

# Mark Thiessen

COMMERCIAL REALTOR®



160  
WYATT ROAD

WINNIPEG, MANITOBA

**INDUSTRIAL FOR SALE**

**RE/MAX**  
PROFESSIONALS

**MARK THIESSEN**

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**RE/MAX**  
COMMERCIAL

## PROPERTY FEATURES

- Single storey built in 1975
- Concrete block construction
- 70% shop and 30% office
- Office area consists of reception, 3 offices, meeting room, bullpen office, large storage room, 2 washrooms and a lunchroom
- Warehouse consists of 2 main shop/storage areas offering 2 overhead and 2 person doors at rear, and 1 overhead and person door at front
- One dock loading and two grade loading
- 16' ceiling height
- Exterior doors and windows have roll down shutters
- Electrical: 400 amp, single phase 3 wire system
- Heating/cooling: Overhead gas fired heater in shop and forced air furnace and AC in office
- Roof: Steel joist flat built up roof
- Parking: +/- 15 cars plus large compound
- Located in the Inkster Park Industrial area

**ASKING PRICE: \$2,150,000.00 PLUS APPLICABLE TAXES**

## PROPERTY DETAILS

**BUILDING AREA:** +/- 9,410 SF

**PROPERTY TAXES:** \$28,797.90 (2023)

**LOT AREA:** 42,372 SF

**ZONING:** M2

PROPERTY LOCATION

PROPERTY LOCATION - Located on Wyatt Road off of Inkster Boulevard



PROPERTY IMAGES



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