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Each Office Independently Owned and Operated

**INDUSTRIAL BUILDING FOR SALE**  
**111 CORDITE ROAD, Winnipeg, MB**

<b>SQUARE FOOTAGE</b>	Approx. 18,939 total
<b>LOT SIZE</b>	800.36' frontage, 806.96' at rear/north, 109.61' on west, 212.64' on east (irreg. 128,958 sq. ft./ 2.96 acres). Gravel topped parking lot.
<b>LOCATION</b>	NE Winnipeg adjacent Transcona, on the north side of the gravel road Cordite and accessed via Hwy 59/Lagimodiere Blvd to Grassie Blvd on the west to Plessis Road on the east side. Neighbouring properties are smaller industrial holdings and the CPR North Transcona track forms the northern edge with several industrial subdivisions along Springfield Road.
<b>BUILDING DESC.</b>	Presently the owner, Favorite Transport Ltd., operates a truck storage and repair facility on-site. Built in 1970, with additions up until 1988, the building is one-storey with a flat roof & built of different construction types atop a poured concrete slab on grade foundation. The office on the west side is approx. 460 sq. ft. of wood-frame construction & heated/cooled by a rooftop HVAC unit and adjacent is a staff room with the main electrical panel. Adjacent to this is the shop area, approx. 6,682 sq. ft. of concrete block construction with concrete floors, metal deck roof/steel joists, open span 18 ft. ceiling, 2 pc. washroom, 2 – 12 ft. O/H doors at east & west ends of the building and heated by overhead gas-fired units. The next adjoining building is approx. 1,982 sq. ft. & serves as storage, office space & mechanical room with hot water tank & elect. sub-panels. The largest & last section, approx. 9,815 sq. ft. is mostly of a similar construction as the shop area, heated by O/H gas units and has 10 – 12 ft. O/H doors separated into groups of 3, 5 and 2 & one 14 ft. O/H door. At the rear of the main building are located 2 unheated storage garages/storage space. Also, on-site is a 50,000 litre above-ground diesel storage tank(installed in 1999) and atop the building is a 2-way radio used for the business. Services to the land include natural gas, electricity, well water & septic tank.
<b>ZONING</b>	M2, Light Industrial
<b>LEGAL DESC.</b>	Parcel 2, Plan 9446, WLTO, NW ¼ 18-11-4 EPM, title # 2149035
<b>TAXES(2010)</b>	\$22,597.93; Assessment (2010) \$733,000.00
<b>LIST PRICE</b>	<b>\$985,000.00</b>

“This information, although believed to be accurate, is not warranted to be so”

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**111 Cordite Road Office/Shop Front**



**Truck Bays**



**Shop/Office West View**