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PRICE REDUCED! RETAIL/OFFICE BUILDING FOR SALE

POTENTIAL REDEVELOPMENT SITE: 452 Talbot Ave. at Watt Street, Winnipeg, MB

SQUARE FOOTAGE	Approx. 3,385 on 1 level
LOCATION	Centrally located in a high traffic area of Elmwood at the SW corner of Talbot Avenue and Watt Street, just north of the Nairn Avenue overpass and across the street from a 7-11 Store with the immediate area made up of small to medium size retail/office properties and a large residential neighbourhood.
DESCRIPTION	Ideally suited for retail or office uses, this 1 storey building built in 1923 of wood-frame construction has both office space of approx. 1,250 sq. ft. off the front entrance as well as a shop area of approx. 2,000 sq. ft. at the rear, ceiling height 9.3 ft. with partial basement directly beneath the shop. Heating is provided by 3 separate furnaces; a medium efficiency F/A gas furnace for the office area, an overhead gas-fired furnace in the shop area and a F/A gas furnace for the basement. Parking at the back could accommodate up to 8 vehicles.
ZONING	C2, Commercial
LOT SIZE	approx. 50.68' x 145.46', 7,372 sq. ft.
TAXES (2017)	\$7,802.16, Assessment (2018) \$334,000.00
LEGAL DESC.	Part of Lot 40, Plan 29374 WLTO, Parish St. B, Title # 2275894
LIST PRICE	\$329,000.00 \$299,000.00

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