



Colliers

Sale price

**\$5.25M**

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For Sale | 1139 McDermot Avenue, Winnipeg MB

# 1139 McDermot Avenue

Strategically located in Pacific Industrial Area off Notre Dame Avenue and McPhillips Street with convenient access to major transportation routes.

This expansive property is strategically located near major transit routes, enhancing accessibility for both employees and logistics. The building is well-suited for diverse manufacturing and business operations and provides flexibility for reconfiguration or to meet various needs.



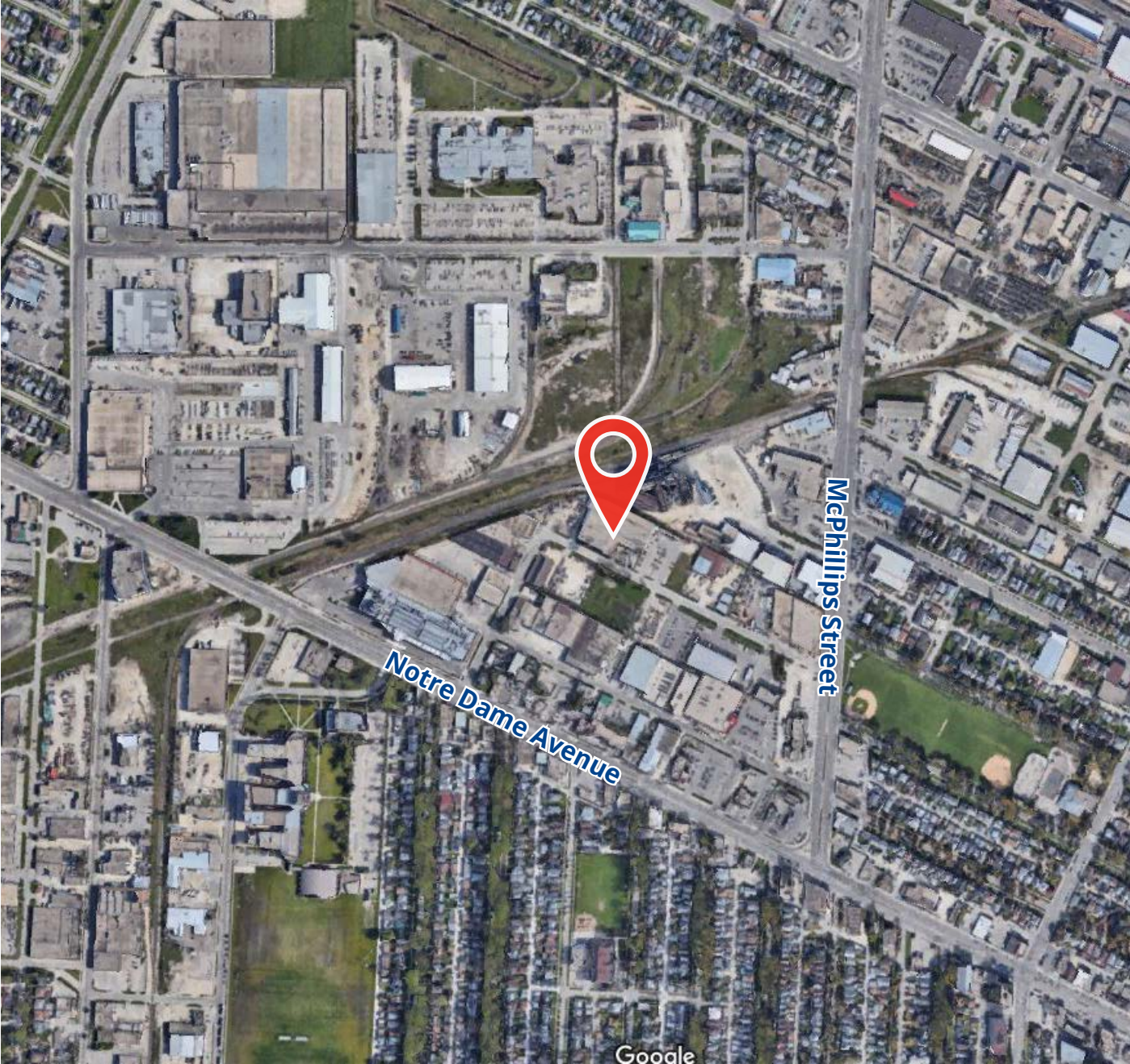
# Property Overview

Conveniently located near major transit routes, it's ideal for manufacturing or business operations with flexible space for use.



