

# Single-Tenant, Suburban Office Building



**FOR SALE**

**1666 Dublin Avenue**  
**WINNIPEG, MB**

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**Capital**  
COMMERCIAL INVESTMENT  
SERVICES

# 1666 Dublin Avenue

## THE OFFERING

CCIS | Capital Commercial Investment Services is pleased to offer for sale 100% interest in 1666 Dublin Avenue ("The Property") in Winnipeg, MB. 1666 Dublin Avenue is an 8,125 sq. ft. 2-storey single-tenant office building located in the St. James Industrial Area.

The Property is strategically located along Dublin Avenue near the amenities of the St. James Retail node and only a 3-minute drive to the James Richardson Armstrong International Airport. This Site location offers good access to tenants/owners and offers excellent exposure along Dublin Avenue and Border Street, excellent on-site parking and multiple access points. The building was originally constructed in 1964 and has since been renovated to functional office space. The Property is fully leased to FBC Communications Limited Partnership until December 31, 2030

## HIGHLIGHTS



Single-tenant net leased investment



Strategically located in the Polo Park retail node and St. James industrial area

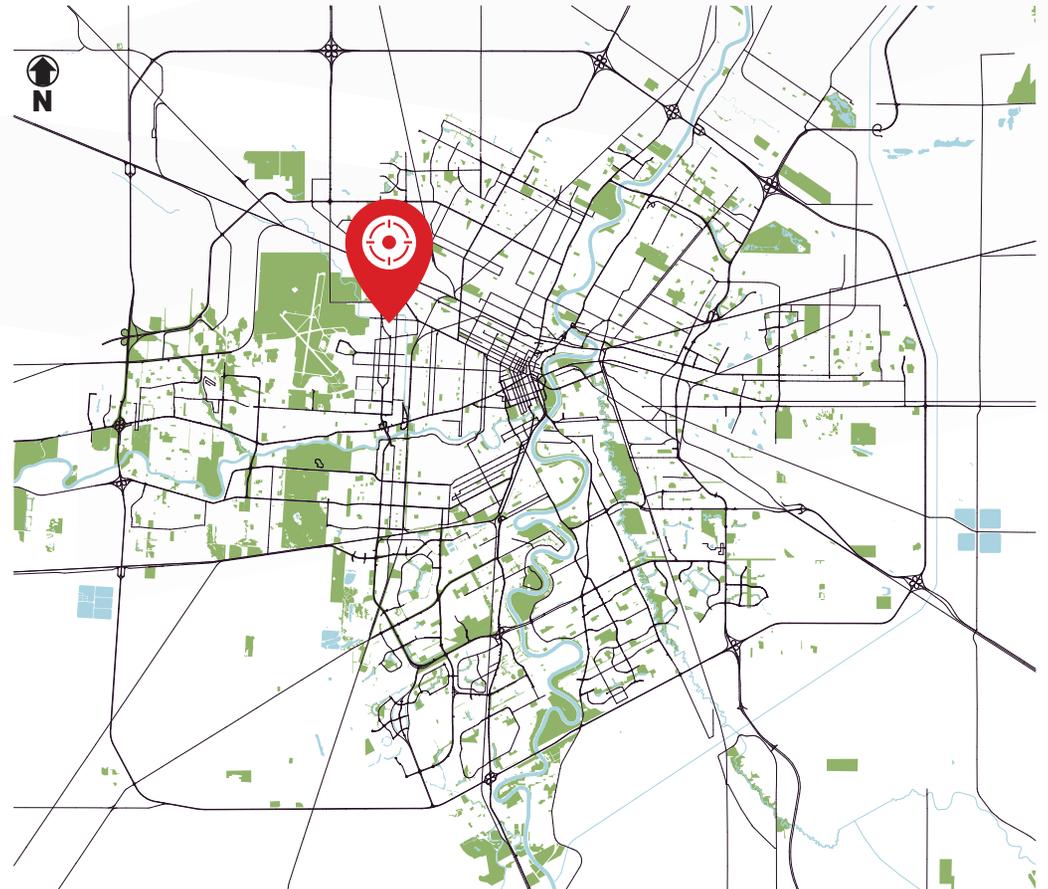


Ample on-site parking



Recent 5 year renewal completed

## SITE LOCATION



# Property Summary

## PROPERTY DETAILS

PROPERTY TYPE	Suburban Single Tenant Office Building
LEGAL DESCRIPTION	SP Lots 1-4 Plan 32581 WLTO In OTM Lots 39 and 40 Parish of St. James
BUILDING AREA	8,125 sq. ft. <i>(plus more than 4,000 sq. ft. of full height useable basement)</i>
BUILDING CONFIGURATION	Rectangular
SITE AREA	16,037 sq. ft. (0.37 acres)
SITE COVERAGE RATIO	50.7%
PARKING	24-stall, asphalt parking lot
NUMBER OF STOREYS	2 (plus basement)
YEAR BUILT	1964
FRONTAGE	150'
ZONING	M2 – Manufctrng – General
SALE PRICE	\$2,100,000

