



2309 Logan Avenue | Winnipeg, MB

Asking Price:

\$1,895,000

Size:

11,771 SF



Amenities in area



Access to major routes



St. James location



Warehouse with office space

# 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.

**Dan Bushuk**

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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

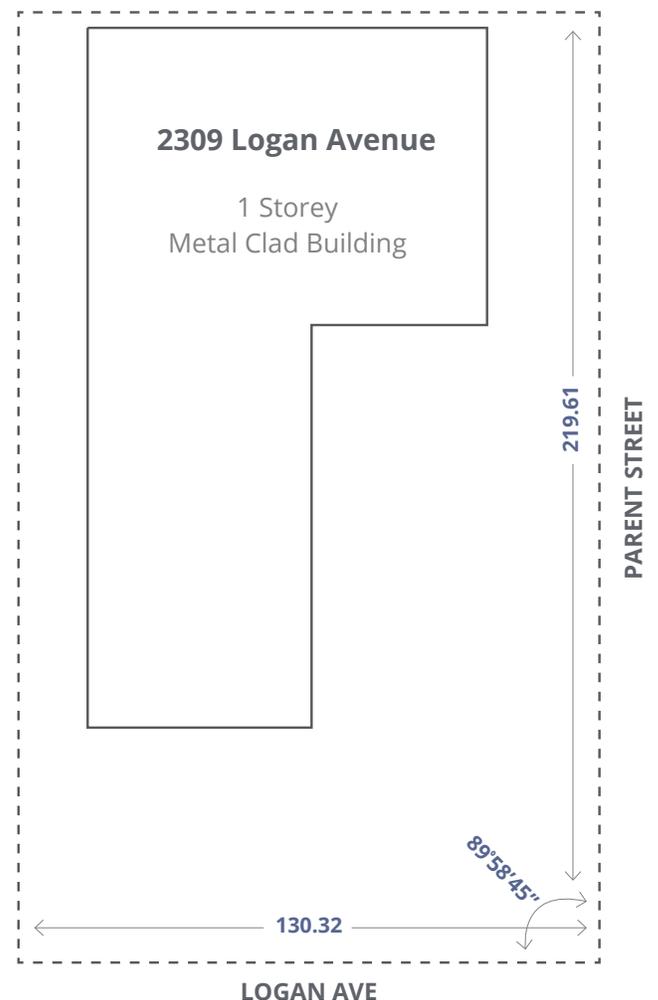
**Year Built** 1988, 2002

**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.

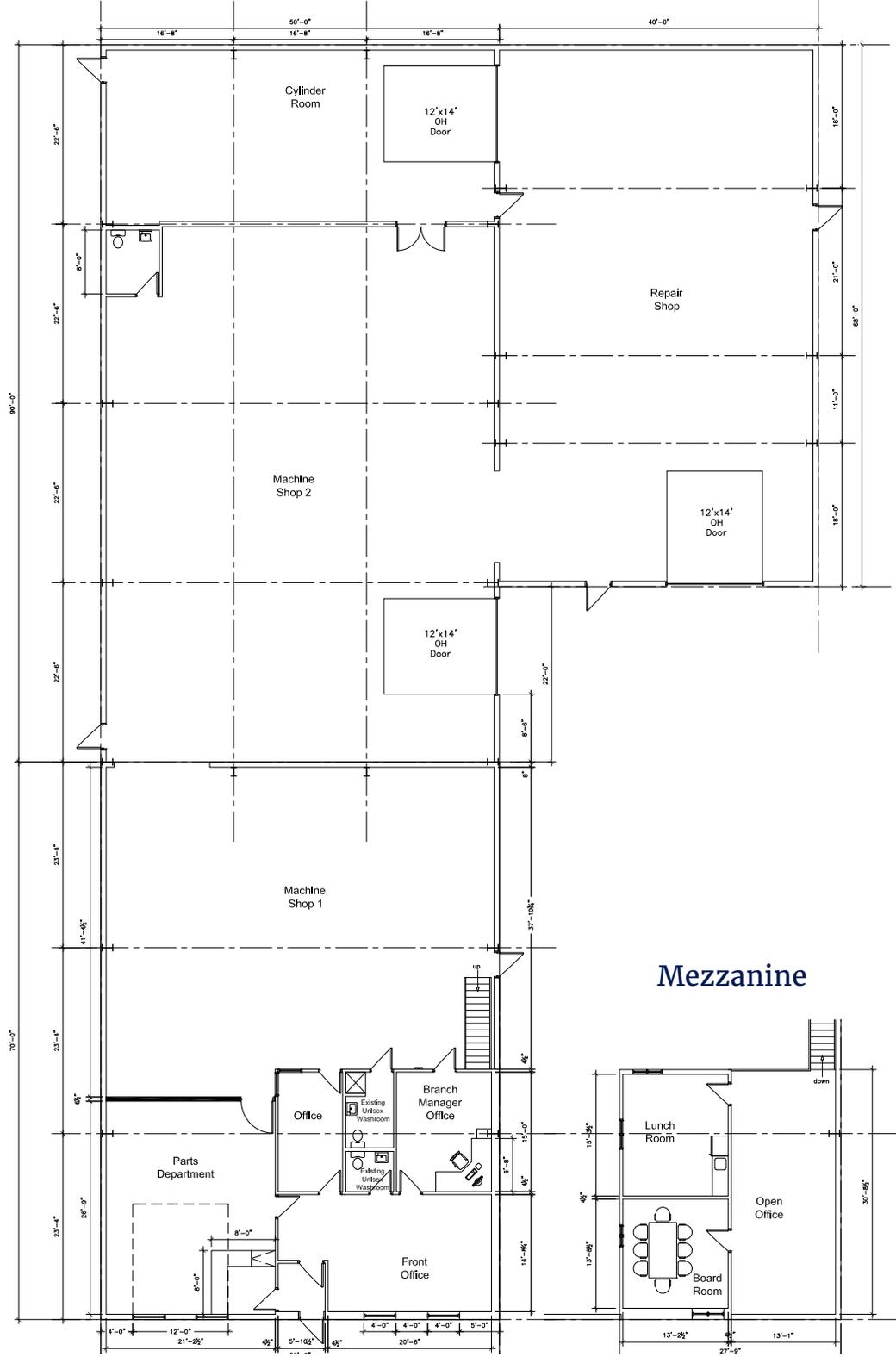
## Site Plan



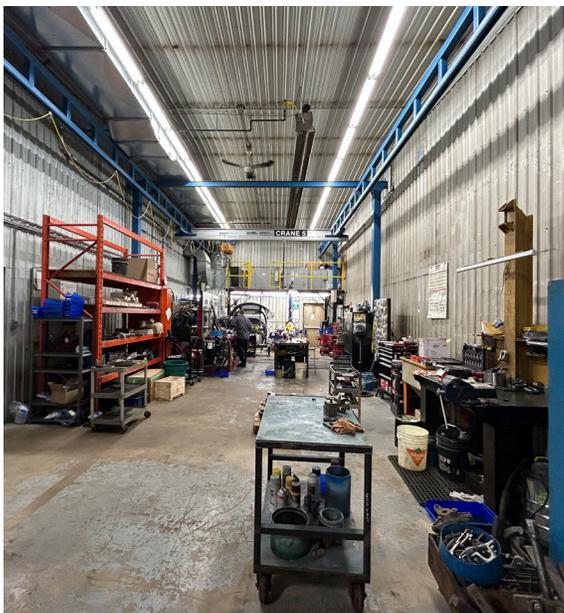
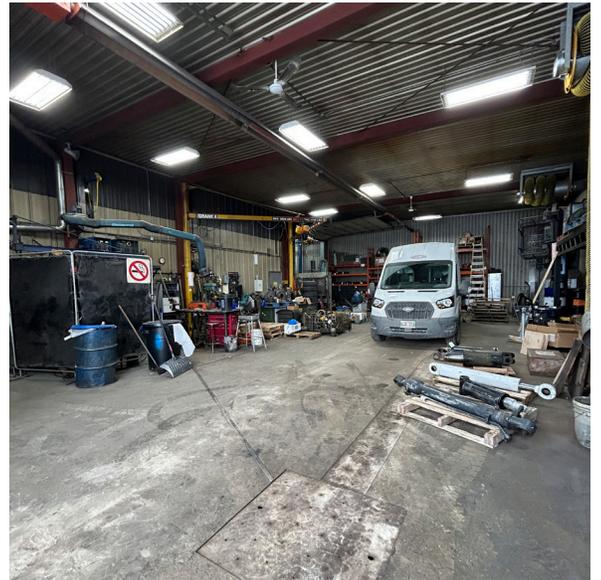


