



SINGLE TENANT WAREHOUSE BUILDING FOR SALE
Located on Notre Dame Avenue

1300 Notre Dame Avenue

Winnipeg, MB

Sale Price

\$5,245,000



Available Space & Costs

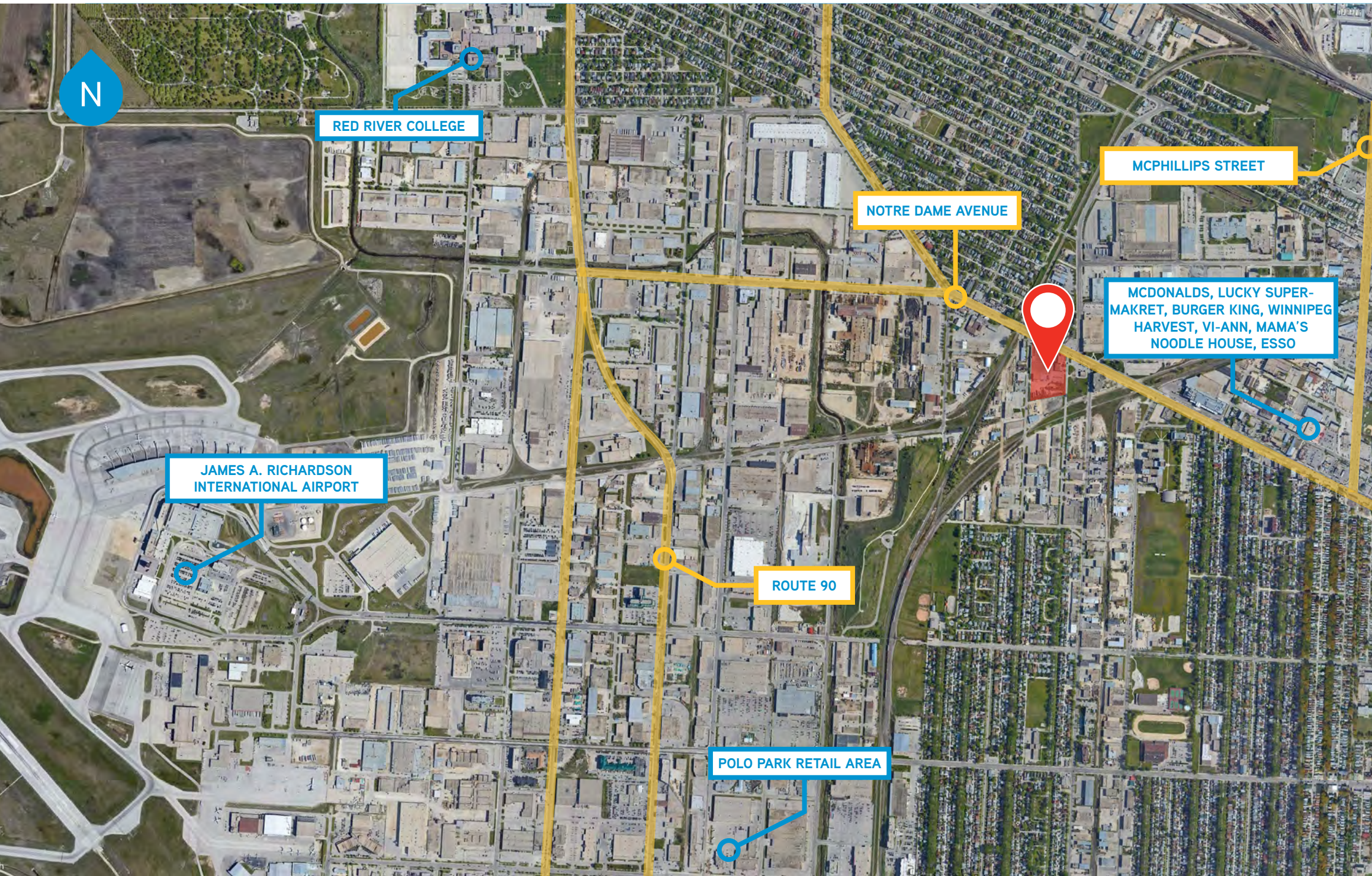
1300-1340 Notre Dame Avenue consists of a 69,000 SF single tenant industrial property and 2 smaller buildings located along Notre Dame Avenue between Clifton and Spruce Street. The site has curb cuts on Spruce Street, Clifton Street and Notre Dame Avenue and is centrally located for excellent access to all areas of the city. The buildings are situated on 4.6 acres with the main property ideal for warehouse and manufacturing space. With rarely found excess land inside City limits, it serves as an opportunity for compound space or expansion / redevelopment of the site. Further, the M3 zoning allows for heavy industrial use, which is limited in Winnipeg and in high demand.

Civic Address	1300, 1302, 1340 Notre Dame and 1440 Clifton Street, Winnipeg MB	Power	3 Phase - Heavy power available - (TBC)
Site	4.6 acres	Sprinkler	Fully sprinklered
Size	69,000 SF main building 5,000 SF on Clifton 3,000 SF on Clifton TOTAL: 77,000 SF	Site Coverage	(+/-) 38 % total site coverage will easily allow for future building expansions or a redevelopment
Ceiling Height	12' - 15' in main building	Parking	Ample parking available
Loading	6 dock doors at East and South ends of building 4 grade door at South loading area	Age	Most of the original structure as built in 1950 with several additions over time
Zoning	M3 - Heavy Industrial	Property Taxes (2019)	\$66,260.75
Heating/Cooling	A boiler system services the entire building with some office space cooled via rooftop HVAC Units	<ul style="list-style-type: none"> • High profile location on major traffic artery - Notre Dame Avenue • Less than 5km each to J.A.R. International Airport and downtown Winnipeg • 12km to Winnipeg's Perimeter Highway and easy access to CentrePort Canada Way • Excellent public transit service to site 	
Access	3 curb cuts accessing the site from east bound Notre Dame Avenue, 2 curb cuts on Clifton and 1 curb cut on Spruce Street		

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The Area

Located in the St. James Industrial Area, the property is situated with easy access to Inkster Boulevard, Centerport Canada Way and Route 90 – Winnipeg’s main trucking arteries. The James A. Richardson International Airport is less than 5 minutes away and downtown Winnipeg is a ten minute drive.

DRIVE TIMES

J.A.R. International Airport	7 min. drive
Downtown Winnipeg	7 min. drive
Perimeter Highway	12 min. drive
University of Manitoba	21 min. drive







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