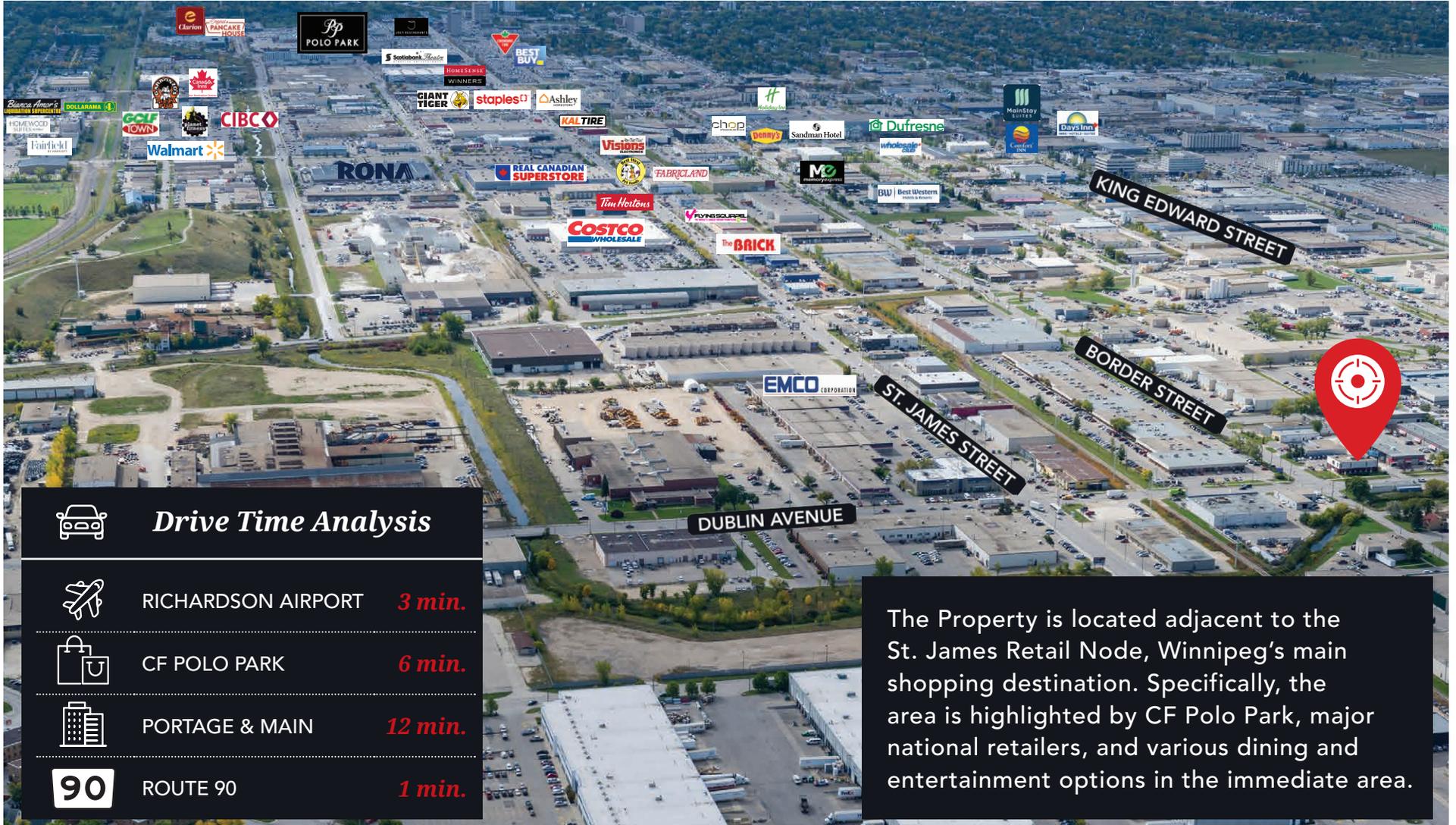
## BUILDING DETAILS

FOUNDATION	Concrete
STRUCTURE	Concrete Block Construction
EXTERIOR WALLS	Brick Veneer Masonry/Metal Siding
WINDOWS/DOORS	Anodized Aluminum Windows and Doors
ROOF	Built-up asphalt roof (BUR)
HVAC	Rooftop HVAC, Electric Baseboard Heat
ELECTRICAL	400 Amp, 120/208 Volt, 3 Phase
LIGHTING	Fluorescent and Halogen

# Location Overview

The Property is well situated in the St. James Industrial area with easy access to primary trucking and municipal roads, including Route 90, Notre Dame Avenue, and Inkster Boulevard.