# FloorPlan

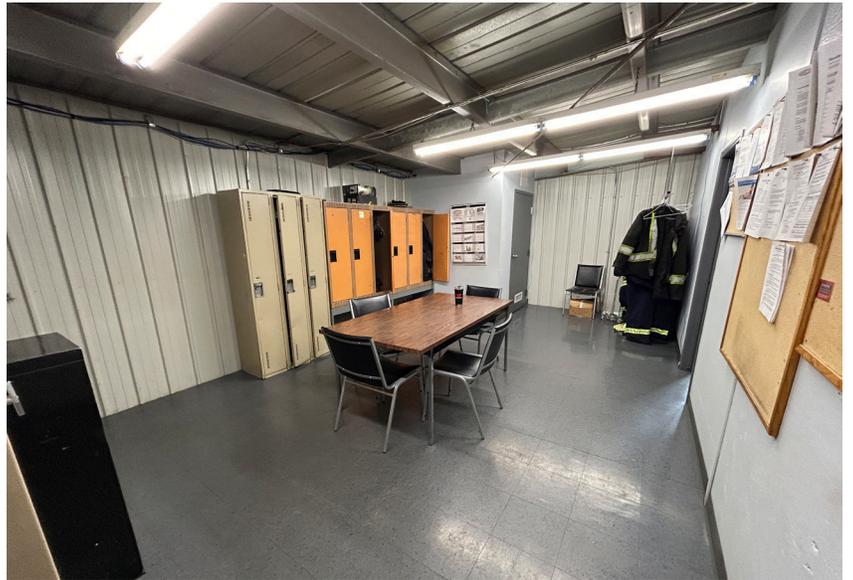
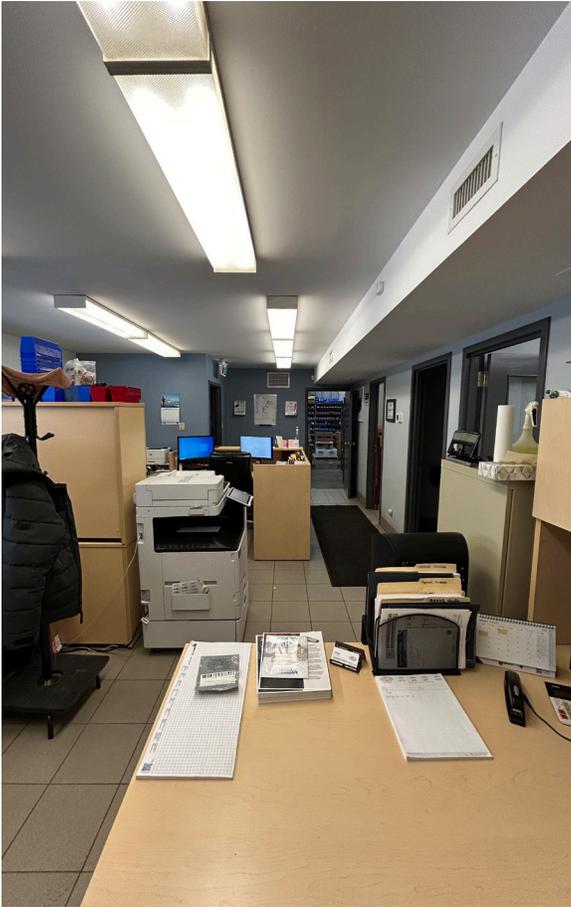
## Main Floor



