#### ~ New Industrial Building Available in Portage la Prairie ~



PRICE REDUCED TO \$975,000

# 93 Poplar Bluff

PORTAGE LA PRAIRIE, MB

**DAWSON GROENING**, Advisor, Sales & Leasing (204) 985-1383

dawson.groening@capitalgrp.ca

ERIC OTT, Associate Vice President, Sales & Leasing (204) 985-1378

eric.ott@capitalgrp.ca

Services provided by Eric A. Ott Personal Real Estate Corporation



capitalgrp.ca

# **Property Details**

BUILDING AREA (+/-)	5,400 sq. ft.
LAND AREA (+/-)	5.12 acres
SALE PRICE	\$ <del>1,200,000</del> <b>\$975,000</b>
PROPERTY TAXES	\$3,880.06
LOADING	(4) 16ft. overhead doors
ZONING	MP - Industrial Poplar Bluff Zone
CLEAR HEIGHT (+/-)	18 ft.
ELECTRICAL	400 Amp, 220 Volt, Single Phase service
AVAILABILITY	Immediately



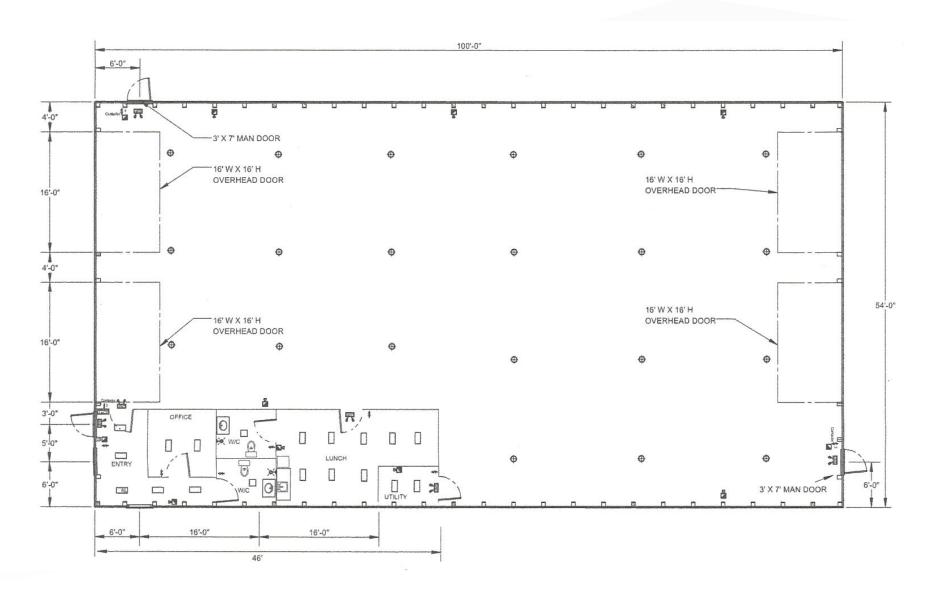
• Located minutes from Portage la Prairie, just off the TransCanada Highway, and immediately adjacent to Simplot, Roquette, Enns Brothers, Catapult Environmental and more





