



2309 Logan Avenue | Winnipeg, MB

Industrial For Sale

This property is located neat the corner of Logan Avenue and Omands Creek Boulevard, with immediate access to major traffic routes including Route 90 and Brookside Blvd.

Asking Price:

\$1,895,000

Size:

11,771 SF



Amenities
in area



Access to
major routes



St. James
location



Warehouse with
office space

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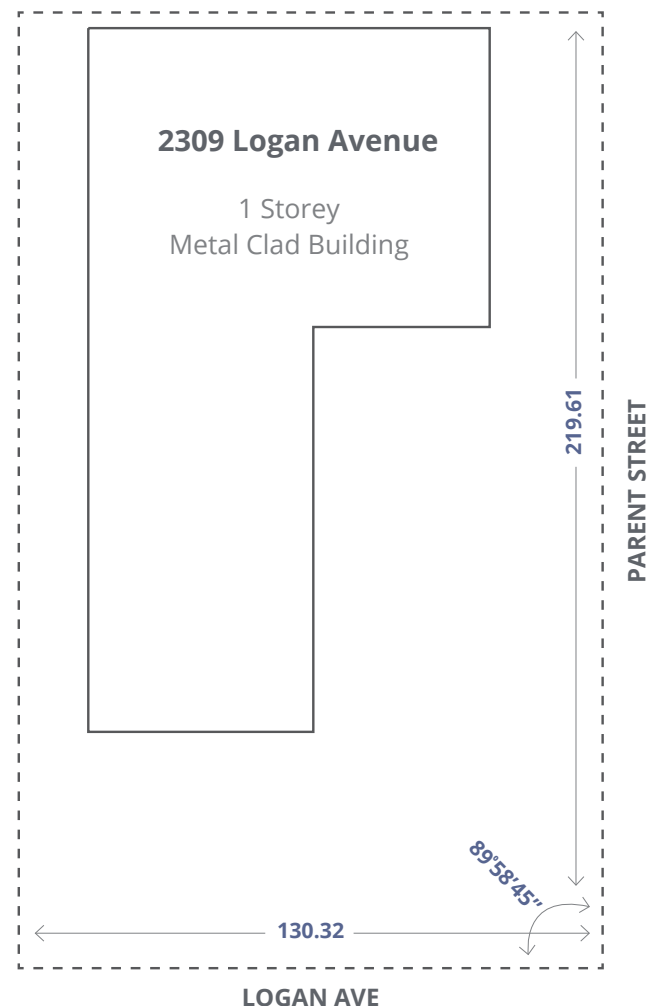
Property Overview

2309 Logan Avenue consists of 11,771 SF of leasable area situated on 0.65 acres of M2 zoned land. The property is currently occupied by Norcan Fluid Power Ltd.

Asking Price	\$1,895,000
Size	Total: 11,771 SF Main floor: 10,720 SF Mezzanine: 1,051 SF
Property Taxes	\$28,825.99
Land Area	0.65 acres
Ceiling height	15' 7" - 17' 10' clear
Construction	Steel Frame
Electrical	3 phase, 600 v, 400 amp (TBC)
Loading	2 - 12' x 14' grade doors
Year Built	1988, 2002
Lighting	T5, fluorescent
Floor Drain	Yes
Additional Information	The property is currently occupied by Norcan Power Fluid Ltd. Details pertaining to the Lease agreement are available to qualified purchasers upon execution of a confidentiality agreement.



