

SINGLE TENANT INDUSTRIAL BUILDING IN FORT GARRY FOR SUBLEASE



55 TROTTIER BAY

WINNIPEG, MB



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Services provided by Eric A. Ott Personal Real Estate Corporation

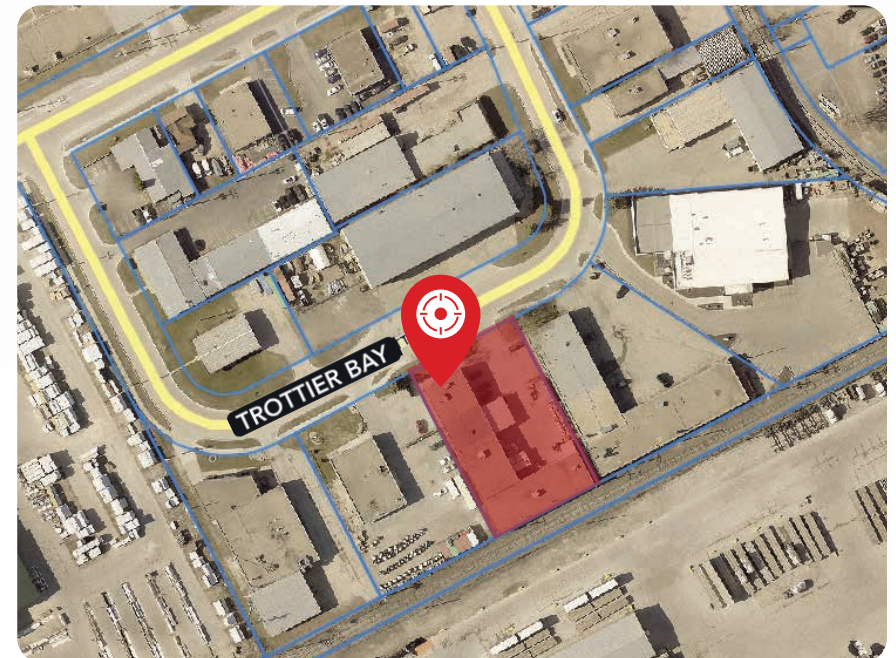
DAWSON GROENING, Advisor, Sales & Leasing
(204) 985-1383
dawson.groening@capitalgrp.ca

PROPERTY DETAILS

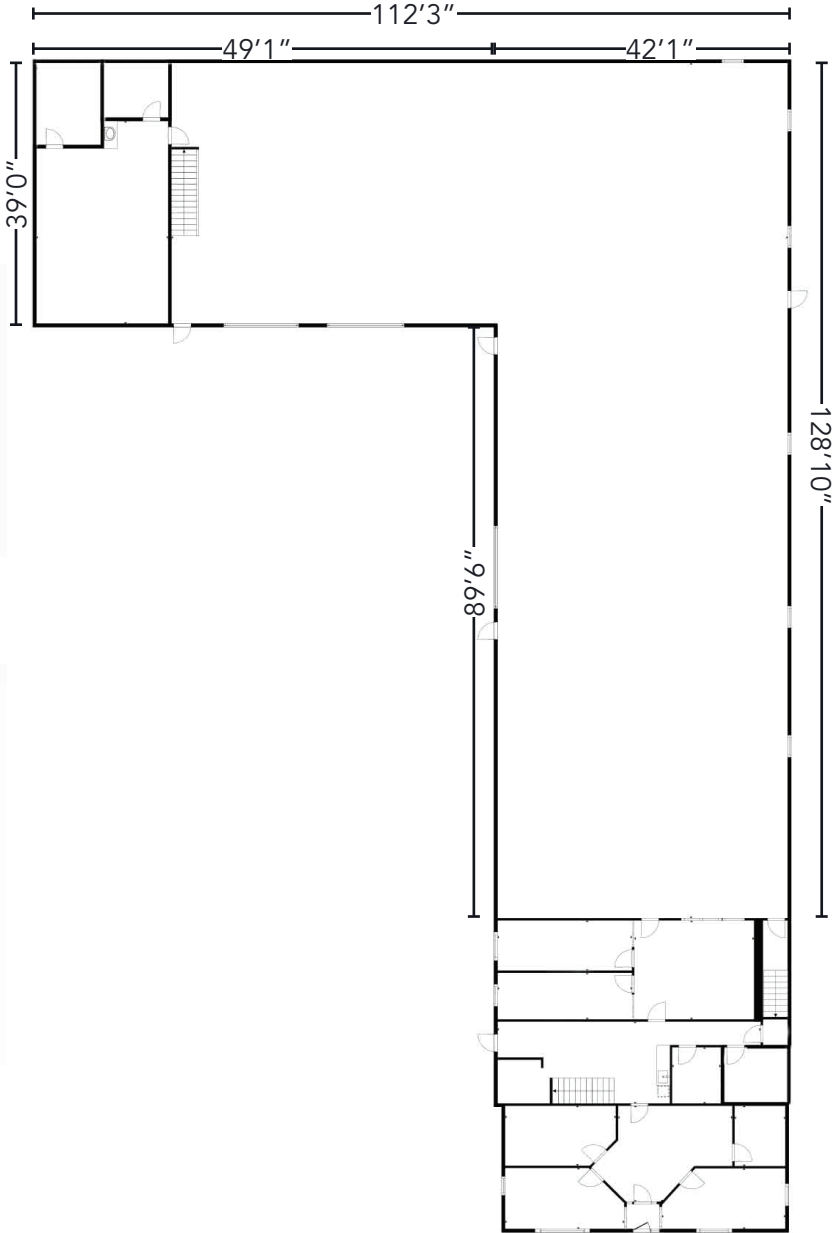
BUILDING AREA (+/-)	11,569 sq. ft.
LAND AREA (+/-)	24,981 sq. ft. (0.57 acres)
NET RENTAL RATE	\$14.00 per sq. ft.
ADDITIONAL RENT	\$5.45 per sq. ft. (2025)
LOADING	(3) Grade loading doors
ZONING	M2 - Manufacturing - General
CLEAR HEIGHT (+/-)	15' 6"
ELECTRICAL	400 Amp, 600 Volt, 3 phase power
YEAR BUILT	1974; 1990; 2005
LEGAL DESCRIPTION	LOT 3 BLOCK 2 PLAN 9915 WLTO IN LOT 23 ST. V
TITLE NO.	2423965/1
ROLL NO.	03066028500
PROPERTY TAXES	\$38,030.00 (2025)
INTERNET	Bell MTS Fibre
HEADLEASE EXPIRY DATE	December 31, 2029

