate income and long-term security

STONEWALL DEMOGRAPHICS (2025)

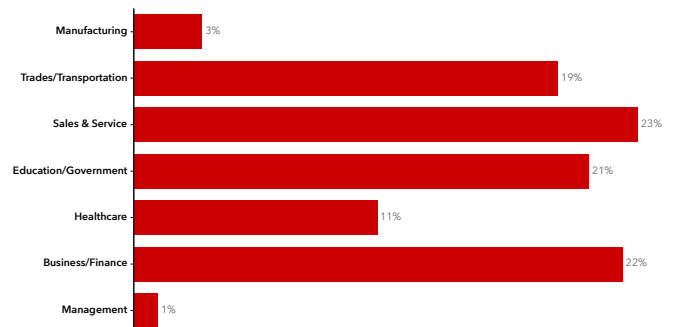
Total Population	5,460
Daytime Population	5,460
Households	2,078
Median Age	44.3
Avg. Household Income	\$129,428

Environics Analytics ©2025

FEATURES

- Sale pertains to the property only, with the existing business to remain operational in Stonewall.
- Flexible Occupancy Options Available:
 - Existing tenant in place with approximately 18 months remaining on the current lease term for the entire property, with potential for extension
 - Opportunity for tenant to vacate the warehouse while maintaining a long-term lease on all or a portion of the office space
 - Potential for full property vacancy to accommodate future owner-user or investment requirements

JOBS BY SECTOR

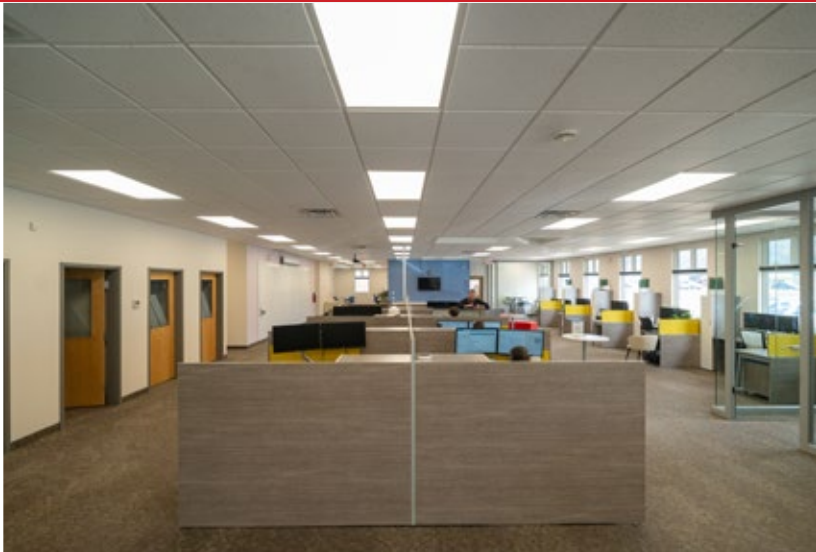


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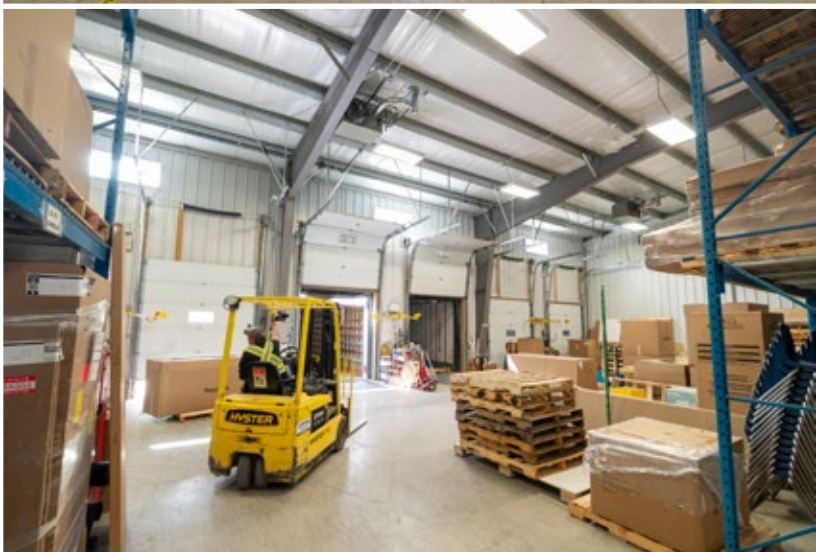
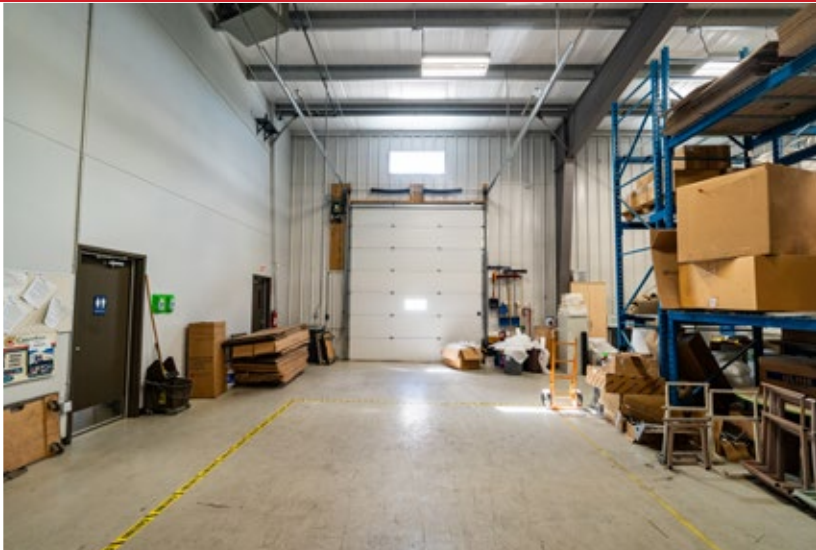
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STONEWALL, MANITOBA

