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**INDUSTRIAL BUILDING FOR SALE**  
**1420/1426 ERIN STREET, Winnipeg, MB**

<b>SQUARE FOOTAGE</b>	Approx. 2,860 total, 2 units approx. 1,430 each
<b>LOT SIZE</b>	Approx. 50.01' frontage x 84.0 (4,200 sq. ft.)
<b>LOCATION</b>	NW Winnipeg, centrally located on the west side of Erin Street between Wellington and Notre Dame Avenues with the immediate area comprised of small to medium sized industrial properties.
<b>BUILDING DESC.</b>	Presently the owner, a costume manufacturer/retailer occupies this 1 storey industrial building and plans to retire. Built in 1971 of concrete block construction, the building was originally built for 2 occupants each with approx. the same square footage. It has a metal deck roof with steel joists, ceiling heights below the joists of 12.5 ft., 2 – 8 ft. overhead doors at the rear and no basement. It is serviced by 2 - 100 amp electrical services, 1 newer and 1 older forced-air gas furnace, 1 roof-top A/C unit for # 1420, 2 gas and 2 electric meters, 1 electric hot water tank, 1 water meter and 2 washrooms. Parking for 5 at rear and on-street.
<b>ZONING</b>	M1, Light Industrial
<b>LEGAL DESC.</b>	Lot 34/35, Block 2, , Plan 237, WLTO, Except out of both said lots W 8 ft. RL 52 St. James, title # 1345474
<b>TAXES(2012)</b>	\$5,114.18; Assessment (2012) \$184,000.00
<b>LIST PRICE</b>	<b>\$295,000.00</b>

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

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