HIGHLIGHTS

- Strategically located in the desirable Fort Garry Industrial Park with excellent access to major transportation routes
- Existing office build-out
- Standalone building with compound space
- 0.57 acres (+/-) of land
- Floor drains in warehouse

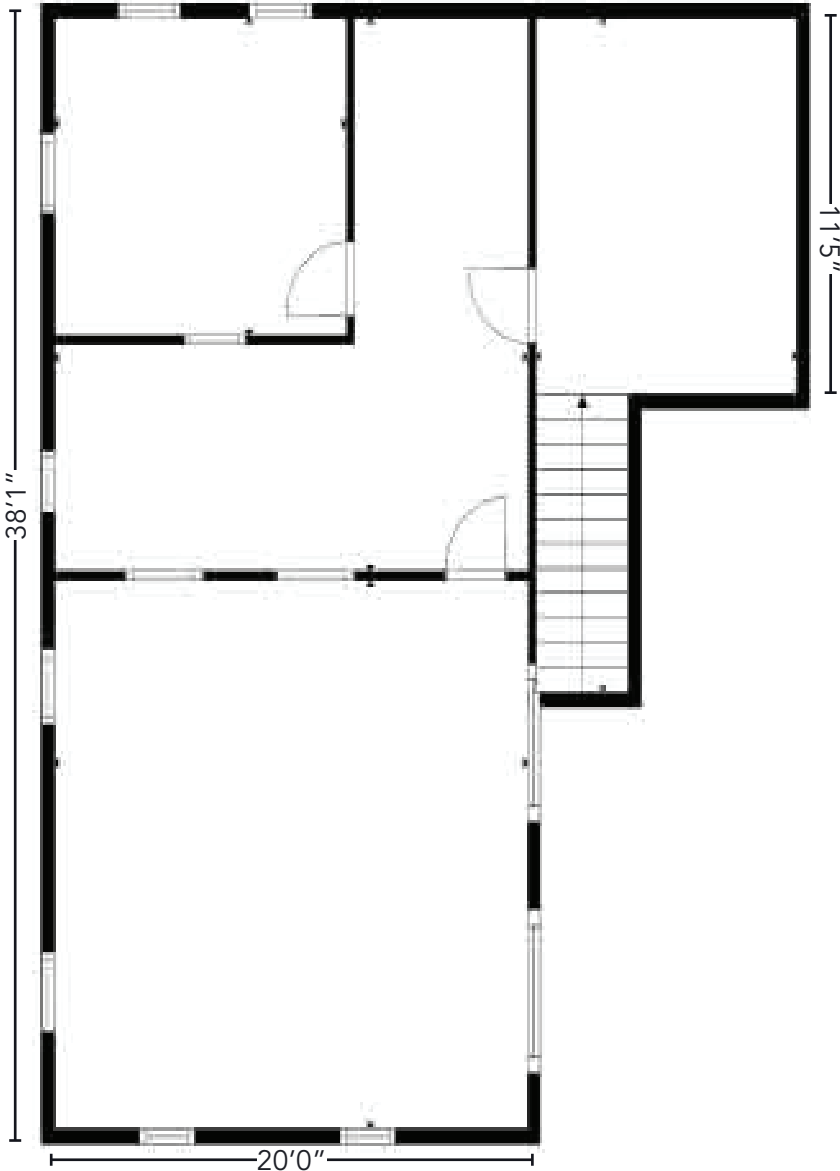


MAIN FLOOR PLAN

