



3280 St. Mary's Road, Winnipeg, Manitoba

Prime Business Investment Opportunity

For Sale



Property Details

+/- 8.2 acres

TOTAL LAND SIZE

+/- 7,200 sq. ft. - Building 1

+/- 1,800 sq. ft. - Building 2

+/- 3,200 sq. ft. - Building 3

BUILDING SIZE

\$2,950,000

ASKING PRICE

\$32,498.72

2023 PROPERTY TAXES

161 ft.

FRONTAGE

RR5 - Rural Residential

ZONING

3 Phase - Building 1 & Building 3

200 Amp - Building 2

ELECTRICAL

14' x 16' grade level door - Building 1

14' x 14' grade level door - Building 2

2 - 10' x 12' grade level door - Building 3

LOADING

In-place security system with 13 cameras

SECURITY

2001 - Building 1

2005 - Building 2

2008 - Building 3

YEAR BUILT

Features

- Property features three well-maintained industrial buildings, offering space perfectly suited for landscaping or construction business yard, shop & offices
- Building 1 is Certified Heavy Truck Safety Station and features +/- 1,700 sq. ft. nicely finished office space, wash bay/booth, and an additional +/-2,000 sq. ft. storage mezzanine
- Building 2 consists of office and washroom. Space is currently leased and generating rental income
- Building 3 includes 2 storage units each with a grade level overhead door
- Potential for future development on property
- City of Winnipeg anticipates 5-8 years for water & sewer connections available
- 2000-gallon water fill station capable of about ~200 gal/min
- Located minutes south of the Perimeter Highway, this property enjoys unparalleled access to major transportation highways, facilitating seamless connectivity to Winnipeg and surrounding rural areas
- The area boasts a wealth of amenities and services including garden centres, retail, recreational facilities and green spaces.
- Whether you're a growing enterprise seeking room to expand or an investor looking for a lucrative addition to your portfolio, this property provides the ideal platform for success with current revenue in place.

