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Each Office Independently Owned and Operated

VACANT INDUSTRIAL LAND FOR SALE OR LEASE
MISSION STREET Just West of PANET ROAD, WINNIPEG, MB

DESCRIPTION

Centrally located in an industrial area of Old St. Boniface just west of Panet Road and which is bound by the roads Lagimodiere Blvd on the east, Marion Street and CPR railway line on the south, Archibald Street to the west and the CNR railway directly north of the subject property on Mission Street. The site is vacant and undeveloped, free of any permanent structures or buildings. Some trees are located on the rear or NW corner of the site and a chain-link fence surrounds the front One Third of the property. The land directly to the north may be available for lease from the CPR Railway. LSM Metal Fabricators is located on the east side in a smaller industrial building numbered 985 and 963 located on the west side is a single family residential home. In May 2014, Pinchin Environmental produced a Phase I Report and also a Phase II Report in June of 2014, a full copy of each is available under separate cover. The recommended remediation was subsequently completed.

LOCATION

SE Winnipeg, between the property addresses 963 & 985 Mission

LEGAL DESC.

Parcel N, Plan 54125 WLTO, RL 75 St. Boniface, CT #2751643

LOT SIZE

180.08' x 333.05', 59,940 sq. ft. (1.376 acres)

ZONING

M3, Heavy Industrial

TAXES

Newly assessed, Taxes to be determined

ASKING PRICE

**For Sale at \$450,000.00 or Lease at \$3,000.00/month plus taxes
at negotiated term**

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

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