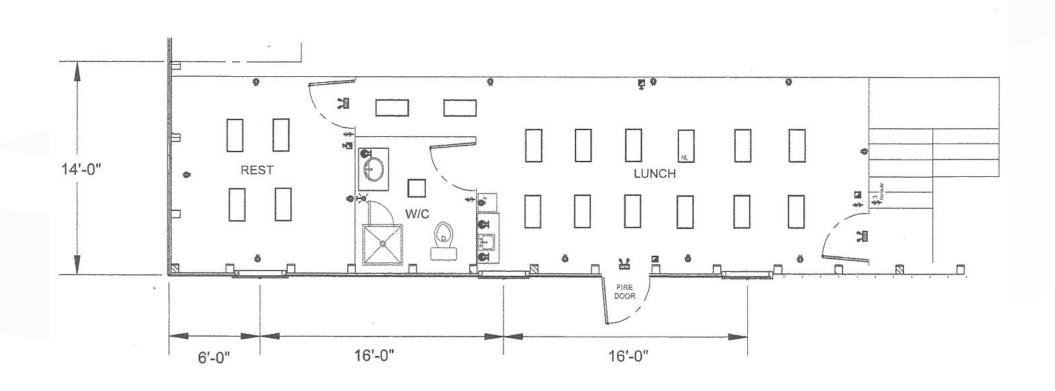
## Floor Plan

#### **MAIN FLOOR**



## Floor Plan

#### **SECOND PLAN**



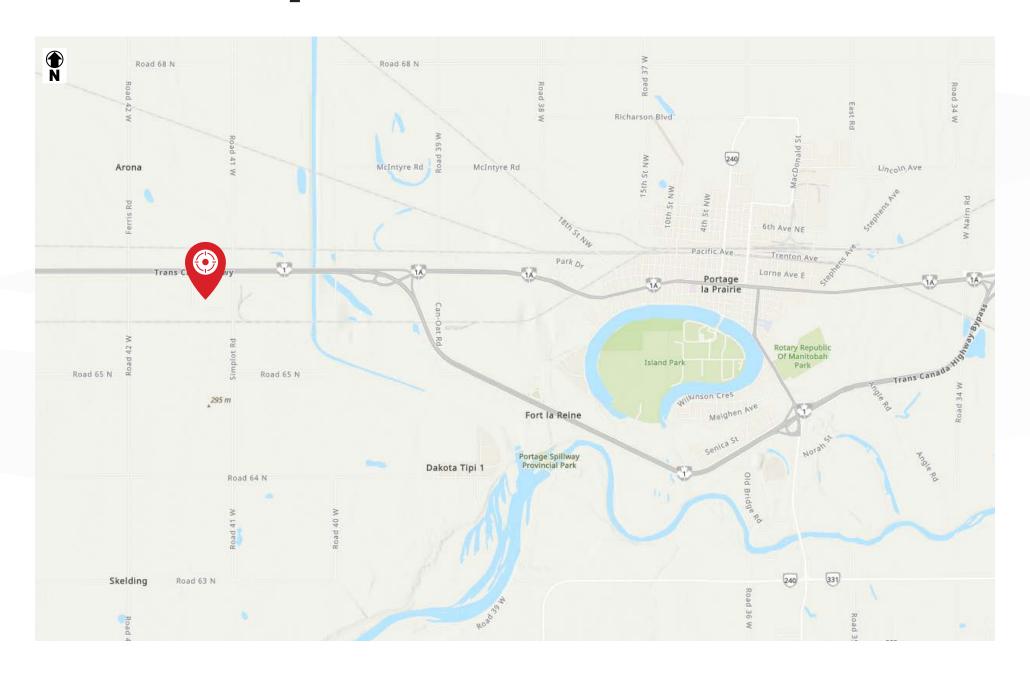
### Lot Plan

TRANS CANADA HIGHWAY SOUTH SERVICE ROAD 276 FT 276 FT 164 FT 175 FT 216 FT LOT 22 164 FT LOT 23 LOT 3 LOT22.5 ACRES 2.0 ACRES 2.6 ACRES 2.6 ACRES PUBLIC PUBLIC 276 FT 276 FT 215 FT 340 FT 555 FT RESERVE ROAD 363 FT LOT 4 4.6 ACRES 555 FT LOT 5 PUBLIC RESERVE 4.6 ACRES LOT 20 5.1 ACRES 368 FT 356 FT 357 FT 554 FT 41W) 584 FT 315 FT 268 FT ROAD (RD LOT 6 LOT 15 LOT 17 LOT 16 LOT 14 4.8 ACRES SOLD 5.0 ACRES 5.0 ACRES 5.0 ACRES LOT 19 LOT 18 2.9 ACRES 2.8 ACRES 579 FT SIMPI OT 354 FT 356 FT 356 FT 268 FT PUBLIC ROAD LOT 7 6.5 ACRES 377 FT 377 FT 377 FT 378 FT 298 FT 66 FT LOT 13 LOT 8 LOT9 LOT 10 LOT 11 LOT 12 7.6 ACRES 5.3 ACRES 5.3 ACRES 5.3 ACRES 5.3 ACRES 377 FT 377 FT 451 FT 377 FT 377 FT 682 FT CANADIAN PACIFIC RAILWAY

### Area Overview



## **Location Map**





#### Contact

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#### CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.c

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