Size	Main manufacturing/warehouse	±46,845 SF
	Second floor	±30,876 SF
	Total	±77,721 SF
Land Size	2.21 acres (96,257 SF)	
Ceiling Height	Main floor 10' underside of deck, second floor 12' underside of deck	
Zoning	M3 – Manufacturing Heavy	
Property Taxes (2024)	\$64,760.82	
Loading	2 - dock loading doors, 2 - 8'x9' grade-level loadings doors	
Heating	Boiler, gas fired unit heaters, HVAC	
Power	TBC	
Lighting	LED, Halide, Fluorescent	
Roof	Tar and gravel	
Sprinkler	No	
Years Built	1919, 1965, 1973	
Construction	Masonry	
Sale Documents	ESA and Building Condition Report are available	

Asking:  
\$5,250,000



# The Location

## Close to major routes and amenities

The Pacific Industrial Area in Winnipeg is a prominent commercial and industrial zone known for its strategic location and accessibility. Positioned near major transit routes and transportation hubs, it offers excellent connectivity for logistics and distribution. The area features a mix of industrial facilities, warehouses, and office spaces, making it a hub for diverse business activities. Its proximity

to major highways and the Winnipeg airport enhances its appeal for companies looking to streamline operations and facilitate efficient supply chain management. The Pacific Industrial Area is well-regarded for its potential to support various manufacturing and commercial ventures, offering ample opportunities for growth and development.



# Building Features



Ample space for diverse manufacturing needs with a total of  $\pm 70,000$  SF industrial manufacturing/warehouse space



Suitable for various manufacturing and business operations with the option to reconfigure or use the space creatively. Integrated Amenities throughout the manufacturing facility portion of building:

- Lunch and break rooms: convenient facilities for staff breaks and meals.
- Offices: Functional spaces for administrative tasks and management.
- Breakout Rooms: Areas designed for meetings and collaborative work.
- Washrooms: On-site facilities for staff convenience.



## Concrete Flooring and Ceilings

Durable and low-maintenance surfaces suited for industrial operations.



## Grade and Dock Level Loading

Facilitates efficient loading and unloading operations for various types of shipments.



## Comprehensive Office Space

$\pm 7,770$  SF includes front reception, private offices, boardrooms, showroom, cubicles, and a lunchroom.



