

SALE/LEASEBACK OPPORTUNITY

1470
CHEVRIER BLVD.
WINNIPEG MANITOBA



A multi-building, tenant occupied property featuring 37,236 combined square feet of office, warehouse, and truck bay space.

Situated in 9.18 acres of prime industrial land located in Southwest Winnipeg's industrial hub, just minutes from Abinojii Mikanah Boulevard (formerly Bishop Grandin Boulevard).

This Property will certainly gather the attention of many buyers, including owner/occupiers, light industrial users, and land developers.

Current Neighbouring companies include General Mills, Weston Bakery, Taiga Building Products, B&F Masonry, PAG Canada, and Congebec Technology Inc.

The supply of industrial user products continues to be low in Winnipeg and being in the hub of the Southwest Industrial Park, this site will appeal to many investors.



Searcy Trucking Ltd. operates on the entire site. This corporation was acquired by Wesman Capital Inc. (owner of Bison Transport), which is now operated and controlled by The Richardson family .

The site is ideally suited for their needs including a 12 metre easement on title to the South of the Canadian Pacific Railway over lands owned by Hopewell (Bishop Grandin) Development Inc. in order to facilitate their loading/unloading from rail cars.

The Tenant continues to reinvest in the site including the recent enlargement to the small office outbuilding in the amount of over \$130,000, located near the northwest corner of the property.



This drone shot shows the importance of the Property's location within proximity to Waverley Street and Abinojii Mikanah Boulevard (formerly Bishop Grandin Boulevard).

REGISTERED OWNER: 1470 CHEVRIER INC.

LAND AREA: 9.18 ACRES (399,881 SF +/-)

BUILDING AREA: +/- 37,236 SF

ASKING PRICE: \$ 7,000,000.00 PLUS APPLICABLE TAXES

ZONING: M2 INDUSTRIAL