



UNIT 110 - 9
SOUTH LANDING DRIVE

OAK BLUFF, MANITOBA

INDUSTRIAL CONDO UNIT FOR SALE OR LEASE

PROPERTY FEATURES

- Industrial Condominium built in 2019
- Total of 4,732 SF (2,758 SF main floor and 1,974 SF mezzanine)
- Mostly office with some warehouse component
- 2 washrooms
- Grade loading with 12'x16' overhead door
- 400 amp 3 phase power
- Heating/Cooling: Natural gas roof top unit with suspended gas heater in warehouse; and HRV unit
- Asphalted parking lot
- Renovations just being completed
- No business taxes in the RM of MacDonald and low property taxes
- Located in South Landing Business Park,
- Minutes away from all the amenities of McGillivray and Kenaston Blvd, and close to the perimeter highway

PROPERTY LOCATION Located on South Landing Drive just off McGillivray Blvd.



ASKING PRICE: \$1,350,000.00 PLUS APPLICABLE TAXES
NET RENT: \$22.00 PSF PER ANNUM NET CONDO FEES: TBD

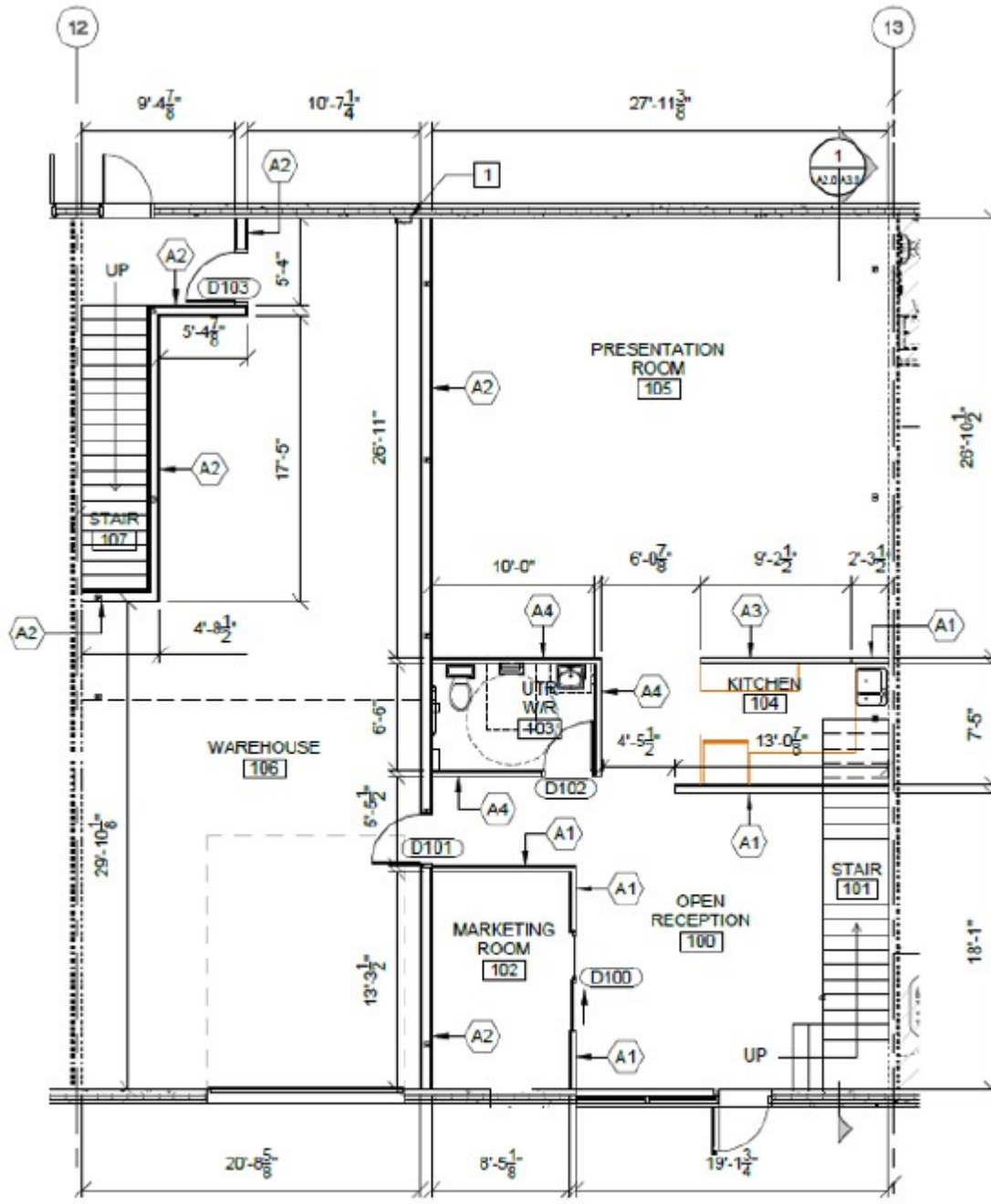
PROPERTY DETAILS


PROPERTY TAXES: \$1,857.51 (2023)
Based on unfinished interior space - final taxes TBD