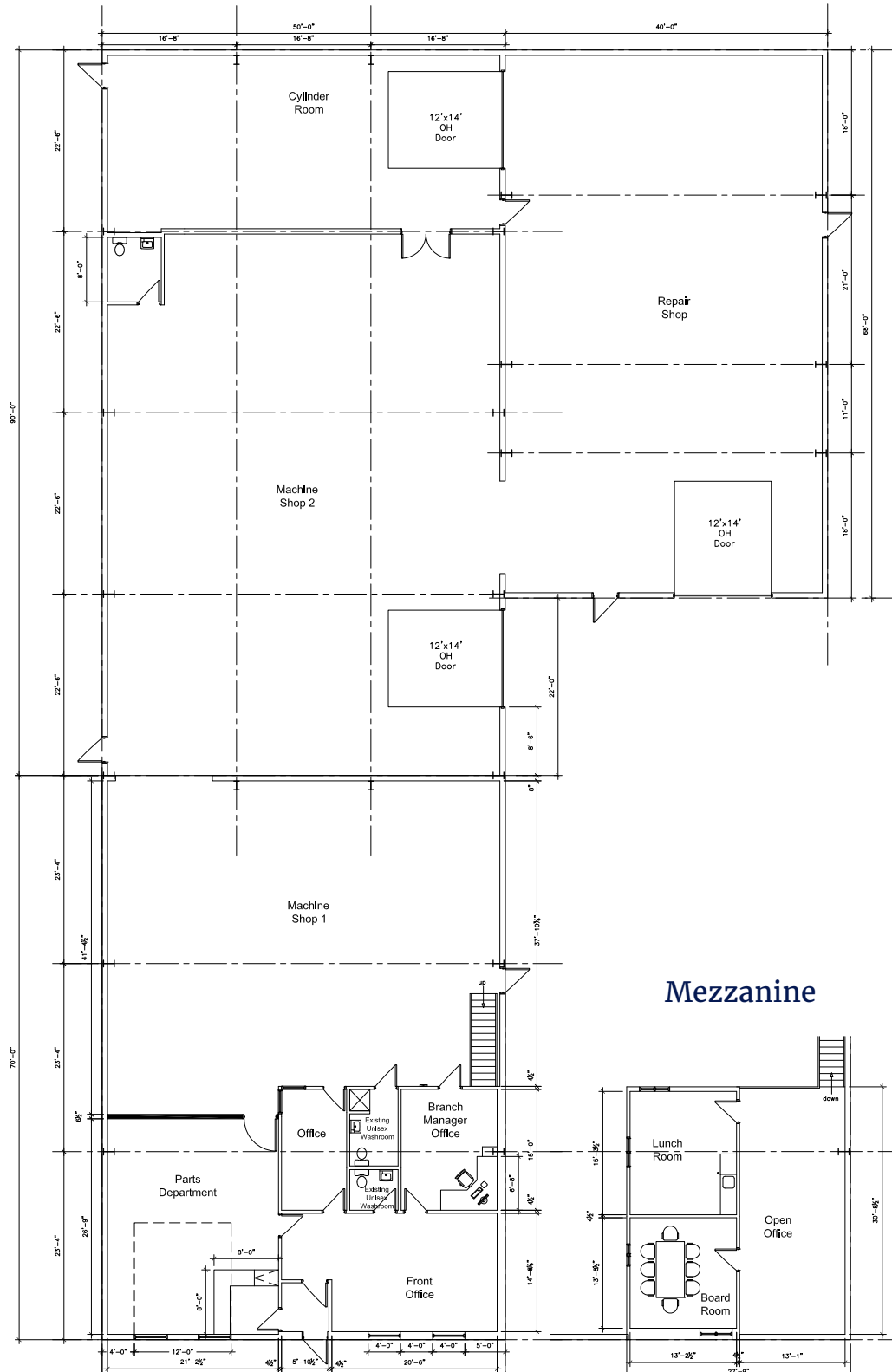
Site Plan



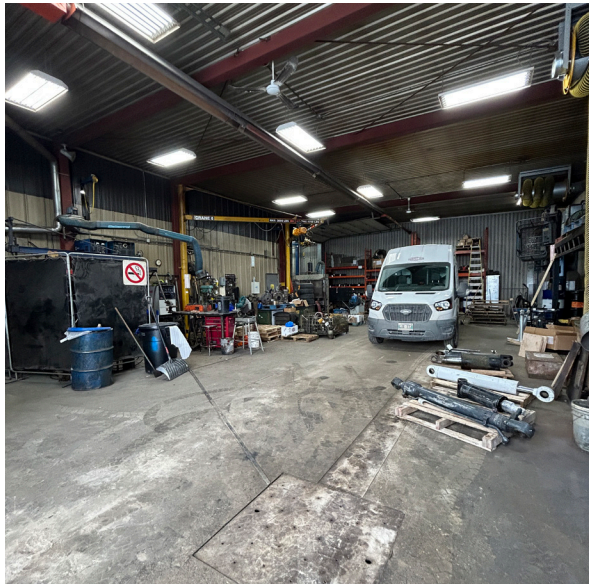


