

353-365 MAIN STREET SELKIRK, MB



THE OFFERING

Capital Commercial Real Estate Services Inc. is pleased to offer for sale a 100% interest in 353-365 Main Street, Selkirk Manitoba on behalf of 5691088 Manitoba Ltd.

The Property consists of a 13,548 sq. ft. building along with a 2,618 sq. ft. building totaling 16,166 sq. ft. There are a total of 5 tenants representing a diverse mix of services along with an abundance of parking (58 stalls +/-). The Property is 84% occupied offering income stability along with potential to add significant value through new leasing and renewals. Selkirk is the largest city within the Interlake and the Property is extremely well located on Main Street, the City's main traffic artery.



TOTAL BUILDING AREA
16,166 sq. ft.



WALT (JUNE 2025)
2.95 years



AVG. UNIT SIZE
2,694 sq. ft.



AVG. STABILIZED RENT
\$14.98 per sq. ft.



PARKING STALLS
58 (+/-)



TOTAL TENANTS
5

PROPERTY OVERVIEW

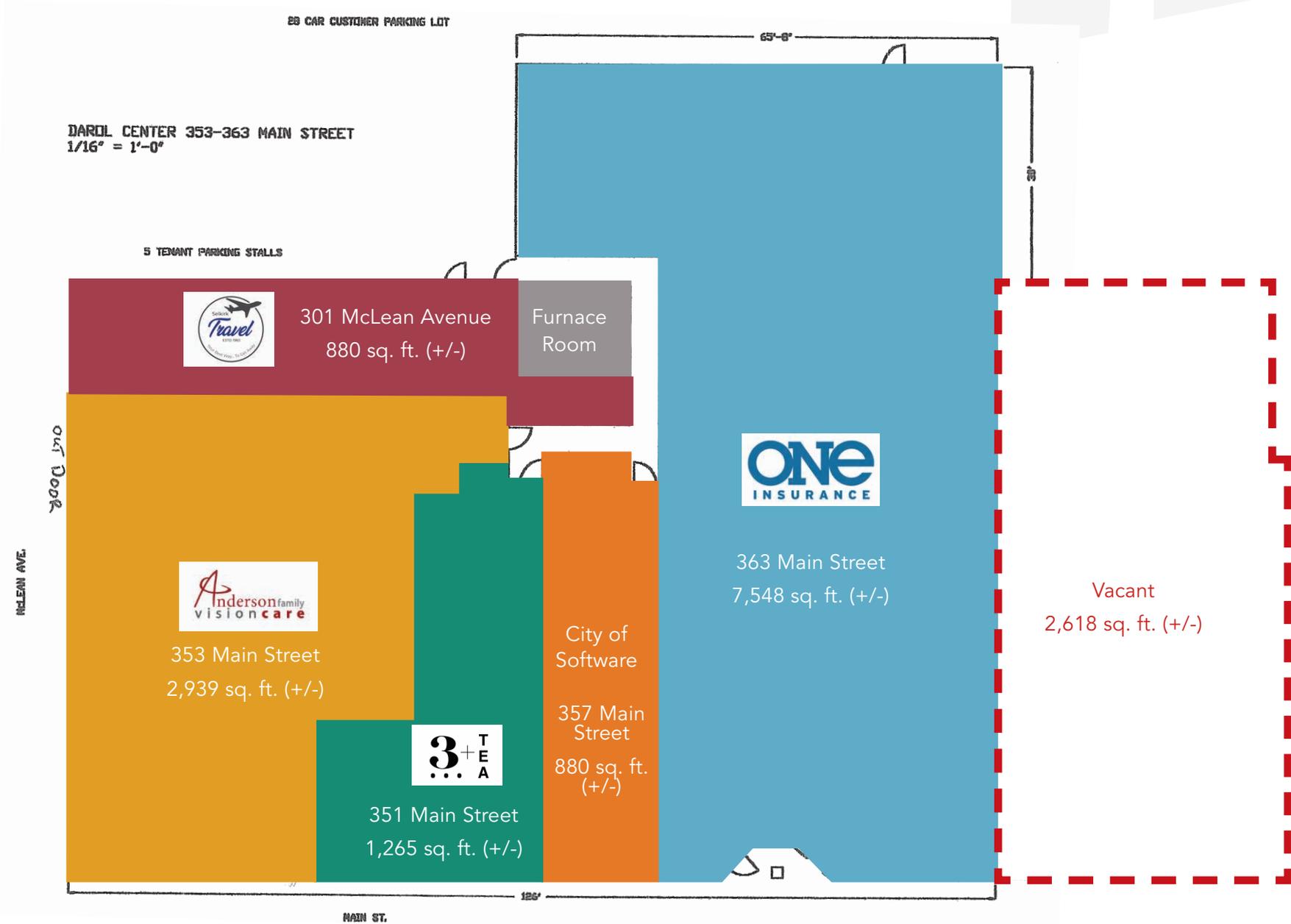
PROPERTY DETAILS

ADDRESS	353-365 Main Street, Selkirk, MB
LEGAL DESCRIPTION	PARCEL "A" PLAN 23900 WLTO IN RL 51 PARISH OF ST CLEMENTS
BUILDING AREA	16,166 sq. ft.
YEAR BUILT	1963
# OF TENANTS	5
TENANTS	ONE Insurance, Peripheral Vision, Selkirk Travel, Three by Tea
ZONING	C4 Commercial
OCCUPANCY	84%
PARKING	58 stalls (+/-)
ASKING PRICE	\$2,725,000

