

TO BE BUILT



90

FROESE CRESCENT

RM OF HEADINGLEY, MANITOBA

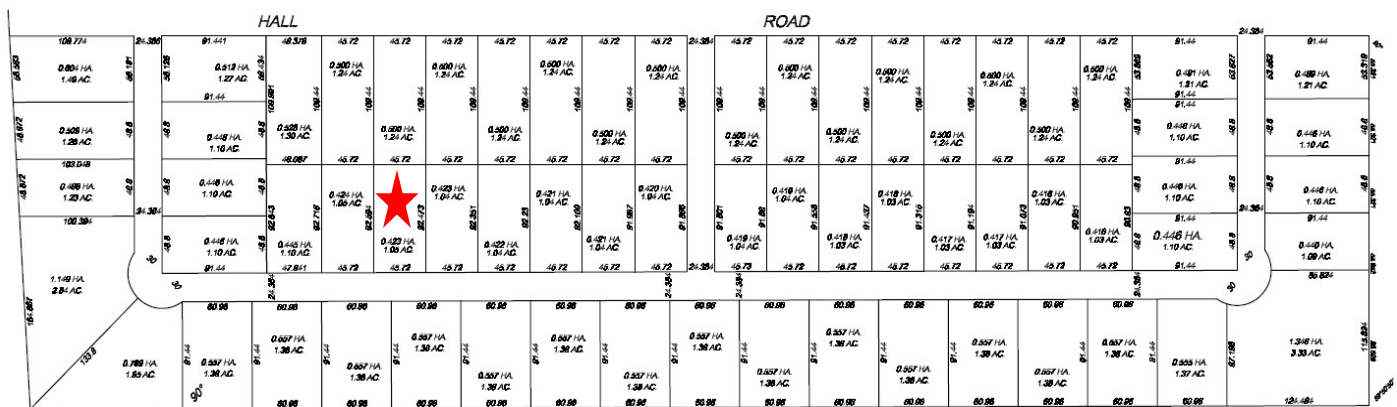
TO BE BUILT - INDUSTRIAL FOR SALE

PROPERTY FEATURES

TO BE BUILT by CSP Contracting

- Quality construction
- Approximately 6,300 SF
- Piles and grade beam foundation
- 17' ceilings
- Interior and exterior metal clad
- 3 - 14'x14' overhead doors
- Heating/cooling: forced air natural gas
- 2 exhaust fans
- Perimeter electrical outlets in warehouse
- 3 Phase - 400 amp power
- Water and septic connections, MTS available
- Low property taxes
- Hall Road is constructed to permit heavy truck and machinery traffic
- No City of Winnipeg business tax
- Many businesses already under construction
- 1 mile from perimeter highway and easy access to all parts of town
- Pictures and plans are of 33 Froese Crescent