St. James Industrial is bounded by Notre Dame Avenue on the north and east, the CP Lariviere rail line on the east, Ellice, Silver, and St. Matthews Avenues on the south, and the James Armstrong Richardson International Airport on the west.



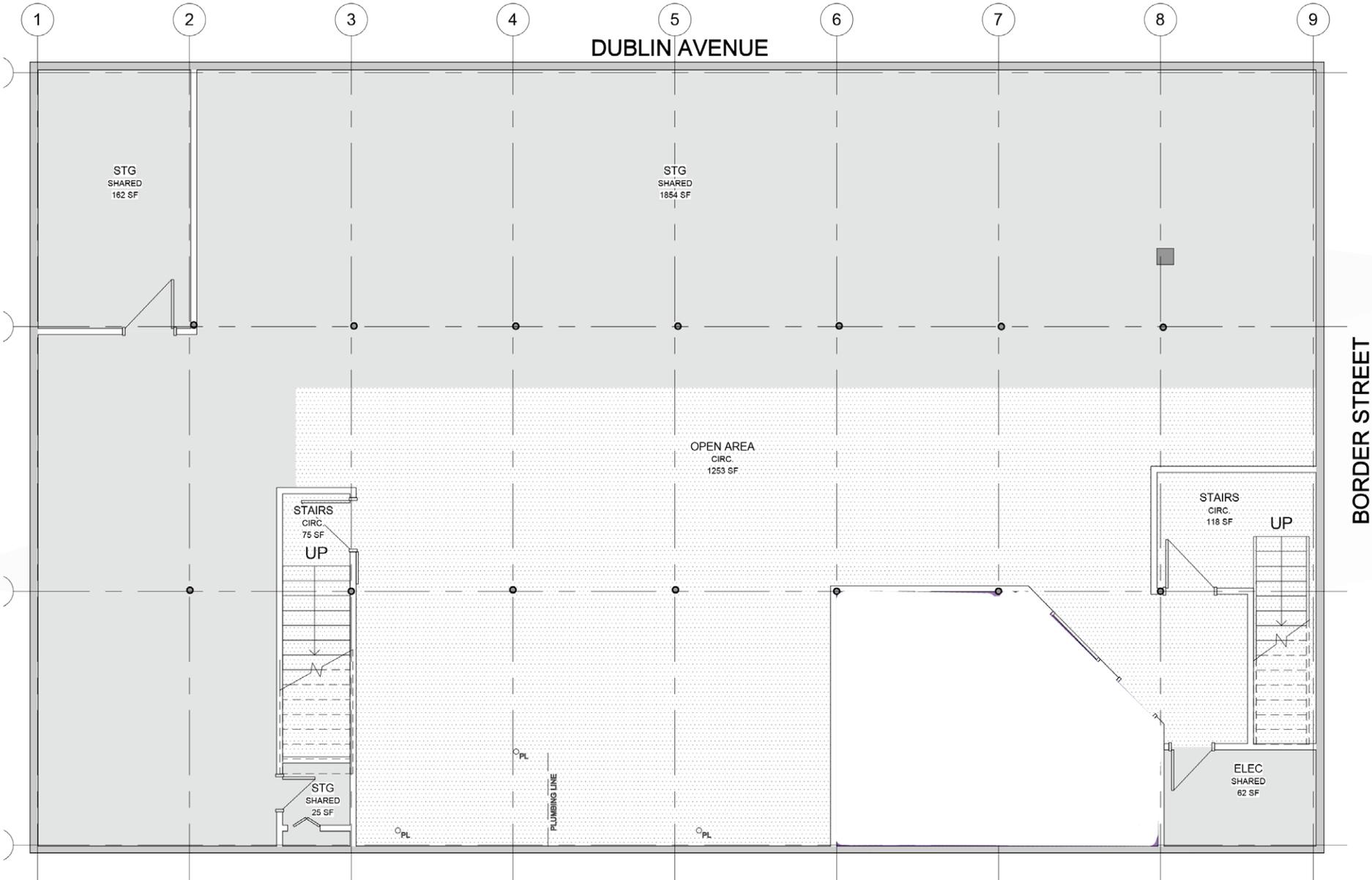
# Site Aerial







# Lower Level Floor Plan



# Interior Photographs



## Contact

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## CAPITAL COMMERCIAL INVESTMENT

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