

FOR SALE/LEASE

Freestanding Industrial Building

1433 Erin Street, Winnipeg, Manitoba



M1
ZONING



2 TRANSIT
STOPS NEARBY



ONSITE
PARKING



COMPOUND
SPACE AREA

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PROPERTY SUMMARY

Office	2,200 +/- SF
Warehouse	4,895 +/- SF
Total	<u>7,095 +/- SF</u>
Land Area	15,996 SF
Asking Price	\$995,000
Net Lease	\$8.95/SF
Additional Rent 2024 (est.)	\$3.50/SF
Property Taxes 2024 (est.)	\$17,155.90
Zoning	M1 - Manufacturing Light

FEATURES

- Built in 1948 - wood frame construction with 2 additions.
- Rare single use industrial site within City of Winnipeg.
- Main floor has approximately 2,200 SF of private offices, boardrooms, washrooms, staff area, and open work area.
- Multiple grade loading doors.
- Fenced compound/ parking area.
- Floor drains.
- Ceiling height 12' - 14' clear.
- Solar panels in place for additional hydro savings.
- Sprinklered.
- Power is 200Amps 120/240V single phase & 200 amps 230V 3phase (2 services).
- Ample street parking along Erin Street.
- Two points of access off of Erin Street.
- Heating and cooling in office and warehouse space.
- Parking available along southside and back of the property.

LEGAL DESCRIPTION

SP LOT56 PLAN 32959 WLTO IN OTM LOT551 TO 54 PATISN OF ST. JAMES

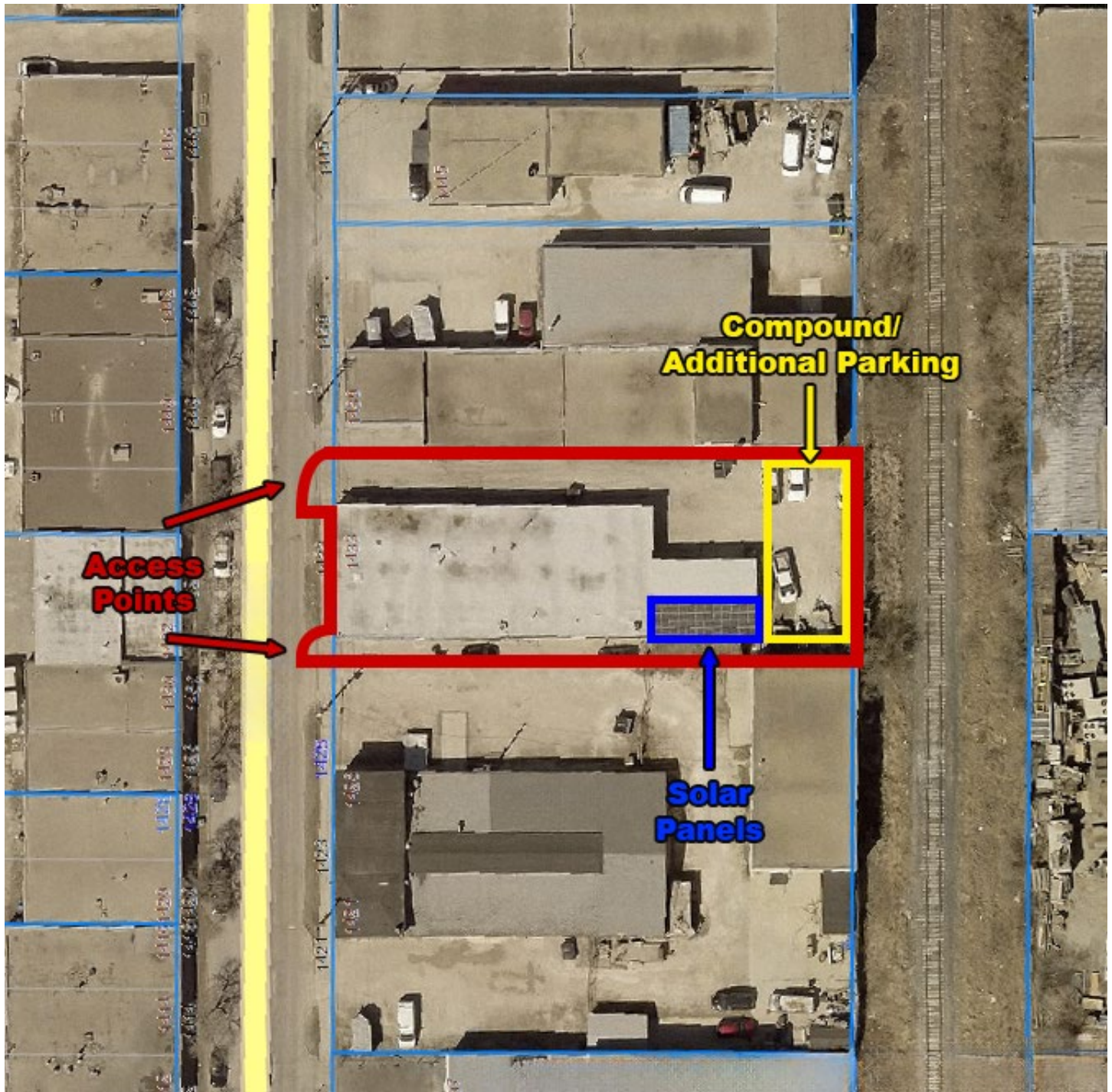
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AERIAL CLOSE UP

