

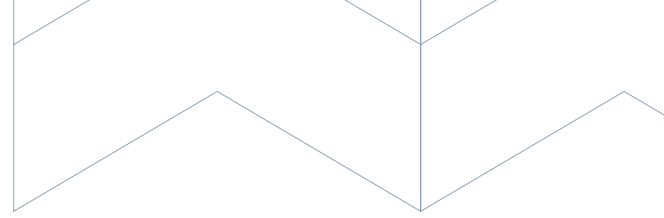


3411 Roblin Boulevard, Winnipeg, Manitoba

# Owner/Occupier Building in Charleswood

For Sale





## Property Details

**+/- 5,500 sq. ft.**

TOTAL BUILDING AREA

**+/- 6,104 sq. ft.**

TOTAL LAND AREA

**\$795,000**

SALE PRICE

**\$17,650.82**

2023 PROPERTY TAXES

**C2 - Commercial**

ZONING

## Features

- Freestanding one storey retail building ideal for owner/occupier
- Existing tenant with income in place on 1,000 sq. ft.
- Appealing building signage potential with exposure to high traffic street front
- Located midblock on the north side of Roblin
- Well positioned in Charleswood, in close proximity to a mix of uses
- Shadow anchored by Co-Op Gas Bar with potential for parking stall rentals



