



Industrial Investment Opportunity For Sale

**560 Sheppard Street**

Winnipeg, Manitoba

**AVISON  
YOUNG**



## The Offering

Avison Young Commercial Real Estate (Manitoba) Inc. is pleased to have been retained as the exclusive listing agent for the sale of 560 Sheppard Street.

The offering includes the sale of a 16,000 sf building which is home to Olympia Tile which is along term tenant.

- Lot size: 1.0 acres
- Building size: 16,000 sf
- Zoning: M2
- 2024 taxes: \$32,907.90
- Title no.: 2264137

The property is located on a high traffic intersection southwest of Sheppard St and Inkster Ave, north of Downtown Winnipeg in the Inkster Industrial Park.

## The Building

### Office

- 1,500 sf office / showroom
- M / F washrooms
- Offices
- Lunchroom

### Warehouse

- 14,500 sf
- 2 OH grade level doors
- 1 OH dock level door
- LED lighting
- Fully sprinklered
- Shipping / receiving office
- 20 ft ceiling height
- 3 phase / 4 wire / 208 V

**This offering is priced at  
\$2,700,000 (plus GST if  
applicable)**

---

**Outstanding stable  
investment with a long  
standing tenant located  
on one of the busiest  
areas in Winnipeg.**



## Features & Amenities



Minutes to Rte 90 and  
15 minutes to Airport /  
Downtown



Strong international  
tenant



Largest industrial park  
in Winnipeg



Dock and  
grade loading



Triple net  
lease



Plenty of parking  
for employees and  
customers



Excellent bus service  
along Inkster Blvd



50,000+ vehicles pass  
by daily

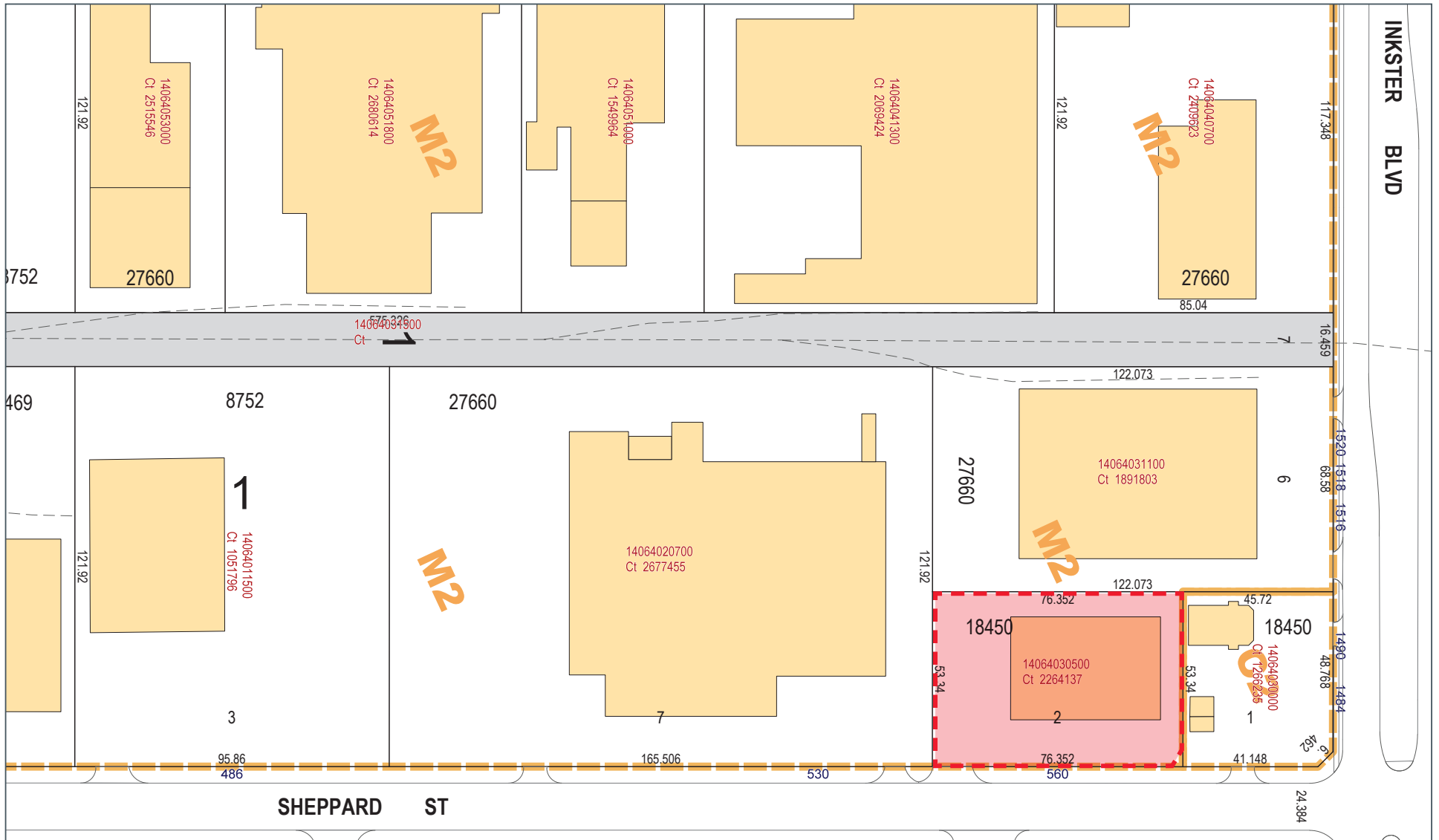


Zoning: M2



At a light controlled  
intersection

Site Plan | City of Winnipeg



