



# 160 **wyatt road**

WINNIPEG, MANITOBA

**INDUSTRIAL FOR SALE** 



### **MARK THIESSEN**

*Bentley Mark Thiessen Personal Real Estate Corporation* (204) 794-5700 MARK@MARKTHIESSEN.CA



## 160 WYATT ROAD



### **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
- <u>Electrical</u>: 400 amp, single phase 3 wire system
- <u>Heating/cooling</u>: Overhead gas fired heater in shop and forced air furnace and AC in office
- <u>Roof</u>: 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



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### **PROPERTY LOCATION**

PROPERTY LOCATION - Located on Wyatt Road off of Inkster Boulevard







### **MARK THIESSEN**

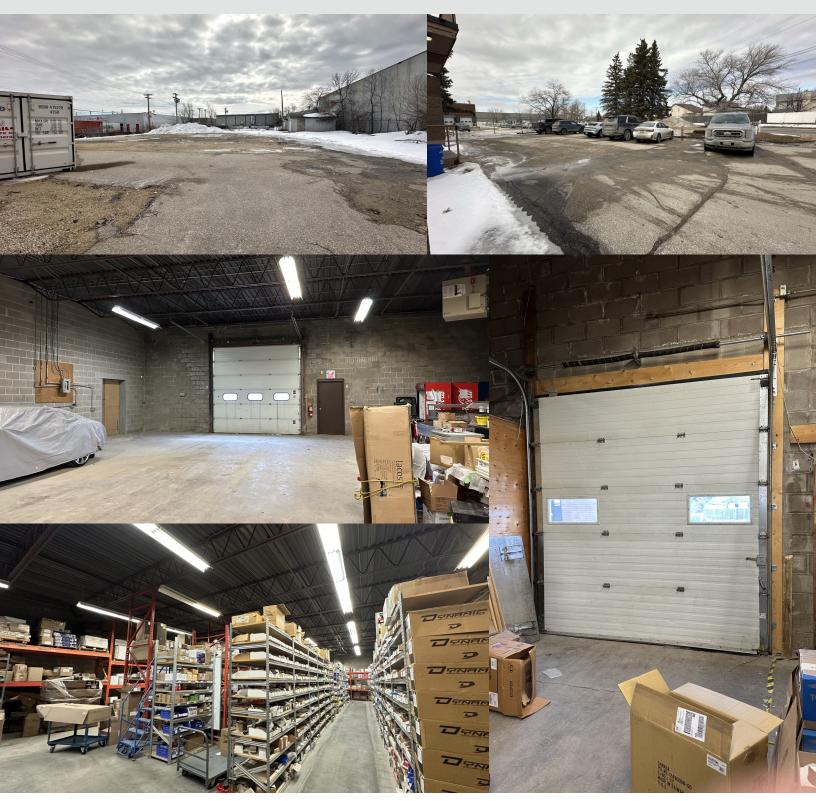
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#### **PROPERTY IMAGES**



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