

# RETAIL/OFFICE FOR SALE

501 ST. MARY'S ROAD, WINNIPEG, MB



ST. VITAL, ZONED C2  
POTENTIAL 2 TENANT PROPERTY  
BUILT 1977

## OWNER OCCUPANT OR INVESTMENT OPPORTUNITY

Single-storey retail/office building located in St. Vital at the light controlled intersection of Vivian Avenue on one of the main north/south routes named St. Mary's Road. Directly across the street is green space with a view of the Red River. Neighbouring properties include locally oriented commercial properties and a well-established residential district. Presently, the property is used as a showroom /sales and repair shop for office copying products and home electronics. The front interior is demised into a large open reception/showroom with cubicle work space and a few private offices. The rear portion has limited demising consisting of workshop/storage areas with an overhead door 10' x 10' on grade, some private offices, a small kitchen, and two 2-pc bathrooms. Parking at rear for approx. 4 vehicles is fenced-in with additional parking just off the back lane as well as street parking in the front of the building and on the side streets.

**OPPORTUNITY:** Present business would vacate for a new owner and relocate to new premises.



Performance Realty

942 St. Mary's Road, Winnipeg, MB., R2M 3R5

Each Office Independently Owned and Operated

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March 2017

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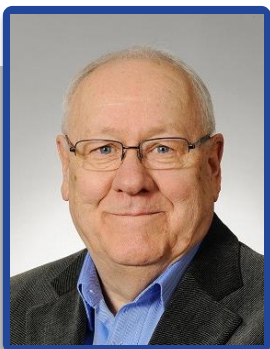
## PROPERTY FEATURES

The single-storey building, approx. 4,911 sq. ft., was built in 1977 on concrete slab with masonry/wood frame construction, brick and vinyl siding on the front and stucco finish at the rear. The roof is of tar and gravel flat construction and located there are 2 roof-top HVAC units, one newer and one not in operation as well as a large billboard sign leased by CBS Outdoor Canada LP. Additional signs located on the front of the building and directly below the billboard on the north side are owned. The electrical service was observed to have two 100 amp panels, single phase. Property Taxes 2016: \$12,109.33, Lot Size: 52.97' x 120.0' (6,356 sq. ft.), Titles: 2796960, 2796962

Additional details are available and showings will be arranged upon request.

**LIST PRICE \$989,000.00 (\$201.00 PER SQ. FT.)**

Just off The information contained herein has been provided to RE/MAX Performance Realty by the Sellers and other professional sources and its accuracy is not guaranteed or warranted. Any interested Buyer is advised to perform searches in order to determine the accuracy of the information contained herein.



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