FloorPlan

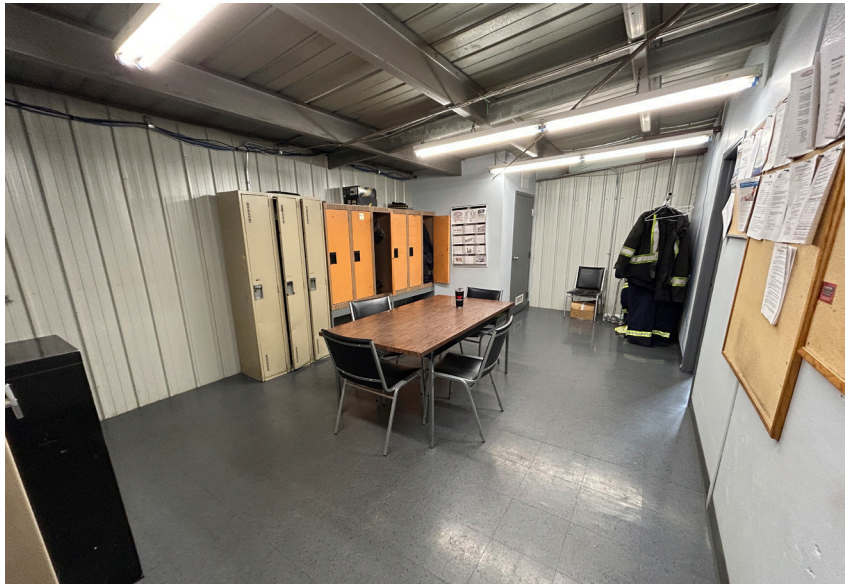
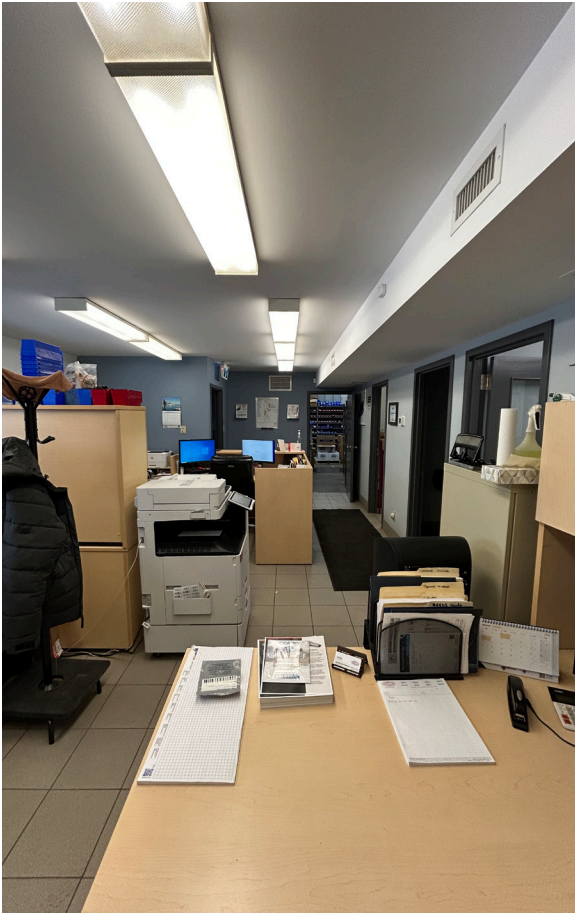
Main Floor