**560 Sheppard Street**  
Winnipeg, Manitoba  
R2X 2P8

**Aerial**

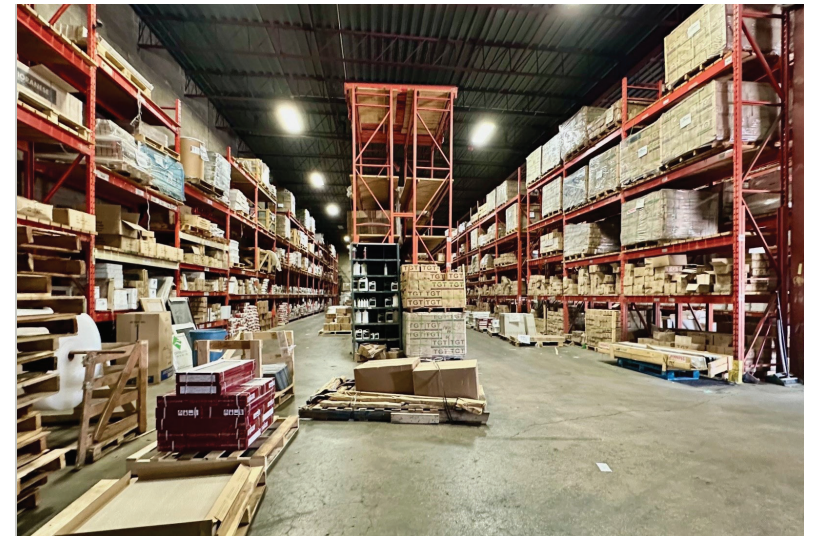


## Interior – Office/Showroom

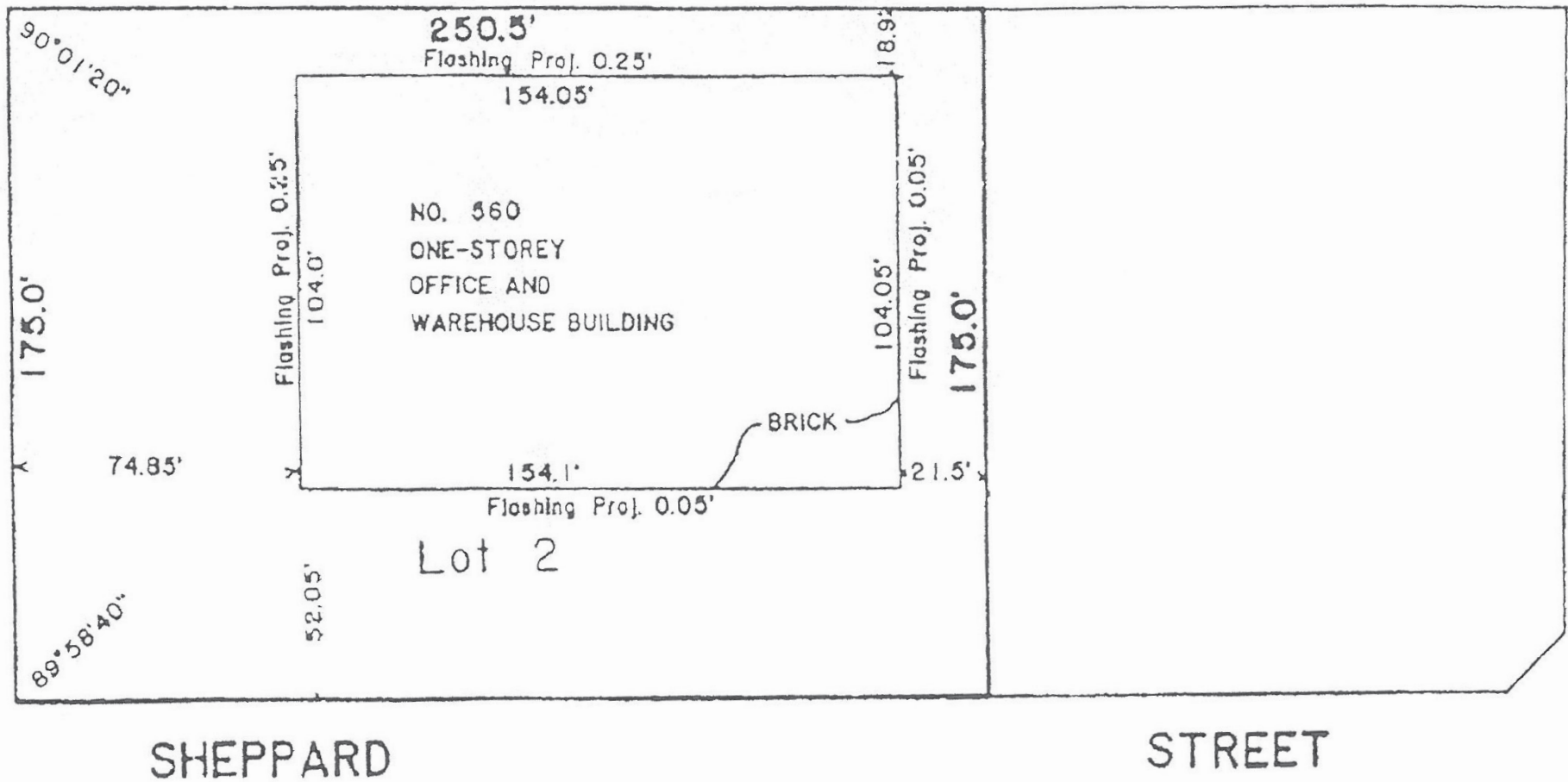


560 Sheppard Street  
Winnipeg, Manitoba  
R2X 2P8

## Interior – Warehouse



## Site Plan





# Call us for more information

**Wes Schollenberg**

Managing Director, Broker

D +1 204 560 1501

C +1 204 955 6860

wes.schollenberg@avisonyoung.com

**Lindsay Ward**

Senior Associate

D +1 204 560 1508

C +1 204 223 0135

lindsay.ward@avisonyoung.com

**Reno Augellone**

Senior Associate

D +1 204 560 1507

C +1 204 952 6924

reno.augellone@avisonyoung.com



## 560 Sheppard Street

© 2024 Avison Young Commercial Real Estate (MB) Inc.

All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

**AVISON  
YOUNG**