2309 Logan Avenue - Warehouse



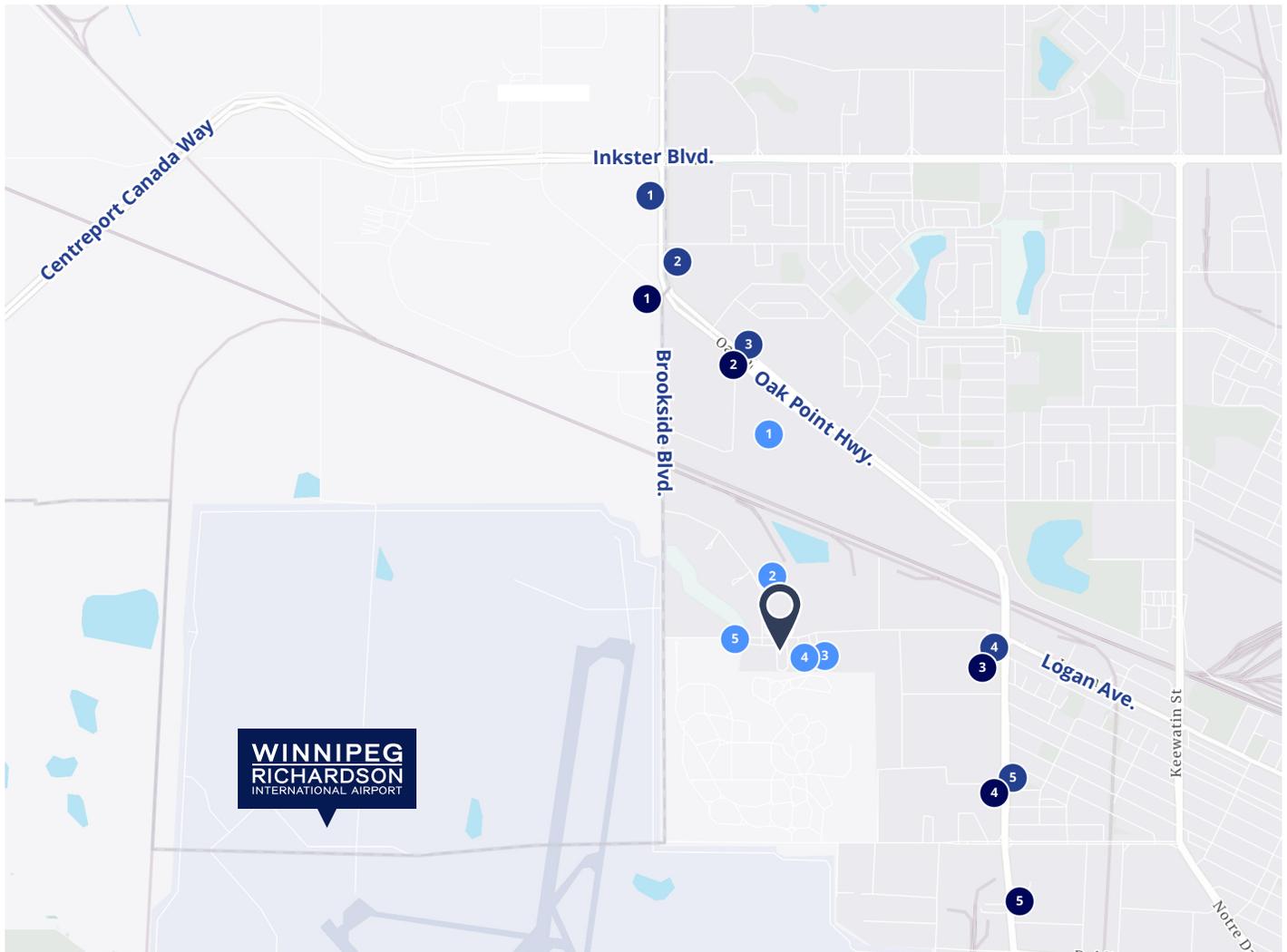
2309 Logan Avenue - Office





# Location Overview

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



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



Perimeter Hwy.

Brookside Blvd.

Centreport Canada Way

Inkster Blvd.

Perimeter Hwy.



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