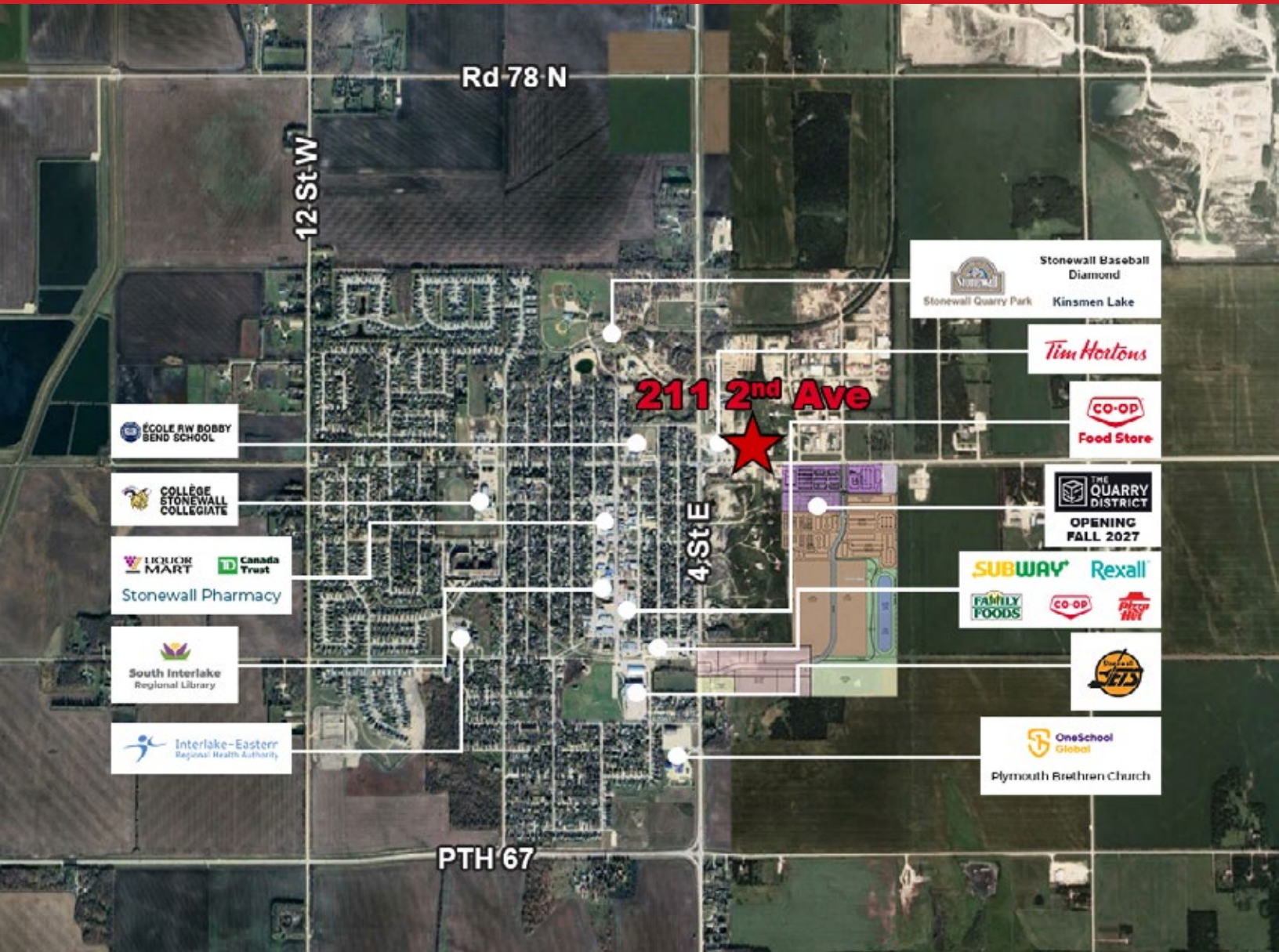
Stonewall, Manitoba, has a diverse and growing economy with a strong focus on community-supported business development. Historically rooted in the limestone quarrying industry, the town has successfully diversified into various sectors.

The settlement of Stonewall was founded in the 1800's as a major limestone production centre. Stonewall still proudly maintains its heritage of limestone production through their many historical buildings. Main Street is lined with notable limestone buildings such as the Post Office/Library and the Town Hall. One of the abandoned quarries has been beautified and developed into the Stonewall Quarry Park. The park preserves much of Stonewall's history.

In the 1960's, Stonewall began to diversify its economy and move away from its dependence on limestone. Planning and careful development have resulted in a prosperous community, with a positive and diverse economic environment.

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