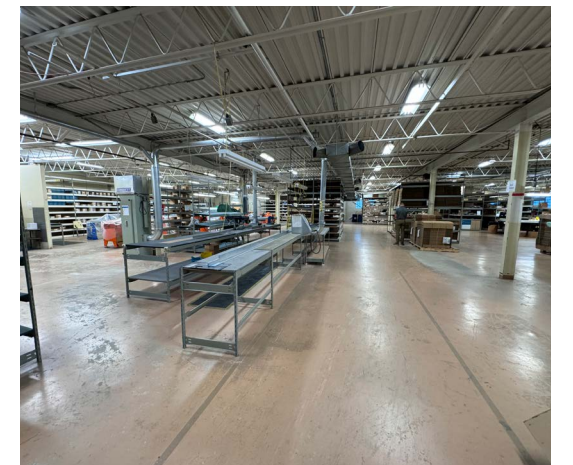
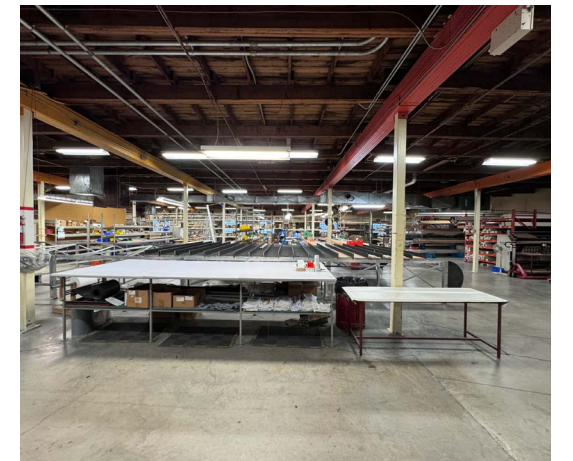
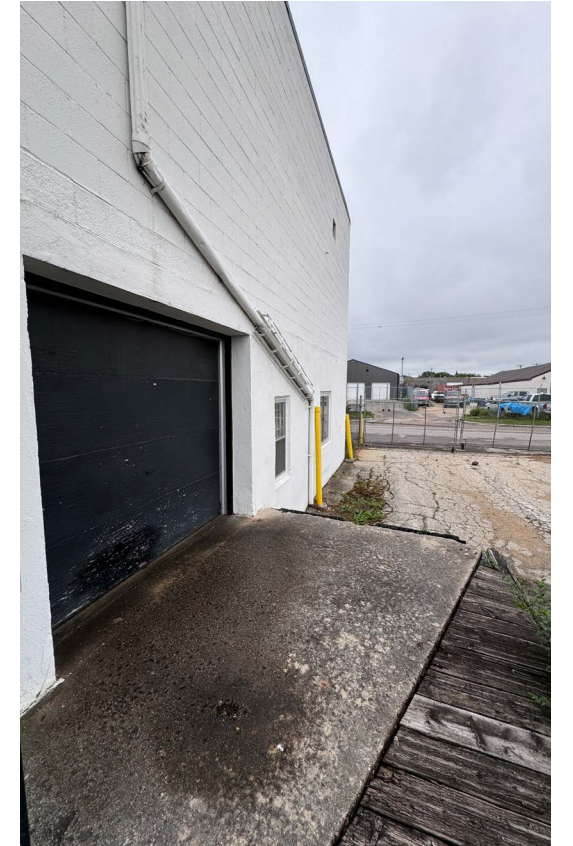
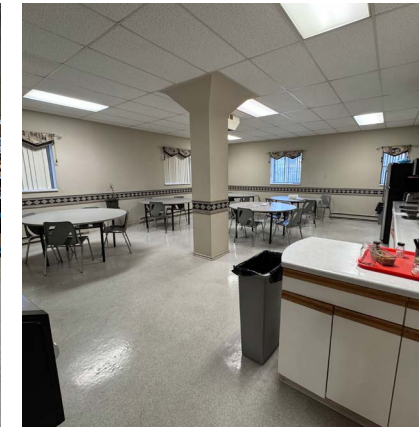
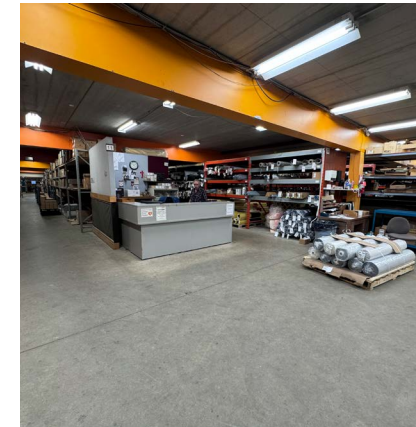
## Ample Parking Space

Provides adequate parking for staff and visitors.



## Location

Beneficial positioning near downtown and major transport links for enhanced accessibility and convenience.