PROPERTY LOCATION - Located on Froese Crescent in the RM of Headingley



ASKING PRICE: \$1,390,000.00 PLUS APPLICABLE TAXES

PROPERTY DETAILS

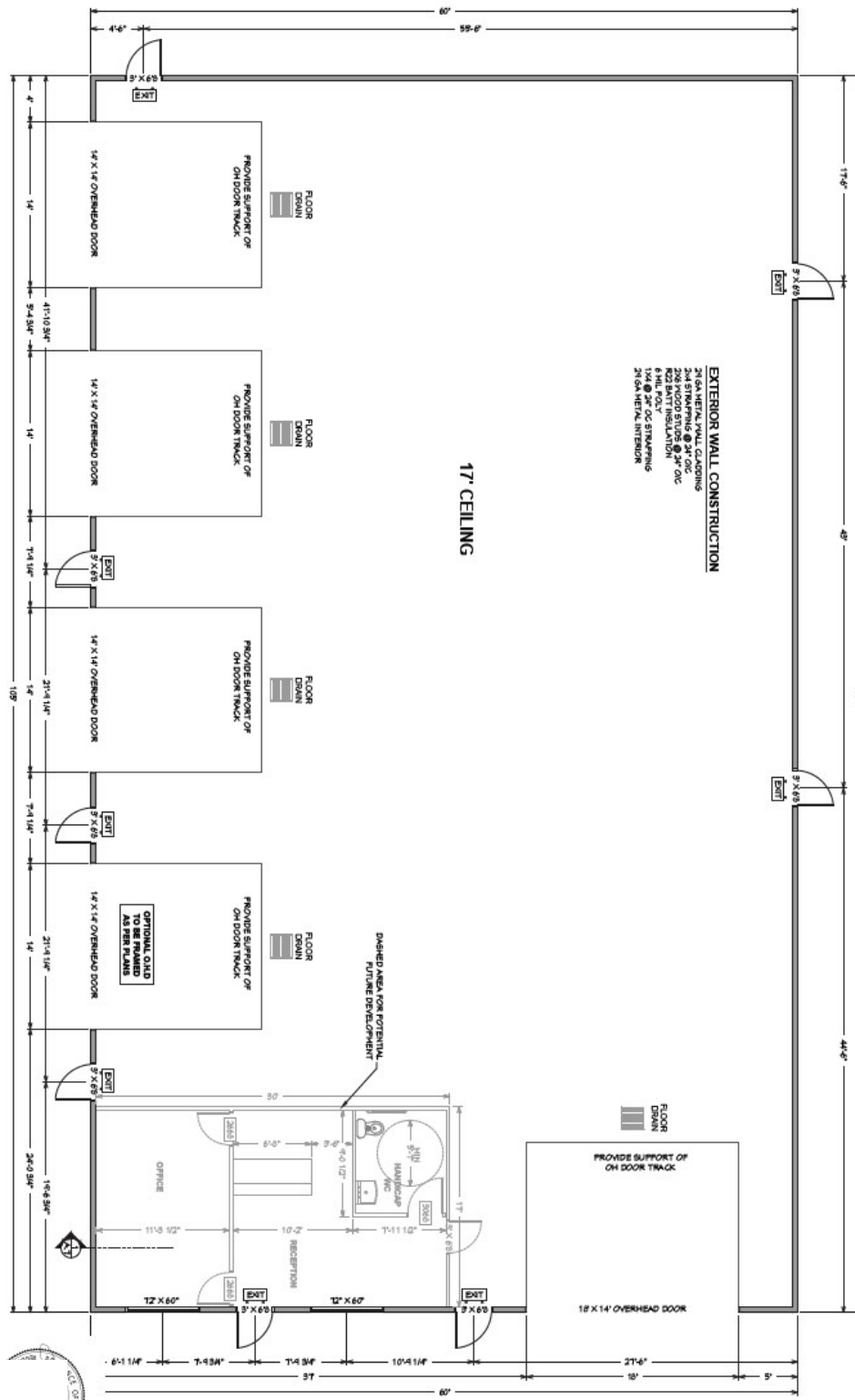
BUILDING AREA: +/- 6,300 SF

PROPERTY TAXES: TBD

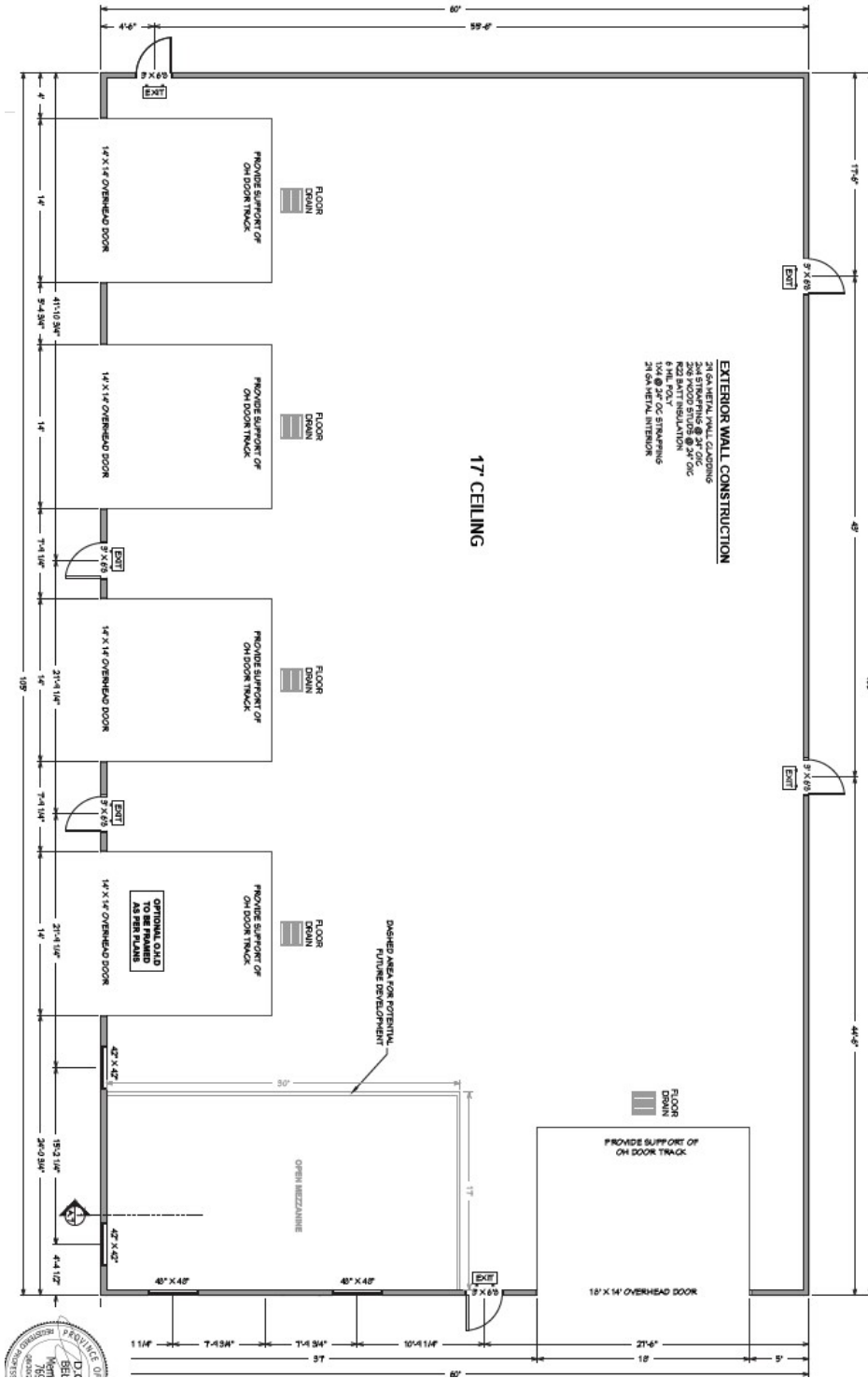
LOT AREA: 1.04 ACRES

ZONING: IG - INDUSTRIAL GENERAL

PROPERTY PLANS - MAIN FLOOR



PROPERTY PLANS - SECOND FLOOR



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