



596 Gunn Road, Winnipeg, Manitoba

Free-Standing Industrial Building

For Sale



Property Details

+/- 3,000 sq. ft.

BUILDING SIZE

+/- 1.04 acres

LAND SIZE

\$895,000

SALE PRICE

\$11,621.81

PROPERTY TAXES (2025)

1980

YEAR BUILT

+/- 14' clear

CEILING HEIGHT

1 - 14' x 10' grade level

LOADING DOORS

M2

ZONING

Features

- Located in Northeast Winnipeg offering excellent access to amenities and major transportation routes including Lagimodiere Boulevard & the Perimeter Highway
- Excellent exposure on busy Gunn Road
- Fenced yard with ample parking and storage capabilities
- Office buildout consists of reception area, two private offices and lunch room



Highlights



Prime Location

ADJACENT TO THE
PERIMETER HIGHWAY



Excellent Access

TO MAJOR TRANSPORTATION
ROUTES

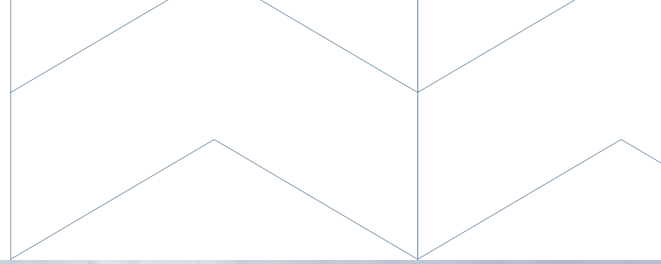


Ideally Suited For

A VARIETY OF
INDUSTRIAL USERS









Connect with us today!

iciproperties.com

Tyson Preisentanz*

SENIOR VICE PRESIDENT

tpreisentanz@iciproperties.com

204-782-6183

Jared Kushner*

VICE PRESIDENT

jkushner@iciproperties.com

204-294-1087

DISCLAIMER The information contained herein has been obtained from sources believed to be reliable; however, neither the Vendor/Landlord nor ICI Properties makes any representations, warranties, or guarantees, express or implied, as to the accuracy, completeness, or currency of such information. Any projections, opinions, assumptions, or estimates are provided for illustrative purposes only and may differ materially from actual results. Some images or renderings used in this brochure may be enhanced or generated using artificial intelligence (AI) for illustrative purposes and may not depict actual properties or conditions. Prospective purchasers and tenants are strongly advised to conduct their own independent investigations and due diligence to verify all information. The property and any offering terms are subject to change or withdrawal without notice. Neither the Vendor/Landlord nor ICI Properties shall be liable for any direct, indirect, incidental, consequential, or special losses or damages arising from reliance upon this information or any omission. In the event the recipient has executed a confidentiality or nondisclosure agreement in connection with this property, the terms of such agreement shall govern. ©2025 ICI Properties. All rights reserved.

**Services provided by 2023 Tyson Preisentanz Personal Real Estate Corporation*

**Services provided by Jared Kushner Personal Real Estate Corporation*

For Sale



596 Gunn Road, Winnipeg, Manitoba
iciproperties.com