## Main Floor

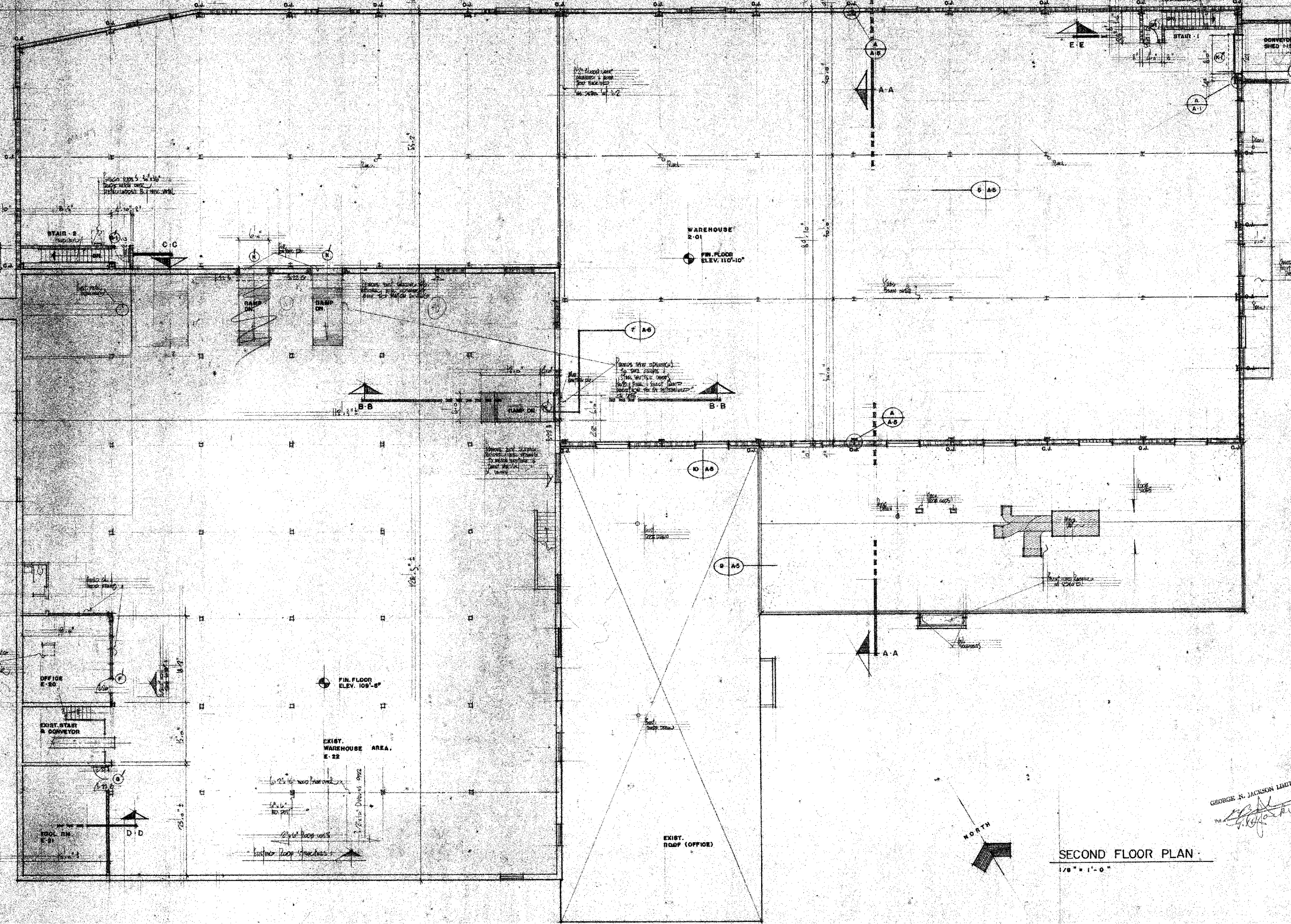
**6** | 1139 McDermot Avenue, Winnipeg MB