SITE AERIAL



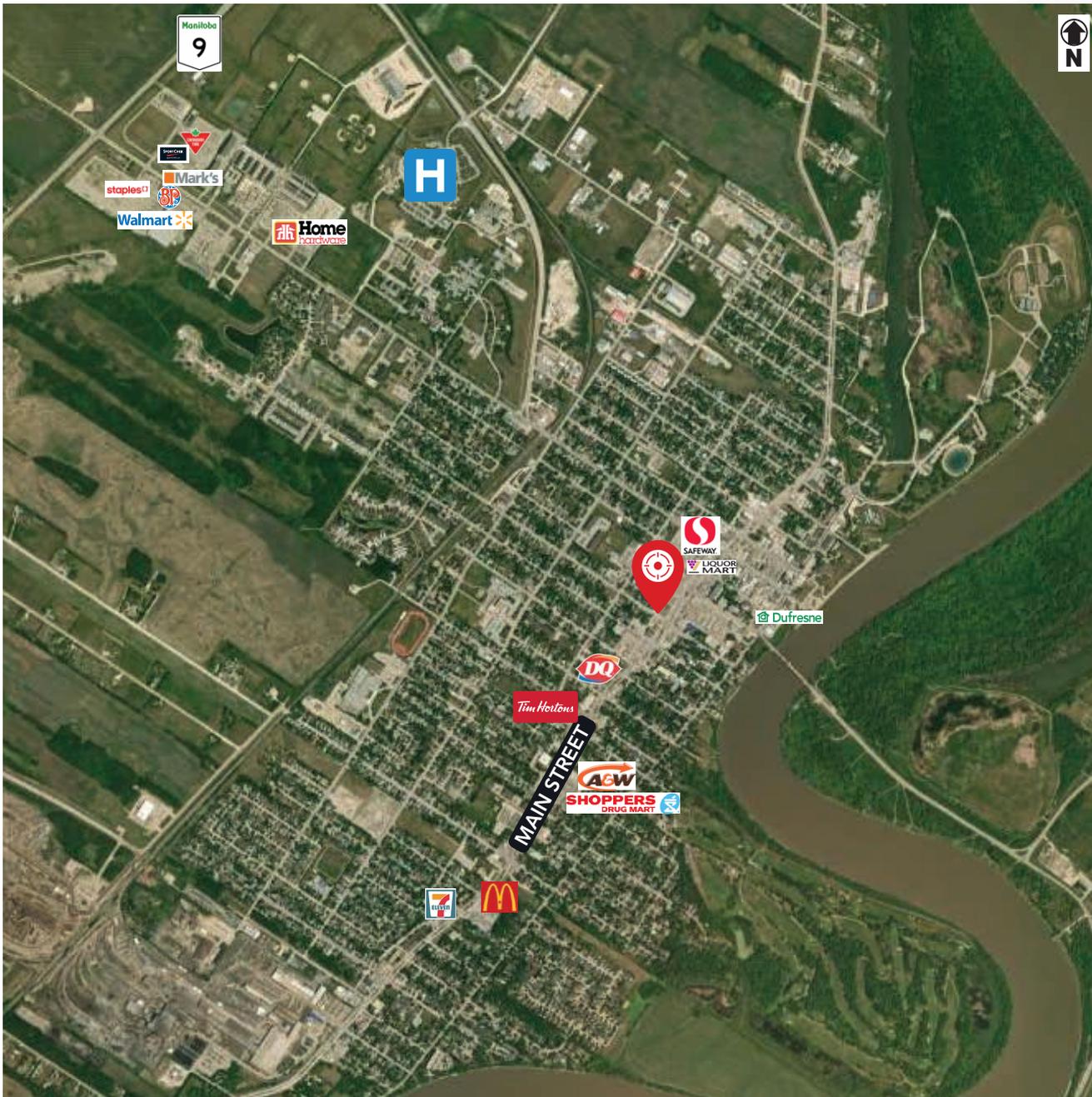
SITE PLAN



PROPERTY PHOTOGRAPHS



SELKIRK OVERVIEW AERIAL



Located in Selkirk, Manitoba, a high-demand community with strong residential growth, only 15-minutes from Winnipeg.



Conveniently located on Main Street, surrounded by a mix of service-oriented retailers and restaurants.



Centrally-located on Main Street in walking distance of all educational institutions in the town of Selkirk.

ADVISORY TEAM CONTACTS

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Services provided by Rennie Zegalski Personal Real Estate Corporation

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CAPITAL COMMERCIAL INVESTMENT SERVICES

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