



450 - 456 Brooklyn Street, Winnipeg, Manitoba

# Owner/Occupier Opportunity in Flex Industrial Space

For Sale 

## Property Details

**+/- 5,700 sq. ft.**

BUILDING SIZE

**+/- 7,850 sq. ft.**

LAND SIZE

**\$895,000**

SALE PRICE

**\$12,680.97**

2024 PROPERTY TAXES

**M1 - Manufacturing Light**

ZONING

**10 ft.**

CEILING HEIGHTS

**4 - Grade Level Doors**

LOADING

## Features

- Located in the heart of St. James industrial district near the Winnipeg International Airport and CF Polo Park
- Excellent access to major transportation routes including Route 90, Notre Dame Ave and the Perimeter Hwy
- Versatile location and zoning with ability to cater to a wide range of businesses
- Surrounded by a diverse mix of nearby businesses and amenities in the area offering ease of access for staff and customers
- Building has the potential to be subdivided into up to 4 units allowing an owner the option to lease out space for onsite income



## Highlights



### Located

BETWEEN SILVER ST.  
AND KING EDWARD ST.



### Signage

OPPORTUNITIES



### Access

TO PUBLIC TRANSIT



### On-site

PARKING AVAILABLE





iciproperties.com

**Brennan Pearson**  
EXECUTIVE VICE PRESIDENT, PARTNER

bpearson@iciproperties.com  
204-291-5003

*\*Services provided by Jared Kushner Personal Real Estate Corporation*

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