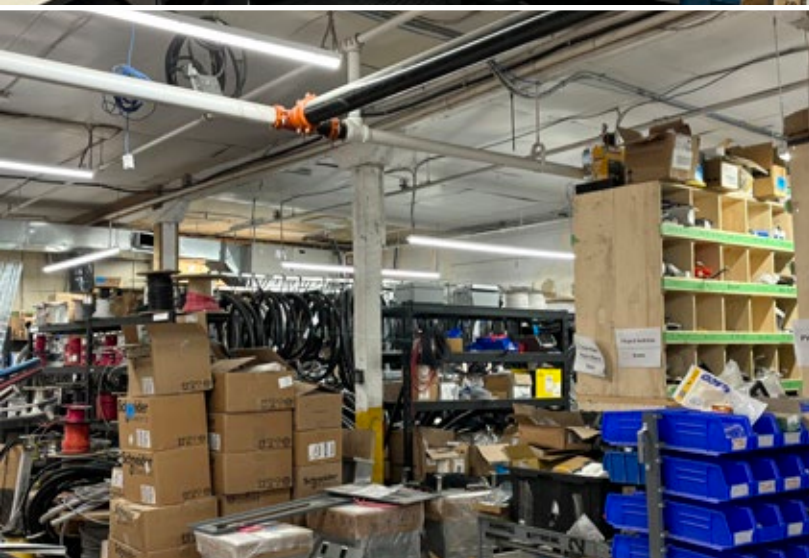
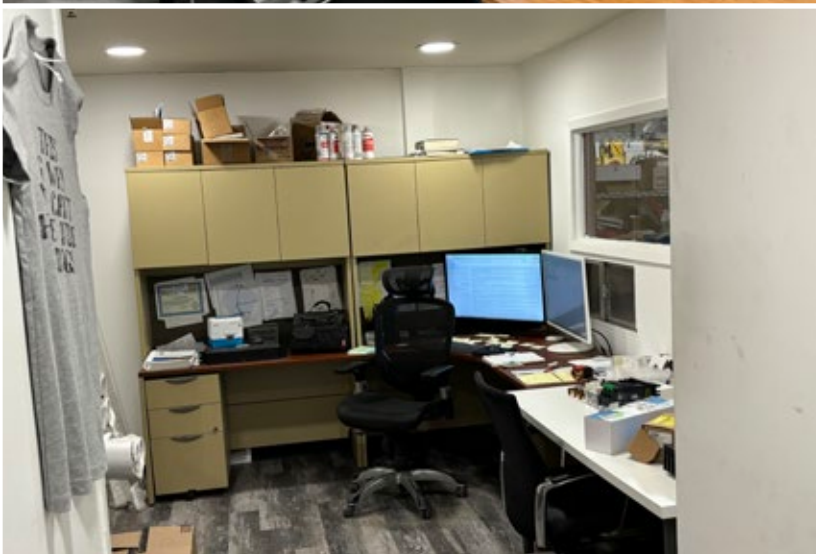
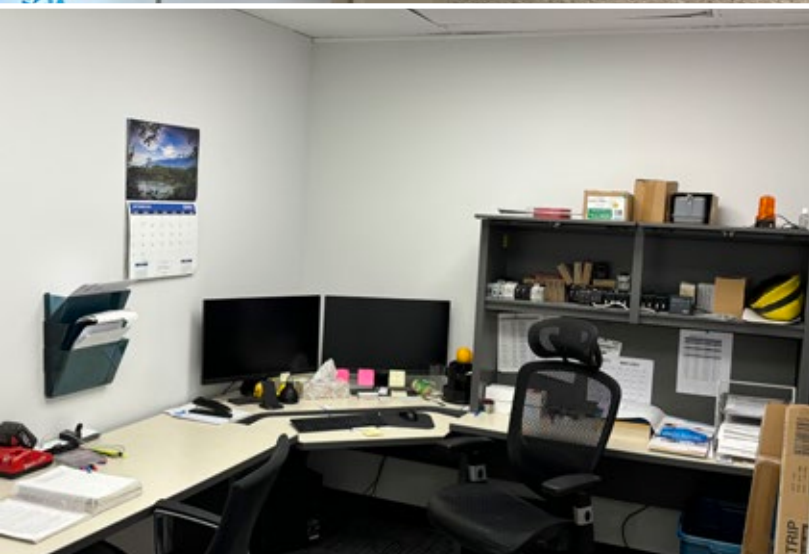