Highlights



High Quality

INDUSTRIAL BUILDINGS



Great Visibility

AND ACCESS



Great Access

TO MAJOR TRANSPORTATION
ROUTES



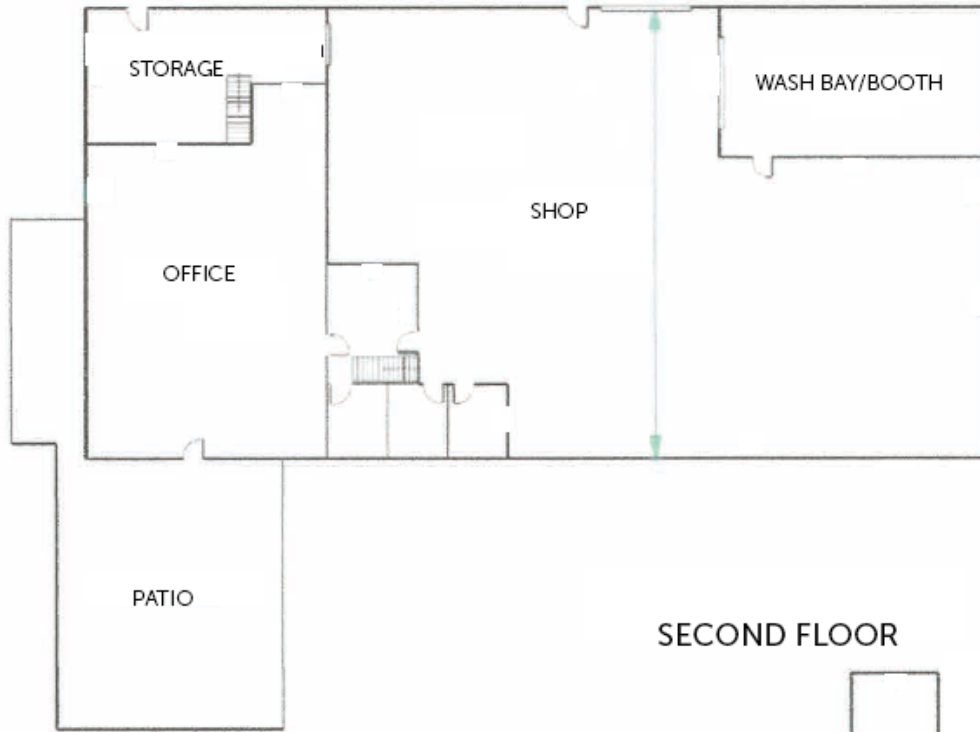
Excess Land

WITH POTENTIAL FOR