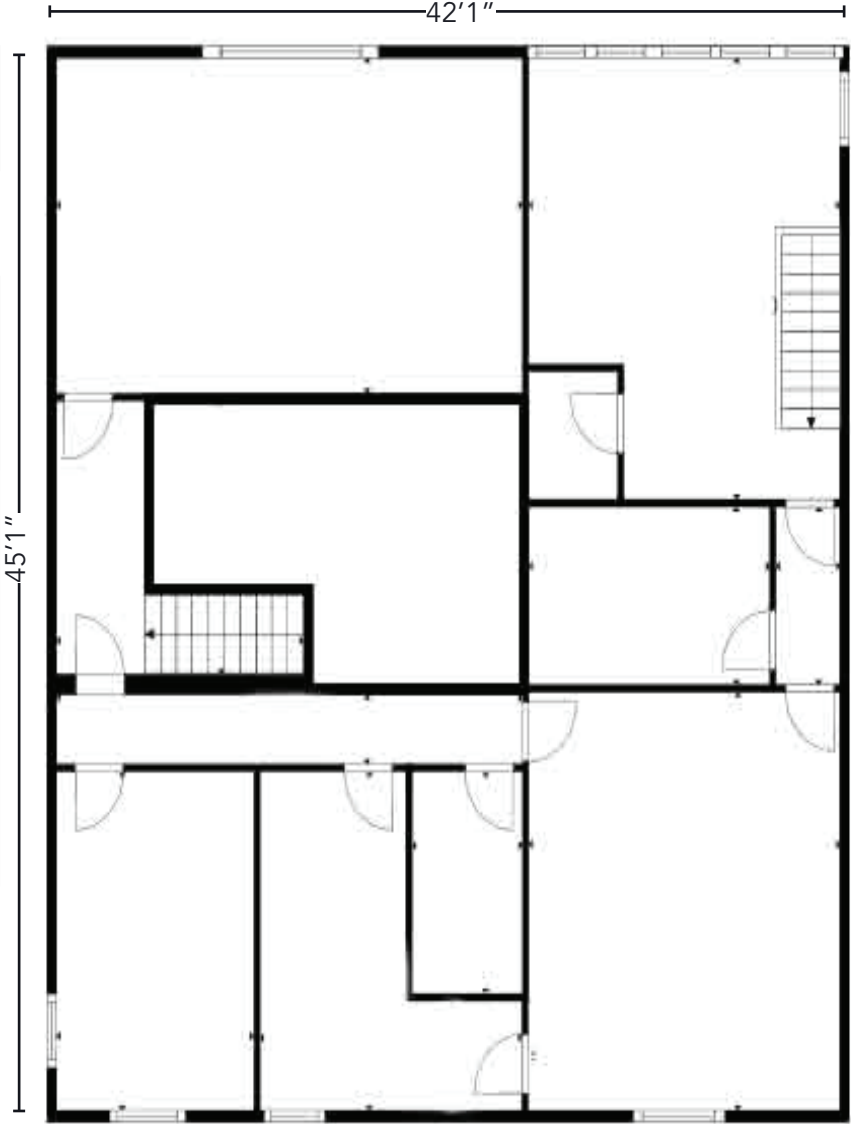


SECOND FLOOR PLAN

WAREHOUSE MEZZANINE



SECOND FLOOR OFFICES



EXTERIOR PHOTOS



INTERIOR PHOTOS

OFFICE



INTERIOR PHOTOS

WAREHOUSE



FORT GARY INDUSTRIAL PARK



NEWMARKET BOULEVARD

WAVERLEY STREET

SITE

TROTTIER BAY

CHEVRIER BOULEVARD

HAMELIN STREET

HARRIS TRANSPORT

