



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~~ **\$849,000**

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



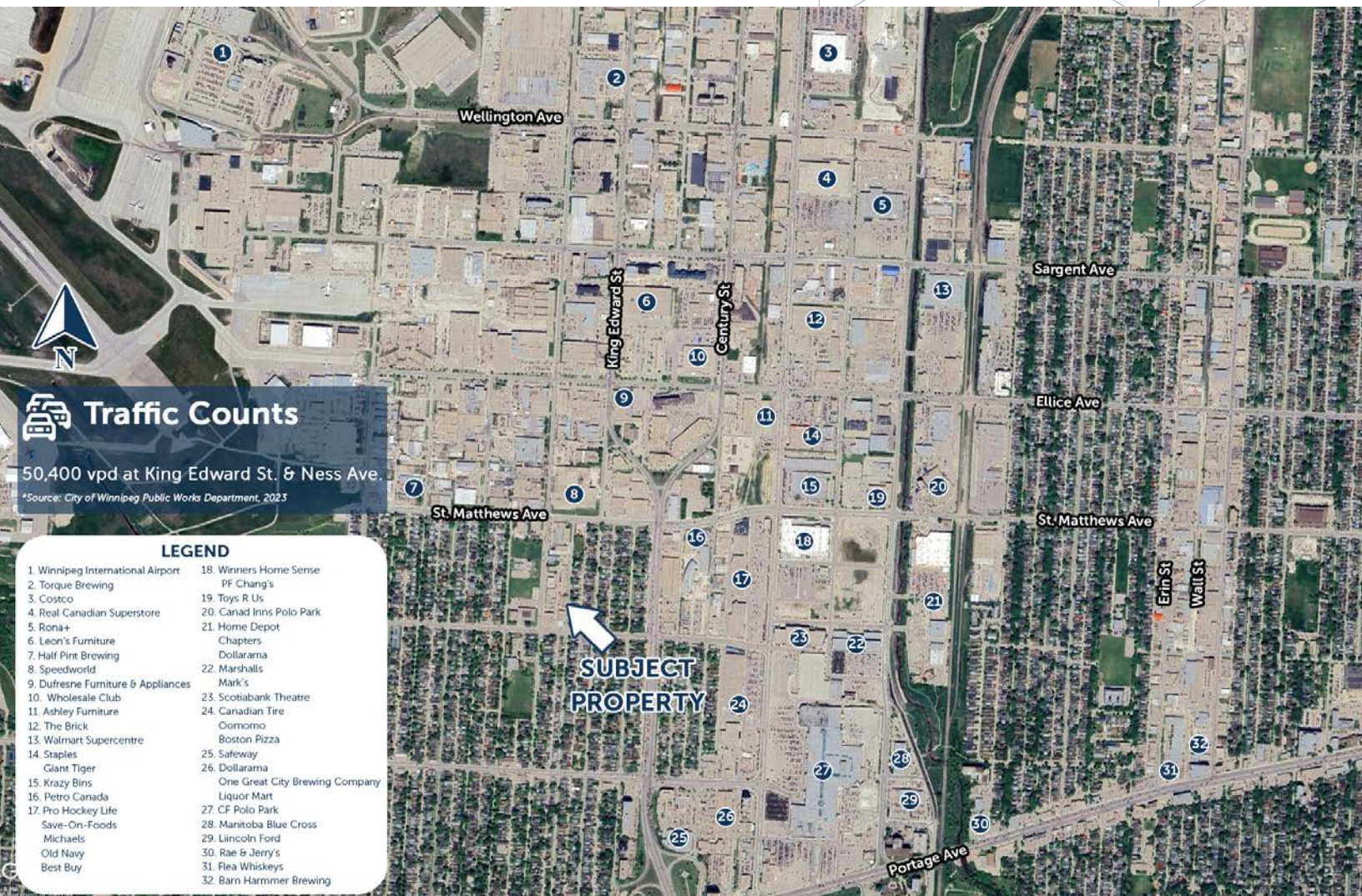
Access

TO PUBLIC TRANSIT



On-site

PARKING AVAILABLE



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