

INDUSTRIAL SPACE FOR SALE/LEASE NEAR ST. JAMES INDUSTRIAL



1373 SPRUCE STREET

WINNIPEG, MB



CONTACT

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Services provided by Eric A. Ott Personal Real Estate Corporation

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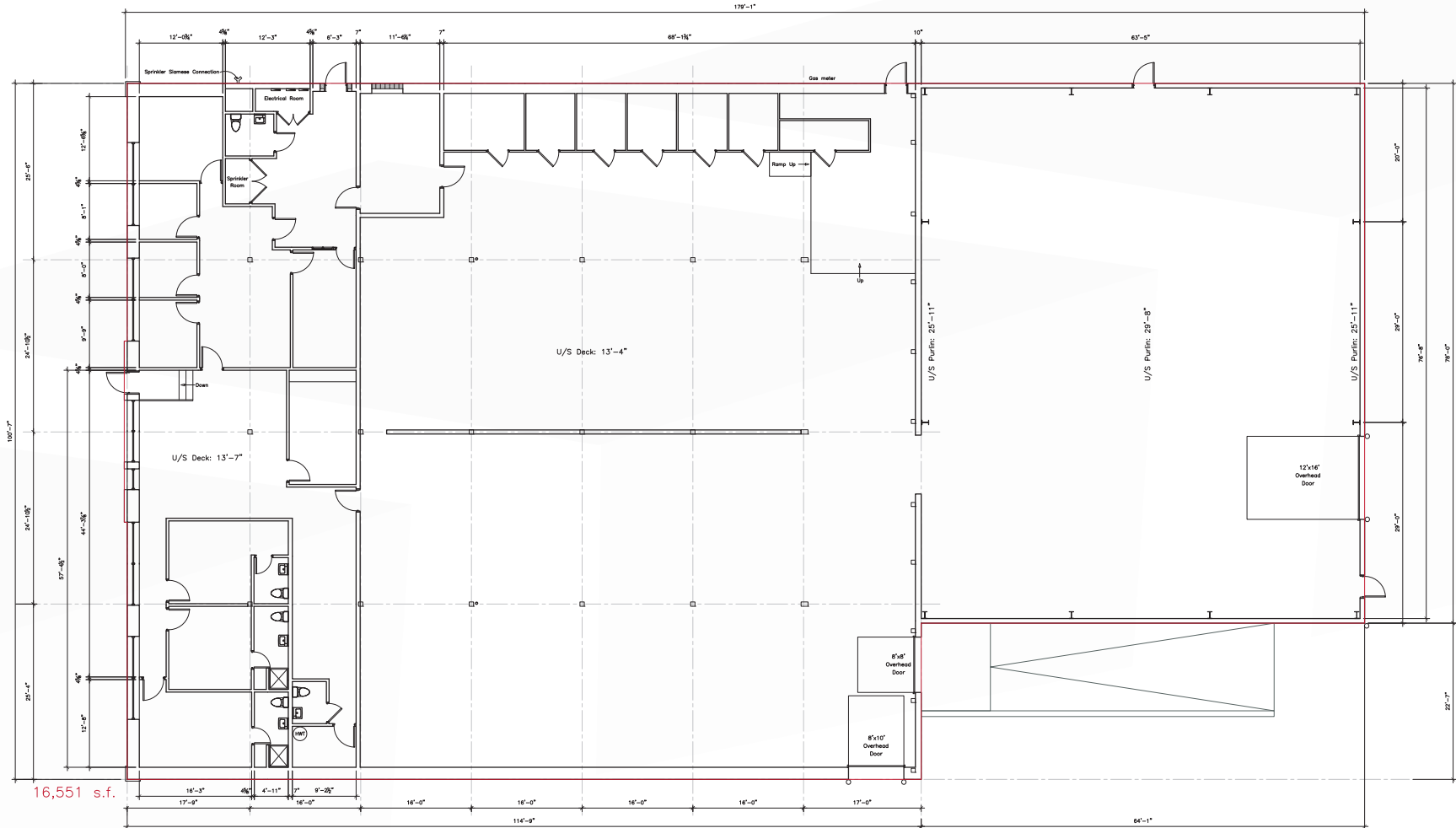
PROPERTY DETAILS

BUILDING AREA (+/-)	16,449 sq. ft.
LAND AREA (+/-)	31,806 sq. ft. (0.73 acres)
SALE PRICE	\$2,350,000.00
NET RENTAL RATE	\$9.95 per sq. ft.
PROPERTY TAX	\$1.49 per sq. ft. (\$24,457.29 for 2025)
TITLE NO.	1536828/1
LEGAL DESCRIPTION	LOT 2 PLAN 25864 WLTO IN OTM LOT 50 PARISH OF ST JAMES
LOADING	(1) Dock (8'x8') & (2) Grade Doors (12'x16' and 8'x10')
ZONING	M2 – Manufacturing – General
CLEAR HEIGHT (+/-)	28' clear in back 4,992 sq. ft. section
ELECTRICAL	400 Amp total service, with a 225 Amp transformer for 600V 3-phase
COLUMNS	Clear span construction in back section
YEAR BUILT	1927 (with a 4,992 SF addition in 2005)
ROLL NO.	13010403000

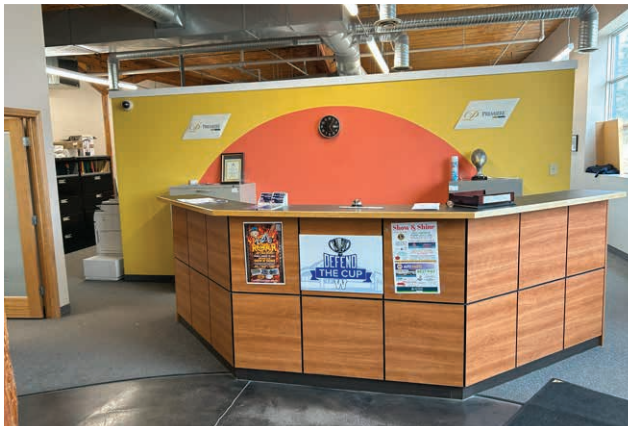
HIGHLIGHTS

- Extensive office buildout
- Fully sprinklered
- Versatile loading options (dock & grade)
- Recent upgrades to the front facade enhance curb appeal





INTERIOR PHOTOS



CENTREPORT CANADA

CN RAIL LINE

CP RAIL LINE

Industrial
Manufacturing
&
Logistics

CentrePort
Canada
Rail Park

Strategic
Development

Future
Residential

CP RAIL LINE

MURRAY IND.



WINNIPEG
RICHARDSON
INTERNATIONAL AIRPORT

NORTH INKSTER IND.



INKSBROOK IND. PK.



NORTHWEST BUS. PK.



INKSTER IND. PK.



INKSTER BOULEVARD

OAK POINT IND.



WESTON SHOPS



SITE

OMAND'S CREEK IND.



ST. JAMES IND.



Pp
POLO PARK

DRIVE TIME ANALYSIS



RICHARDSON INT'L AIRPORT

7 minutes



POLO PARK SHOPPING CENTRE

8 minutes



PORTAGE AND MAIN

11 minutes



CENTREPORT CANADA

11 minutes



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