

Industrial/Manufacturing Building for Sale



580 Roseberry Street / Winnipeg, MB

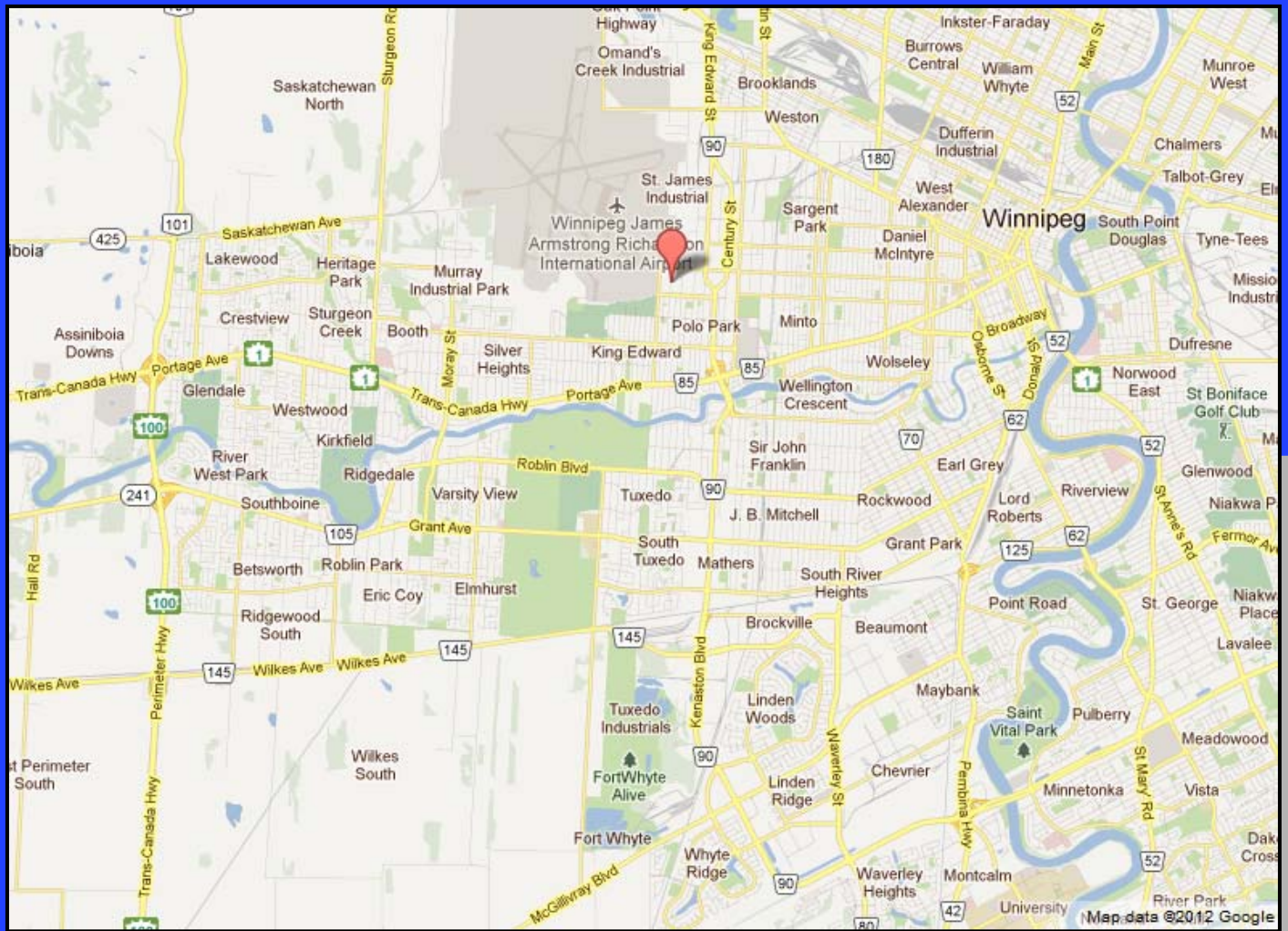
Industrial/Manufacturing Building For Sale

Total Size:	14,884 SF (<i>Building</i>) 37,430 SF (0.85 Acres) (<i>Land area</i>)
Zoning:	M1
Location Description:	Located on the west side of Roseberry Street between St. Matthews Avenue and Ellice Avenue on the southwest end of the St. James Industrial Area in northwest Winnipeg
Sale price:	\$1,195,000
Property Taxes:	\$13,942.65 (2011) (\$0.94 PSF)
Basic Rent:	\$5.50 per SF per annum
Additional Rent:	TBD

Property Description:

- Building has office space of approximately **2,496 SF**, consists of reception area, offices boardroom, and lunchroom.
- Warehouse space is approximately **12,388 SF**, approximately **7555 SF** part has **10.5 FT** high ceiling, approximately **4833 SF** part has **15.5 FT** high ceiling.
- Dock level loading door.
- Compound at rear of the property, ample storage and parking.





For more information, please contact:

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