Floor  
Plan

Second Floor





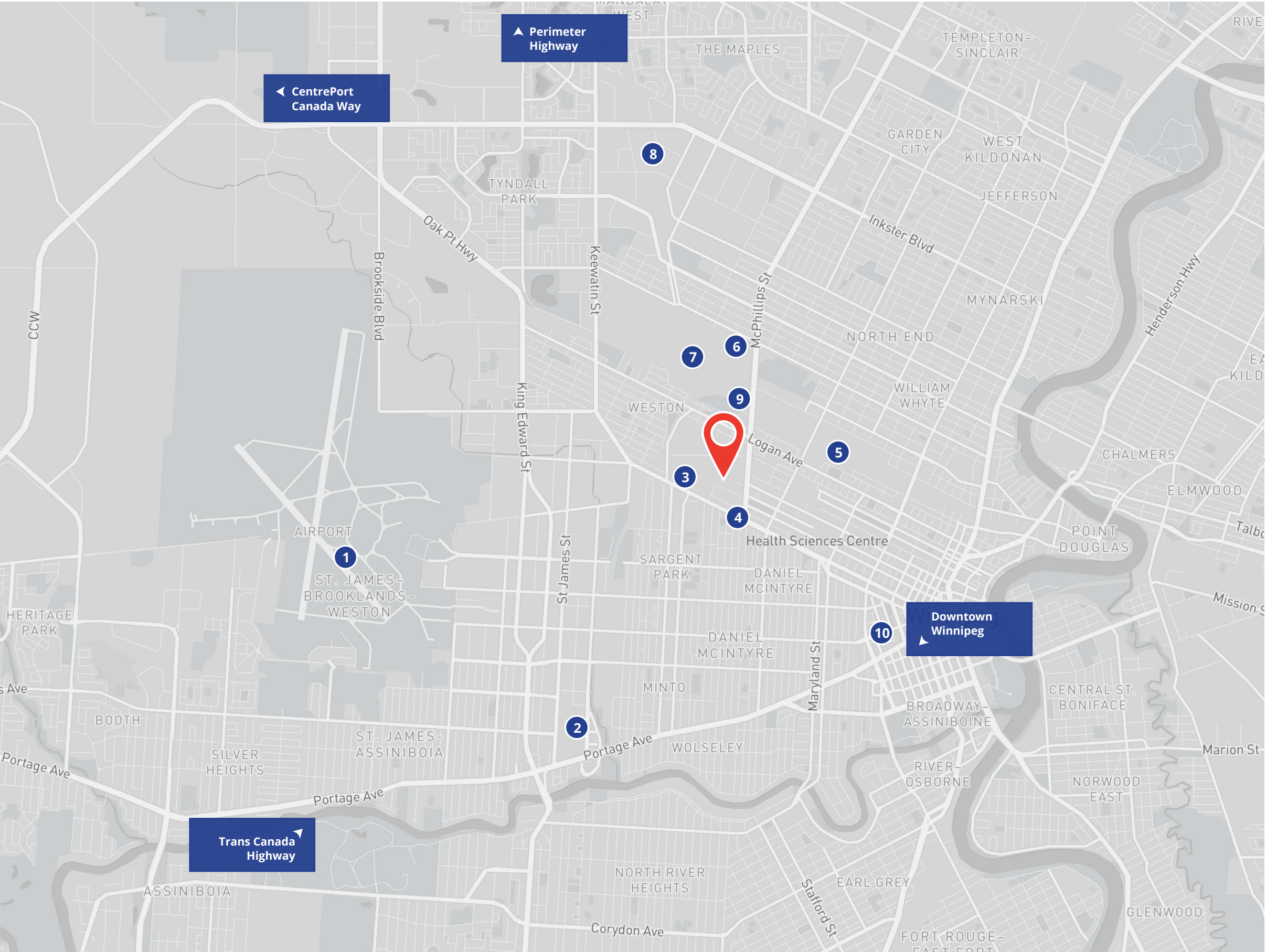
# Location Overview

Strategically located with access to two of Winnipeg's major transportation routes.

1	James A. Richardson Int'l Airport
2	Polo Park Shopping Centre
3	Pacific Industrial
4	McDonald's
5	Dufferin Industrial
6	McPhillips Station Casino
7	Weston Shops
8	Inkster Industrial Park
9	Red River Co-op
10	University of Winnipeg

