

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

**70NING** 

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** 

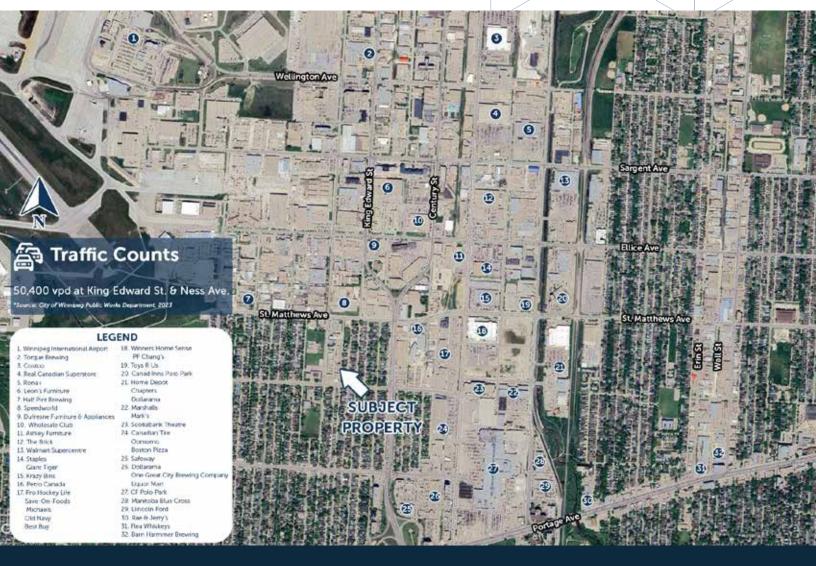
TO PUBLIC TRANSIT



On-site

PARKING AVAILABLE





## Connect with us today!

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