



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

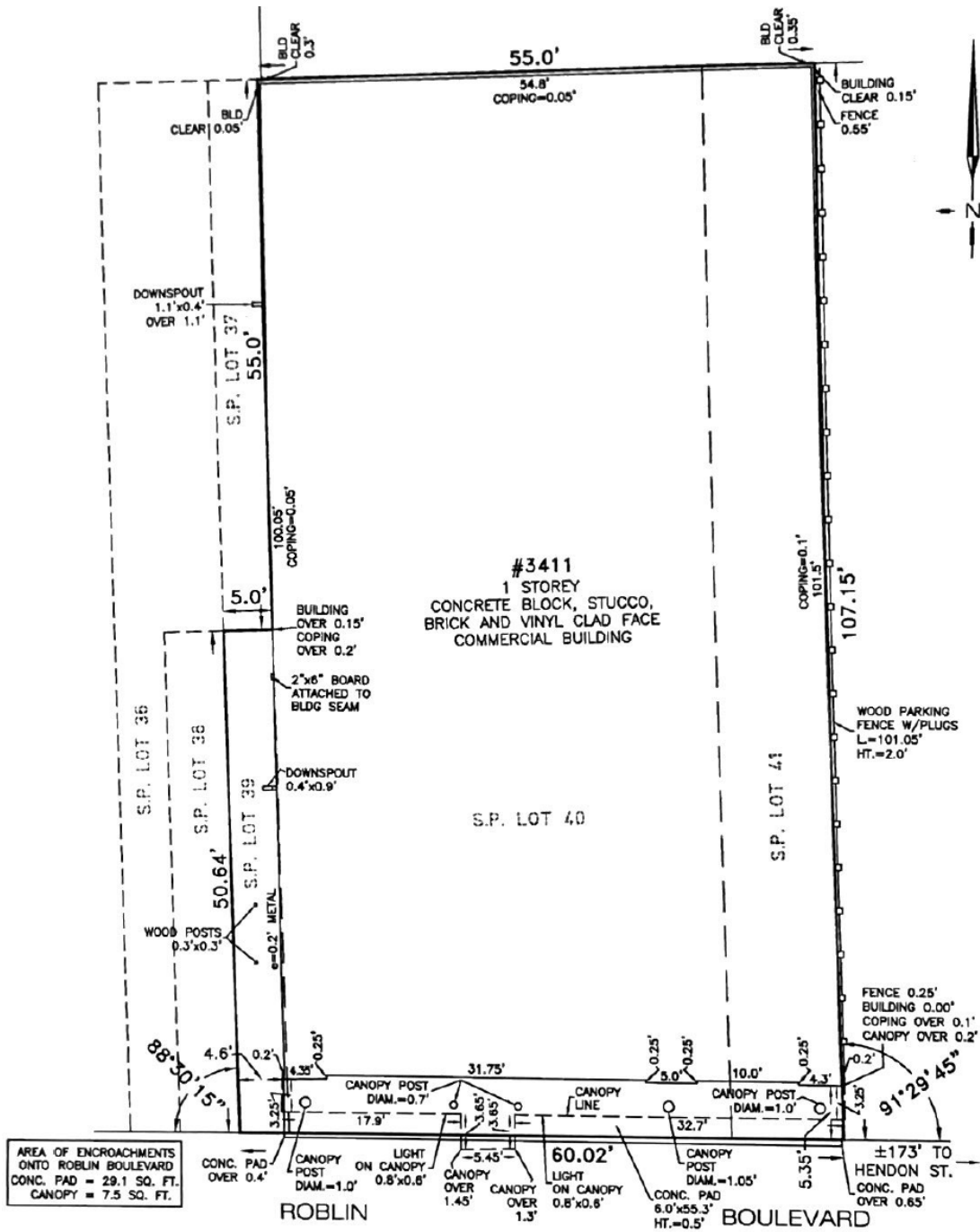
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Property Survey





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 |

Connect with us today!

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