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COMMERCIAL BUILDING ON RED RIVER LOT FOR SALE
578/ 580 ST. MARY'S ROAD, WINNIPEG, MB

SQUARE FT.	total approx. 5,800 (approx. 3,042 SF main floor & 2,758 SF lower)
LOCATION	Excellent South Winnipeg location in St. Vital at the junction of St. Mary's Road and St. Anne's Road on the Red River with many small to medium sized retail & office buildings in the vicinity. At present, a new women's health facility is being developed directly across the street.
DESCRIPTION	Great looking former Post Office and Office Building ready to be renovated for your own office or retail space. Fantastic view of the Red River with lower level walk-out access to parking. The building was built in 1935, has concrete foundation, masonry exterior and wood joist floors. Due to a fire in Feb. 2008, all interior walls have been removed and may accommodate 2 separate tenants (one on main floor # 578, approx. 3,042 SF and one in the lower level # 580, approx. 2,758 SF). Repaved August 2011 the parking lot and driveway at the side and rear of building accomodates approx. 16 vehicles.
LOT SIZE	114.5' frontage x 214.5' (south side) & 188.65' (north side) approx. 23,081 SF/ 0.53 acres. At the end of the parking lot is located an 8 ft. strip of public walk allowance which is not in use.
ZONING	C2, Commercial
HEATING/A/C	previously F/A gas roof-top units
LEGAL DESC.	Lots 16 & 17, Plan 4286 in RL 106/107 St. Boniface, CT # 1356486
TAXES (2011)	\$5,533.39
ASSESSMENT (2011)	\$189,000.00
LIST PRICE	\$549,000.00

"This information, although believed to be accurate, is not warranted to be so".

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