

# Property for Sale



## 163 Cordite Road | Winnipeg, MB

### Property for Sale

**Total Size:** 3,500 SF  
(Building Area)  
2.07 Acres (106' frontage)

**Zoning:** M2

**Location Description:** Convenient location just off of Lagimodiere & Grassie. 4 year old building.

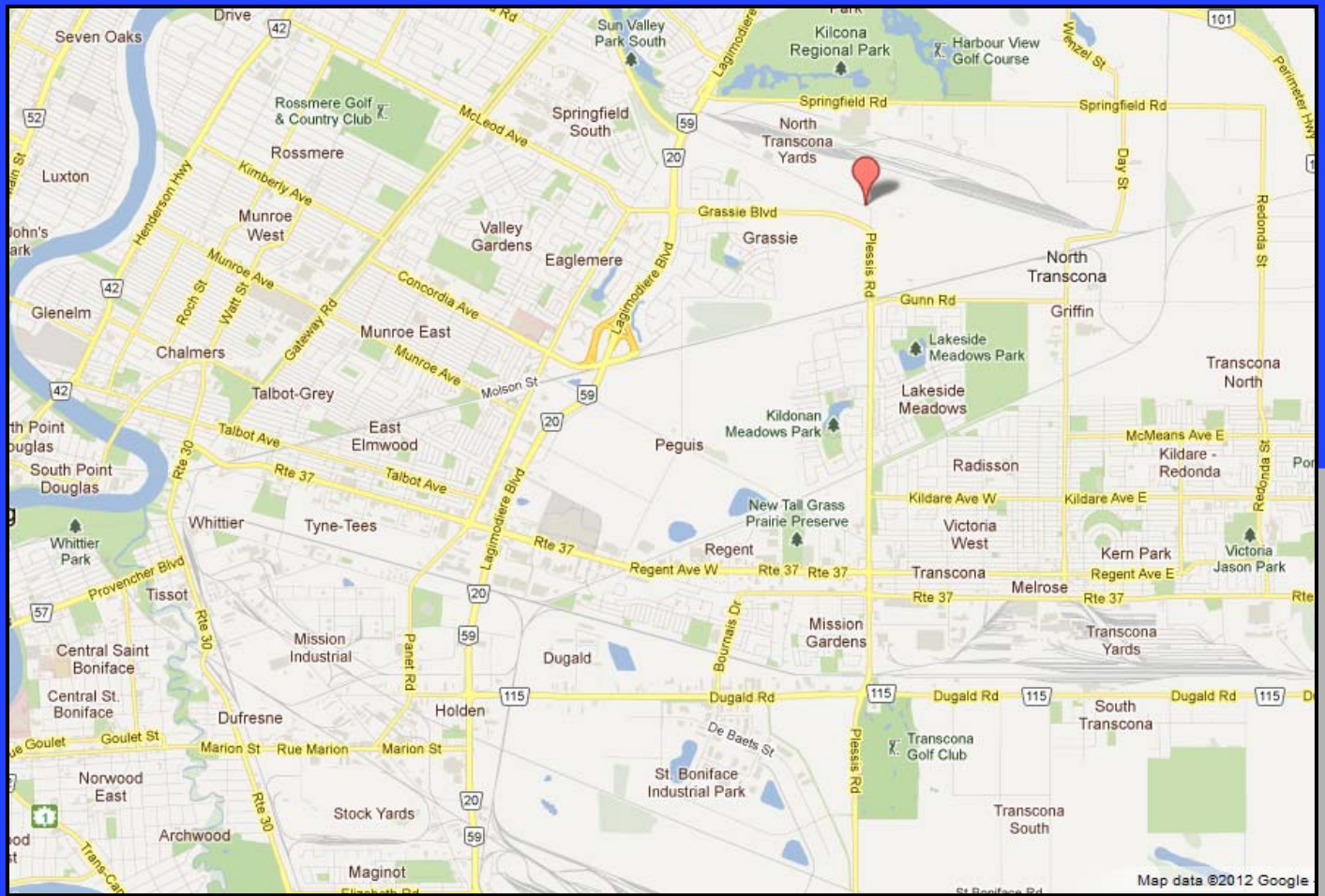
**Sale Price:** \$479,000

**Property Taxes:** \$8,607.99 (2011)

### **Property Description:**

- 1500 SF shop space, 18' ceiling, 14'x14' grade door.
- 1,000 SF main floor office, plus 1,000 SF 2nd floor office.
- Lot is fully fenced.
- City sewer, well water, gas, hydro service.





For more information, please contact:

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