DEVELOPMENT

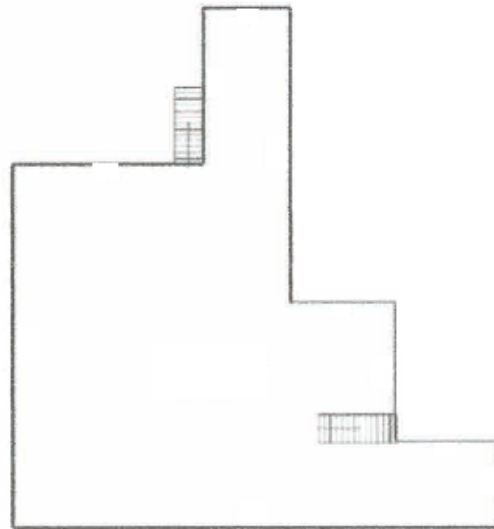


Building 1 Floor Plan

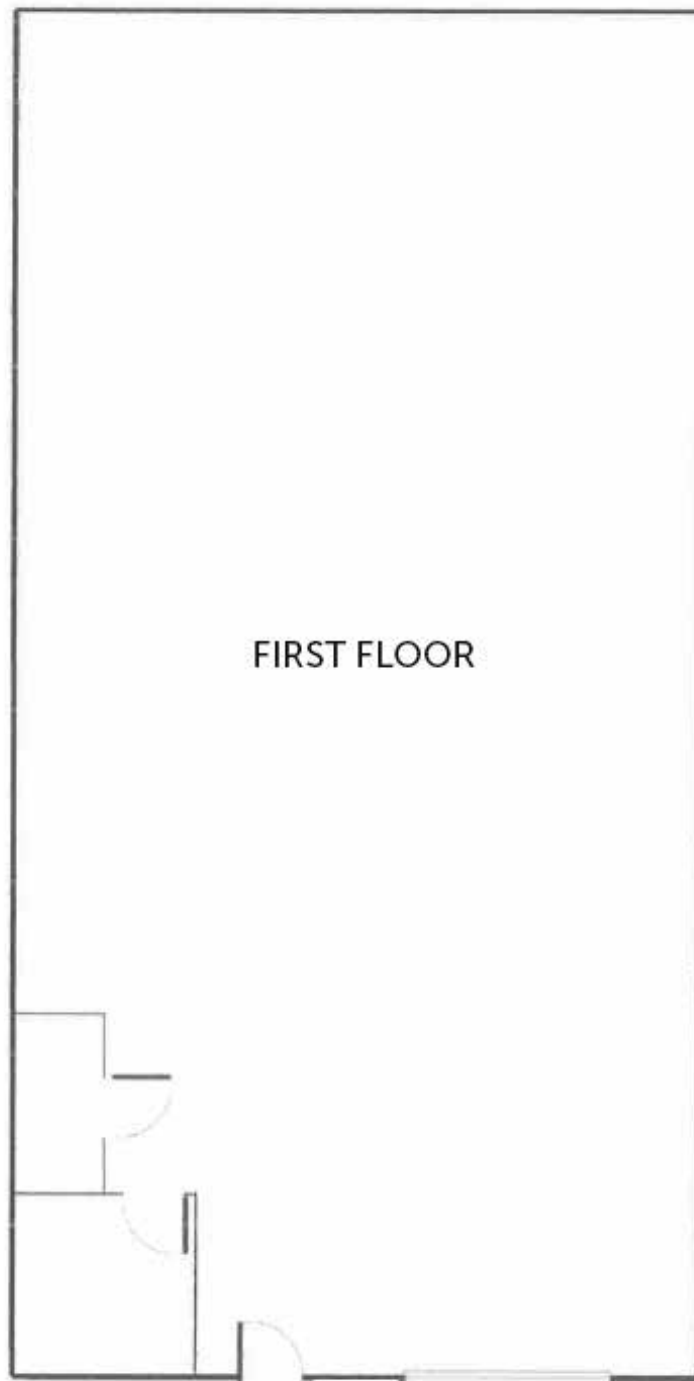
MAIN FLOOR



SECOND FLOOR



Building 2 Floor Plan