2309 Logan Avenue - Warehouse



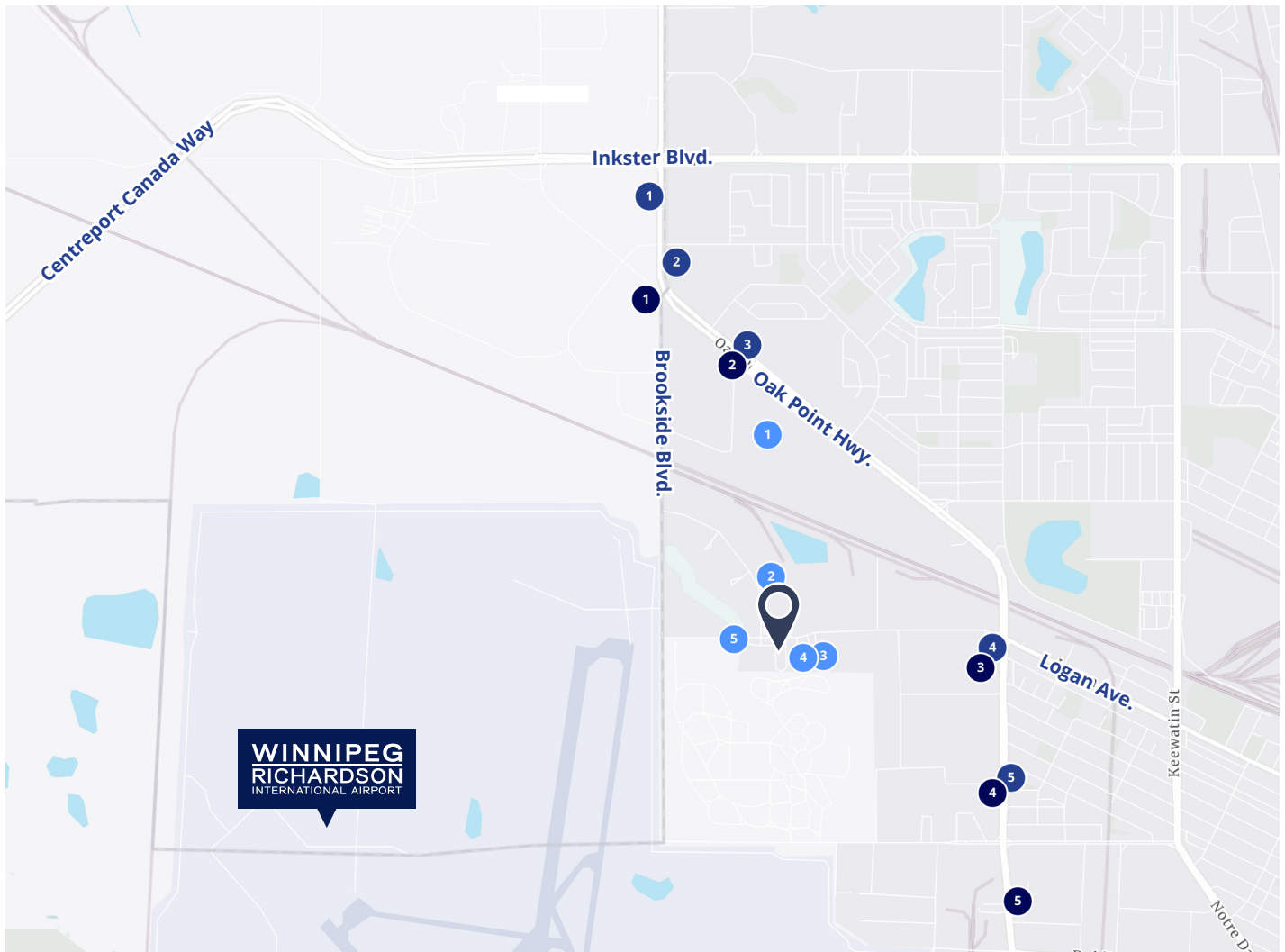
2309 Logan Avenue - Office





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Subject property

Businesses

1. Gardwine
2. Uni Jet industrial Pipe
3. Chep Canada
4. Spicers Winnipeg
5. Schenider Electric

Restaurants

1. Oak Point Restaurant
2. Burger King
3. Tim Hortons
4. Subway
5. McDonald's

Gas Stations

1. Co-op
2. Flying J
3. Petro Pass Truck Stop
4. Shell
5. Esso



Colliers

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