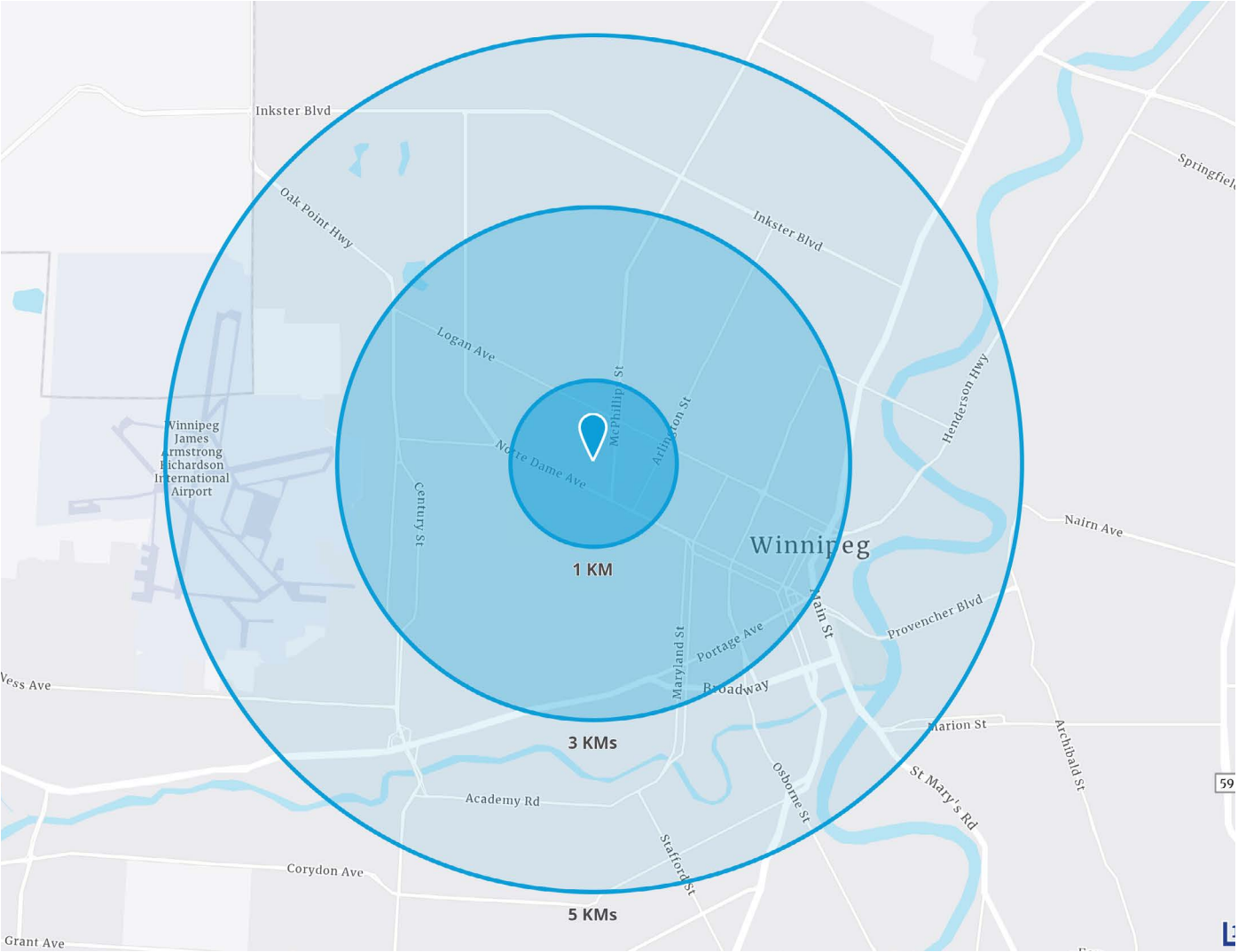
## Travel Distances

Perimeter Highway	11 km
CentrePort Canada Way	6 km
Downtown Winnipeg	3 km
TransCanada Highway	3 km
MB/ON Border	161 km
CA/USA Border	112 km





# Demographic Overview



	1 km radius	3 km radius	5 km radius
Current Population (2023)	6,188	95,222	231,997
Projected Population (2033)	6,261	103,171	257,162
2023 Total Daytime Population at Work	14,967	108,751	232,544
2023 Total Population Average Age	40.1	37.7	39.1
Average Household Income (2023)	\$90,666.23	\$78,038.33	\$89,803.23







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