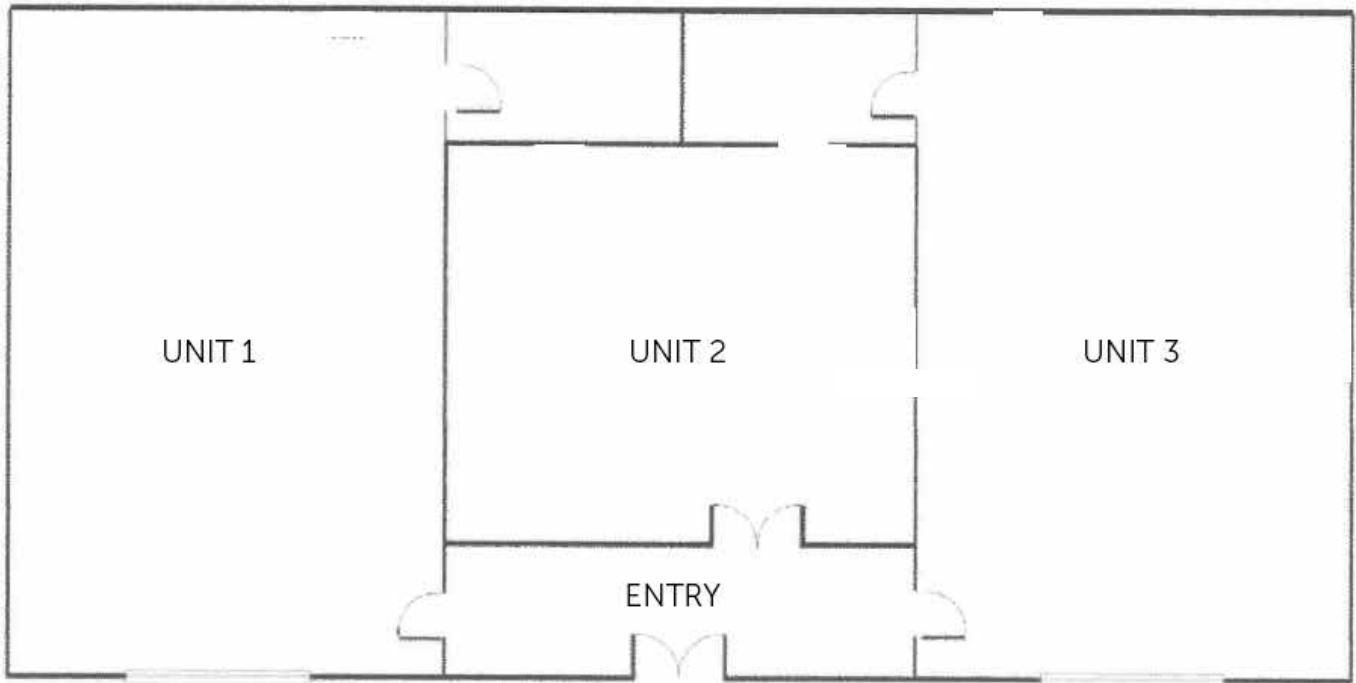


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Building 3 Floor Plan



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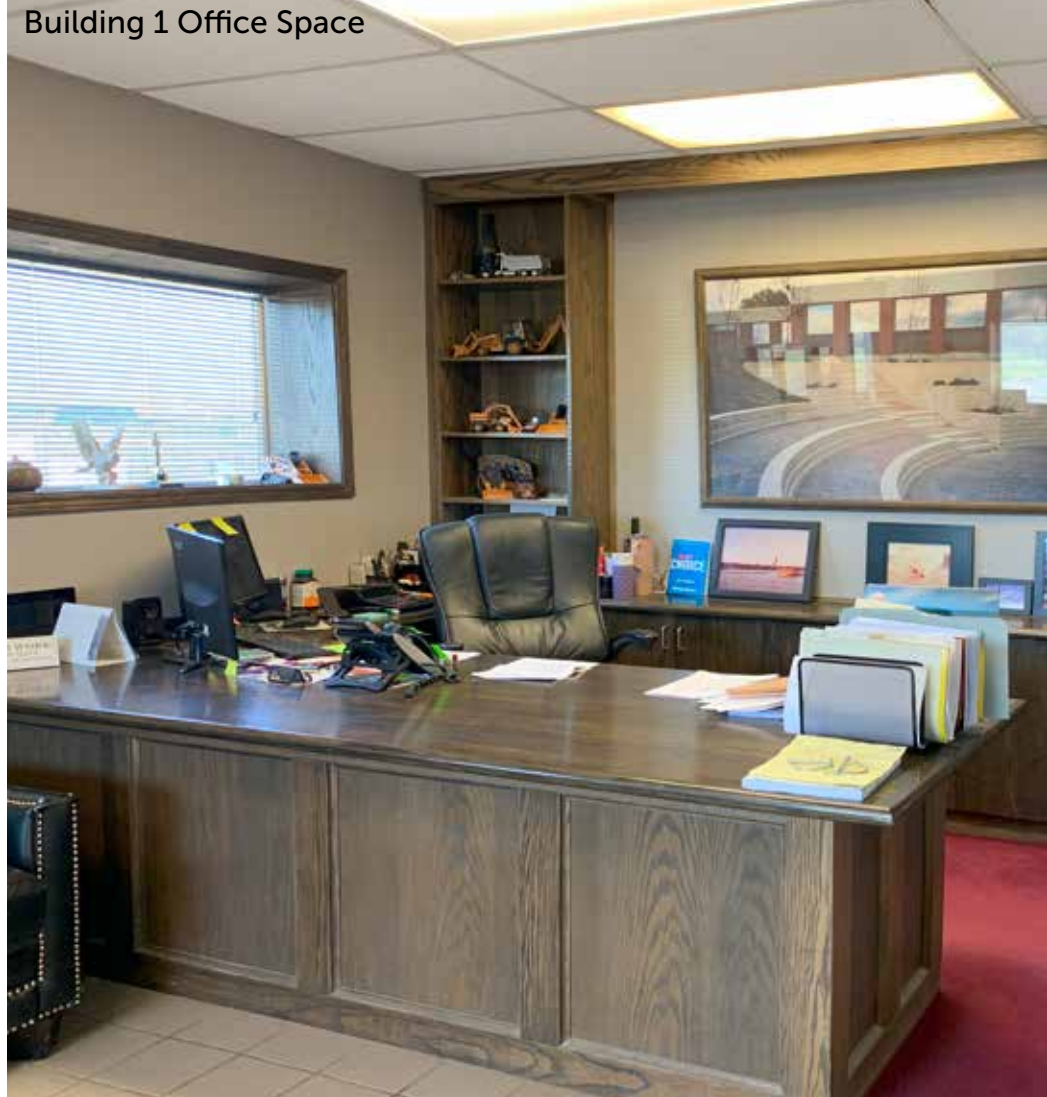


