



For Sale/For Lease



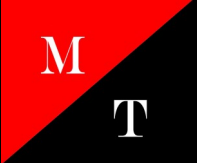
# 3511 Pembina Highway



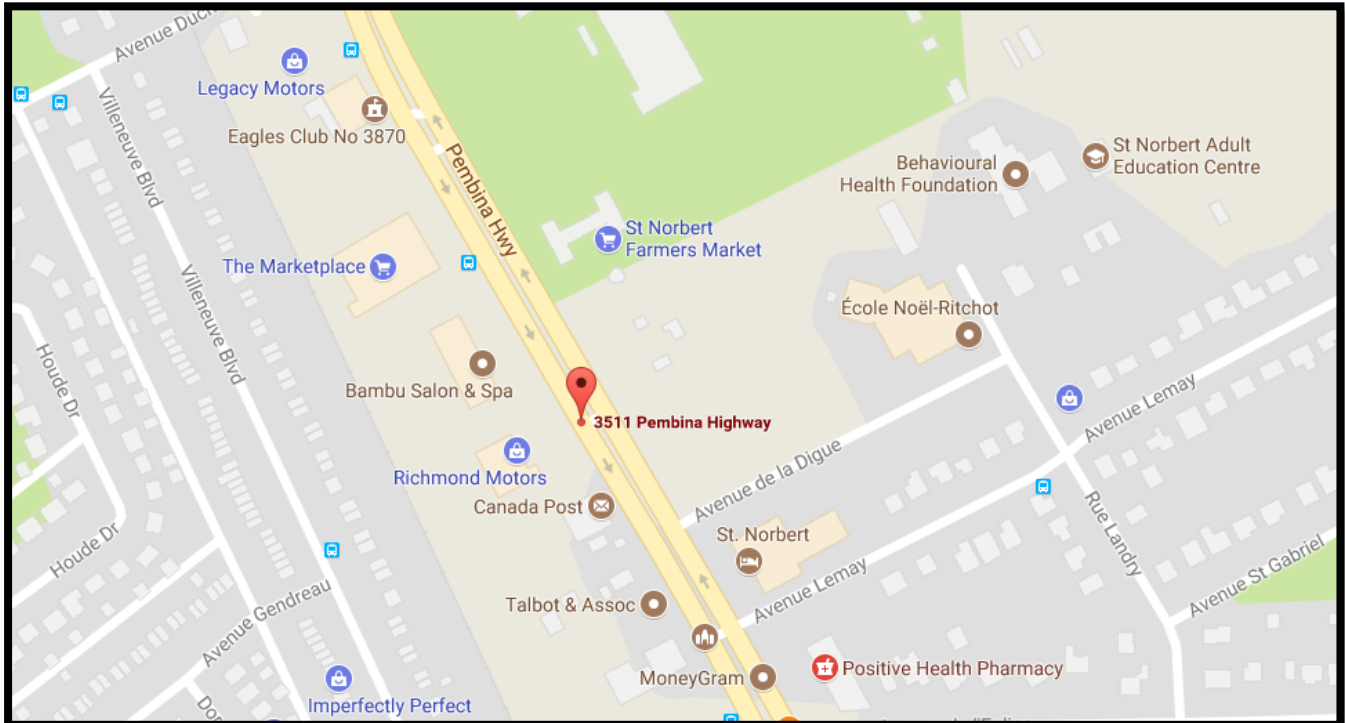
- Quality built Olympic building
- Former home to Richmond Motors
- Features large overhead door, tasteful office space and trench floor drain
- Asphalt parking lot and entire property in excellent condition



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# Property Details



**Total Size:** +/- 7,700 square feet (Building)  
16,525 square feet (Land area)

**Asking Price:** \$1,300,000.00

**Lease Rate:** \$12 per square foot net

**Property Tax:** \$11,933.20 (2016)

**Location:** Located on west side of Pembina Highway in the heart of St. Norbert.

**Zoning:** C2

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