Native Plant Solutions

DRIVE TIME ANALYSIS



RICHARDSON INT'L AIRPORT
23 minutes



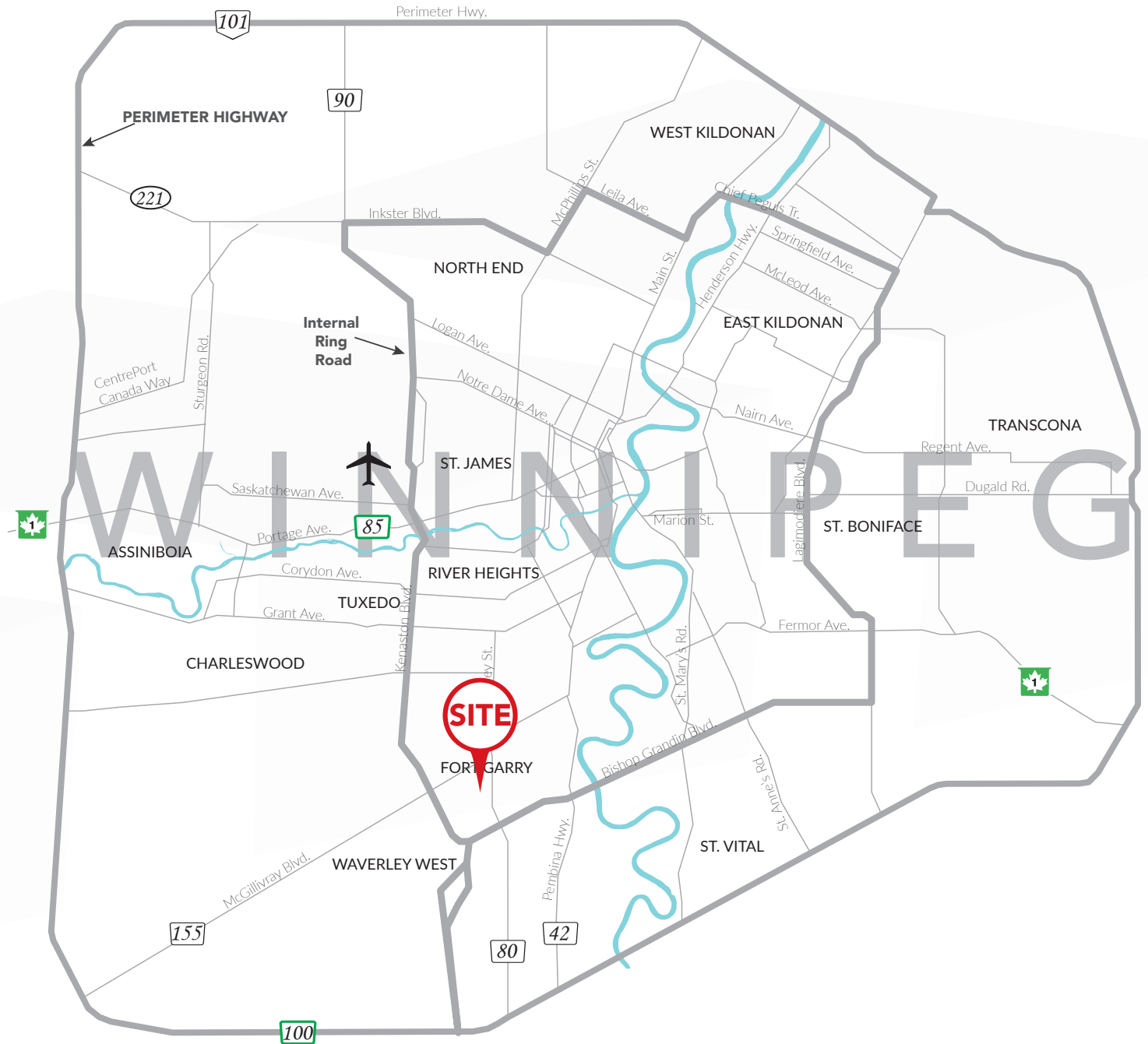
PORTAGE AND MAIN
18 minutes



PERIMETER HIGHWAY
16 minutes



TRANSCANADA HIGHWAY
17 minutes





COMMERCIAL REAL ESTATE
SERVICES INC.

CONTACT

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