## Highlights



**Owner/Occupier**  
OPPORTUNITY

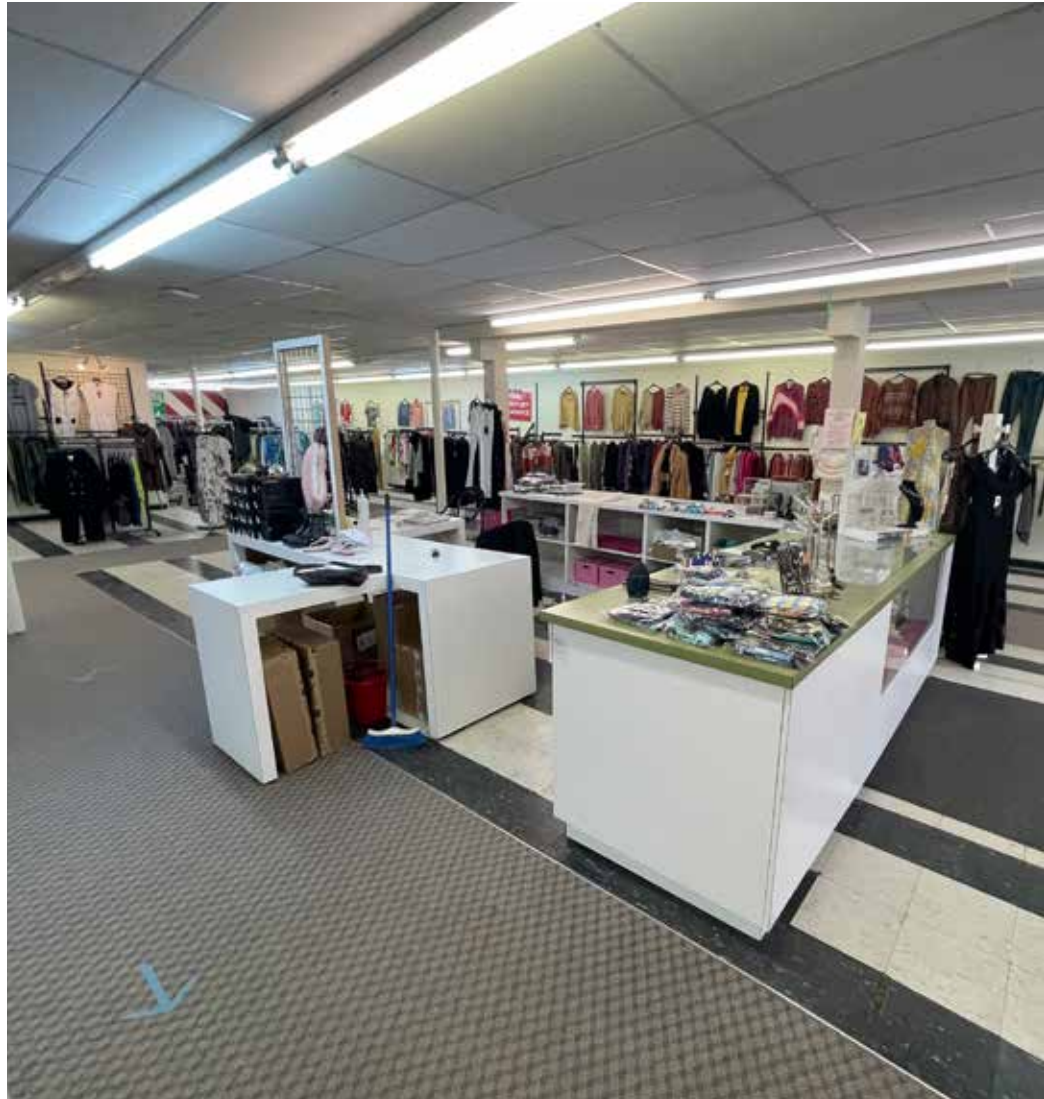


**Prominent**  
BUILDING SIGNAGE



**Great Access**  
TO PUBLIC TRANSIT



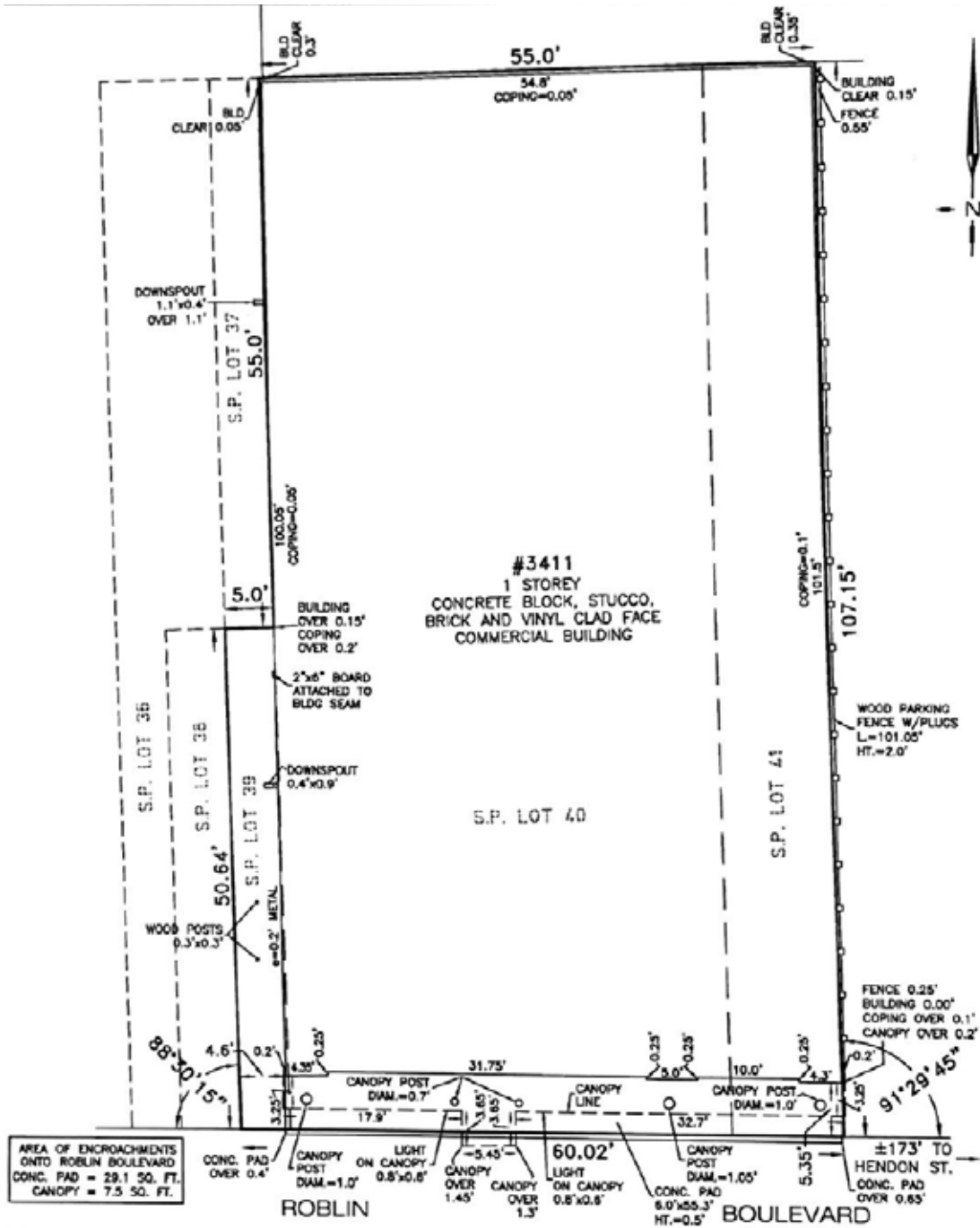


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# Property Survey





**LEGEND**

1. The Keg Steakhouse	6. Chicken Delight
2. Boston Pizza	Charleswood Dental Centre
Liquor Mart	7. Charleswood Medical Centre
Shoppers Drug Mart	8. Pappas Greek Food
3. 7-Eleven	NAPA Autopro
4. The Salvation Army Thrift Store	9. Starbucks
The Prep Montessori Daycare	Capital Grill & Bar
Salon H	10. Assiniboine Park
5. Red River Co-op Gas Bar	11. Assiniboine Park Zoo

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