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Wash Bay/Booth



Building 1 Office Space



Building 1 Shop



Building 1 Storage

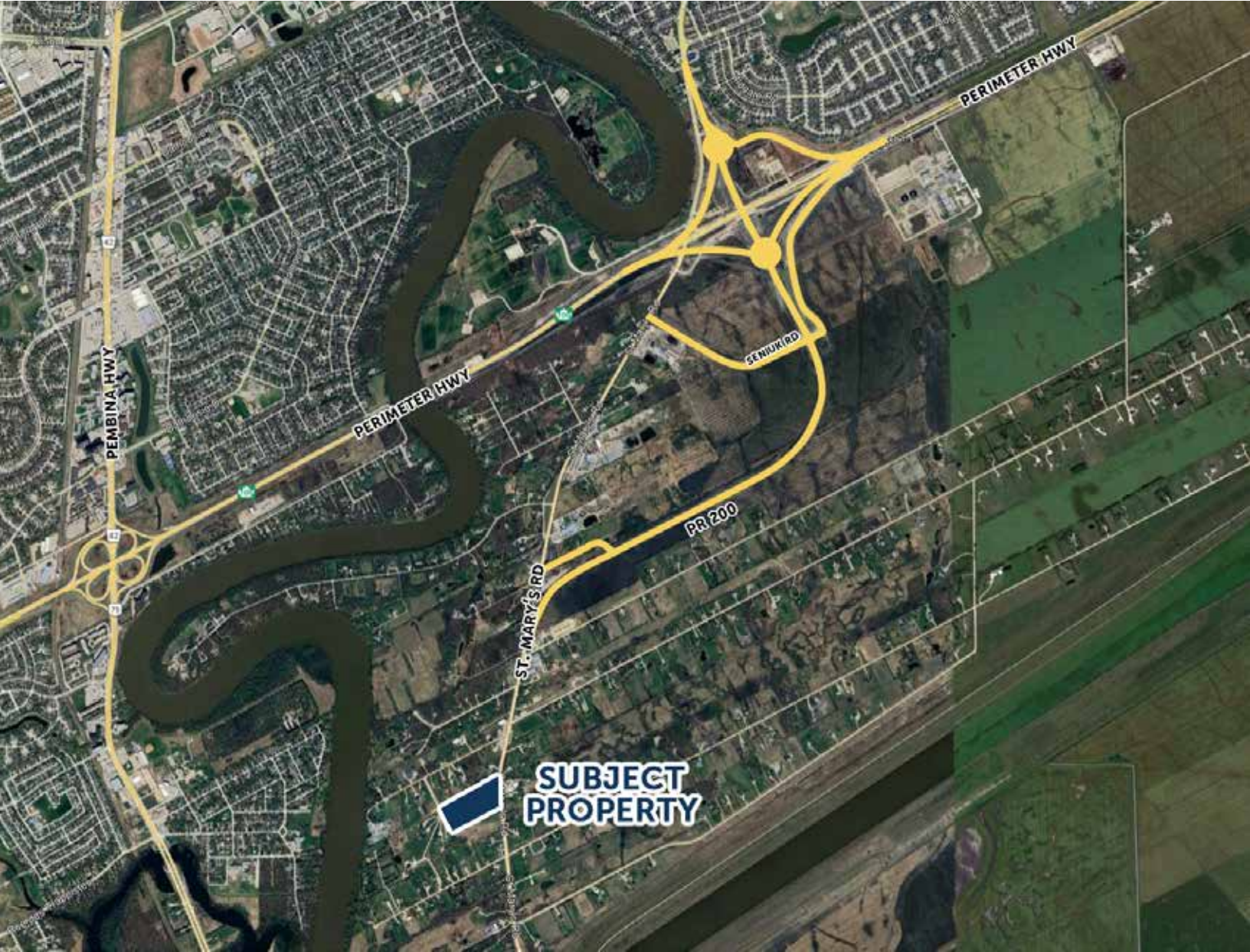
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Future Interchange Design



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