

Office / Retail Property for Sale



1924 Main Street / Winnipeg, MB

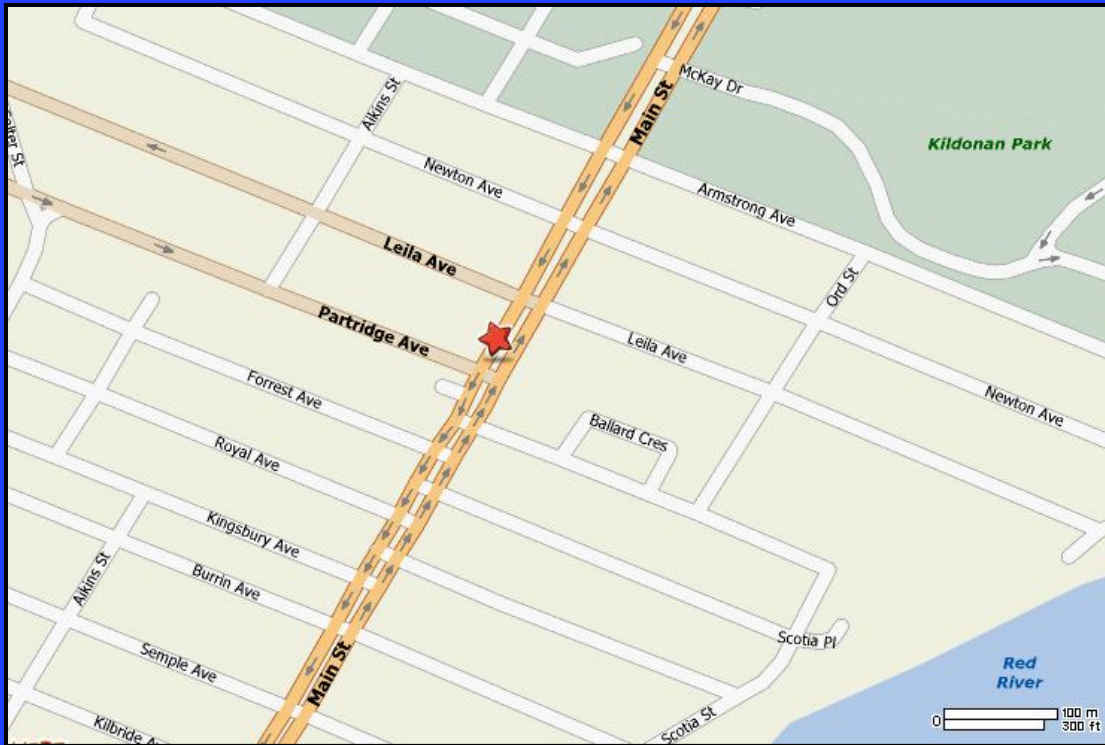
Investment Property

Total Size:	17,356 SF (Entire Building)
	22,405 SF (Land Area)
Zoning:	C2
Location Description:	West Kildonan Area, located corner of Leila and Main
Sale price:	\$1,200,000
Property Taxes:	\$26,377.04 (2009)

Property Description:

- 100% leased Investment Property.
- Estimated annual net income of \$119,000.
- Return on investment of 14% possible.
- Good tenant mix with various lease expiry dates.
- Very well maintained property.
- C2 Commercial Zoning.





For more information, please contact:

Mark Thiessen

Phone: (204) 957-0500

Fax: (204) 452-4359

Email: markthiessen@remax.net

Dave Bergman

Phone: (204) 957-0500

Fax: (204) 452-4359

Email: davidbergman@remax.net

www.thecommercialteam.ca

The Commercial Team is a division of RE/MAX Professionals.

The information contained herein has been provided to RE/MAX Professionals by others. We do not warrant its accuracy. You are advised to independently verify the information prior to submitting an offer and to provide for sufficient due diligence in an offer. The information contained herein may change from time to time without notice. The property may be withdrawn from the market at any time without notice.



The tools. The team. The trust.