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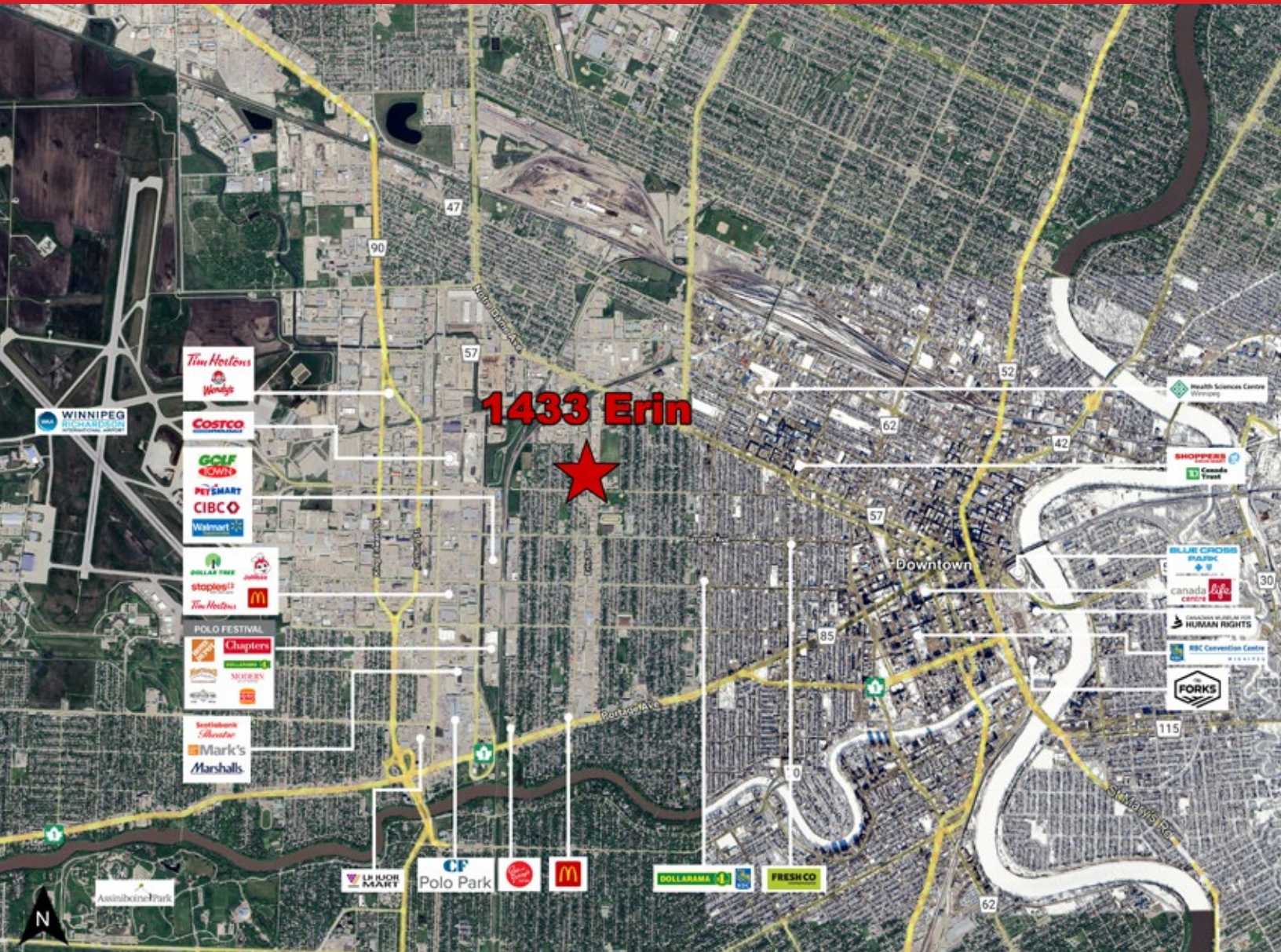
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Succeeding by Helping Others Succeed



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