BUILDING AREA: +/- 4,732 SF
ZONING: ML- LIGHT INDUSTRIAL

PROPERTY FLOOR PLANS

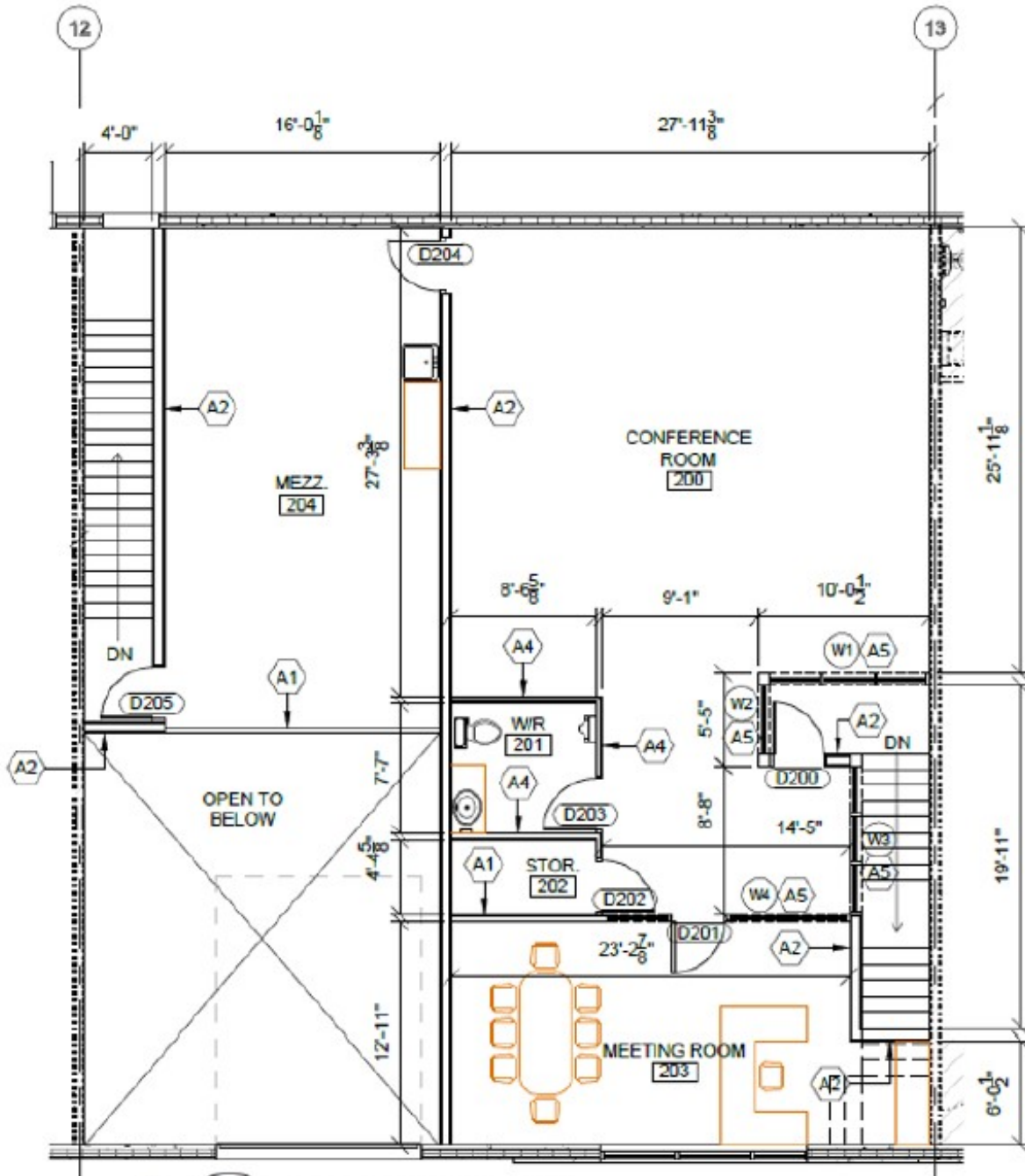
MAIN FLOOR




 **1** MAIN FLOOR PLAN
PROJECT NORTH
SCALE: 1/8" = 1'-0" (24x36)

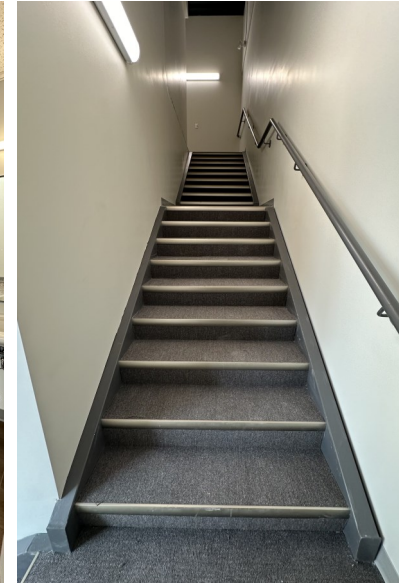
PROPERTY FLOOR PLANS

SECOND FLOOR



 **2** SECOND FLOOR PLAN
PROJECT NORTH
SCALE: 1/8" = 1'-0" (24x36)

PROPERTY PHOTOS



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