



Heated Commercial Shop, Warehouse, Storage & Office **For Sale**
78 PTH 52 W (Main Street), Steinbach MB

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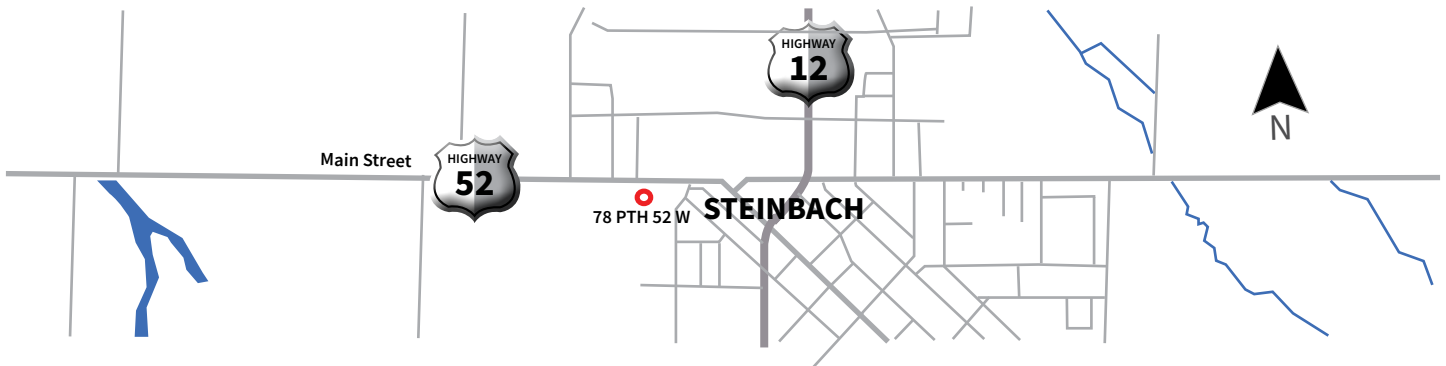


Property Overview

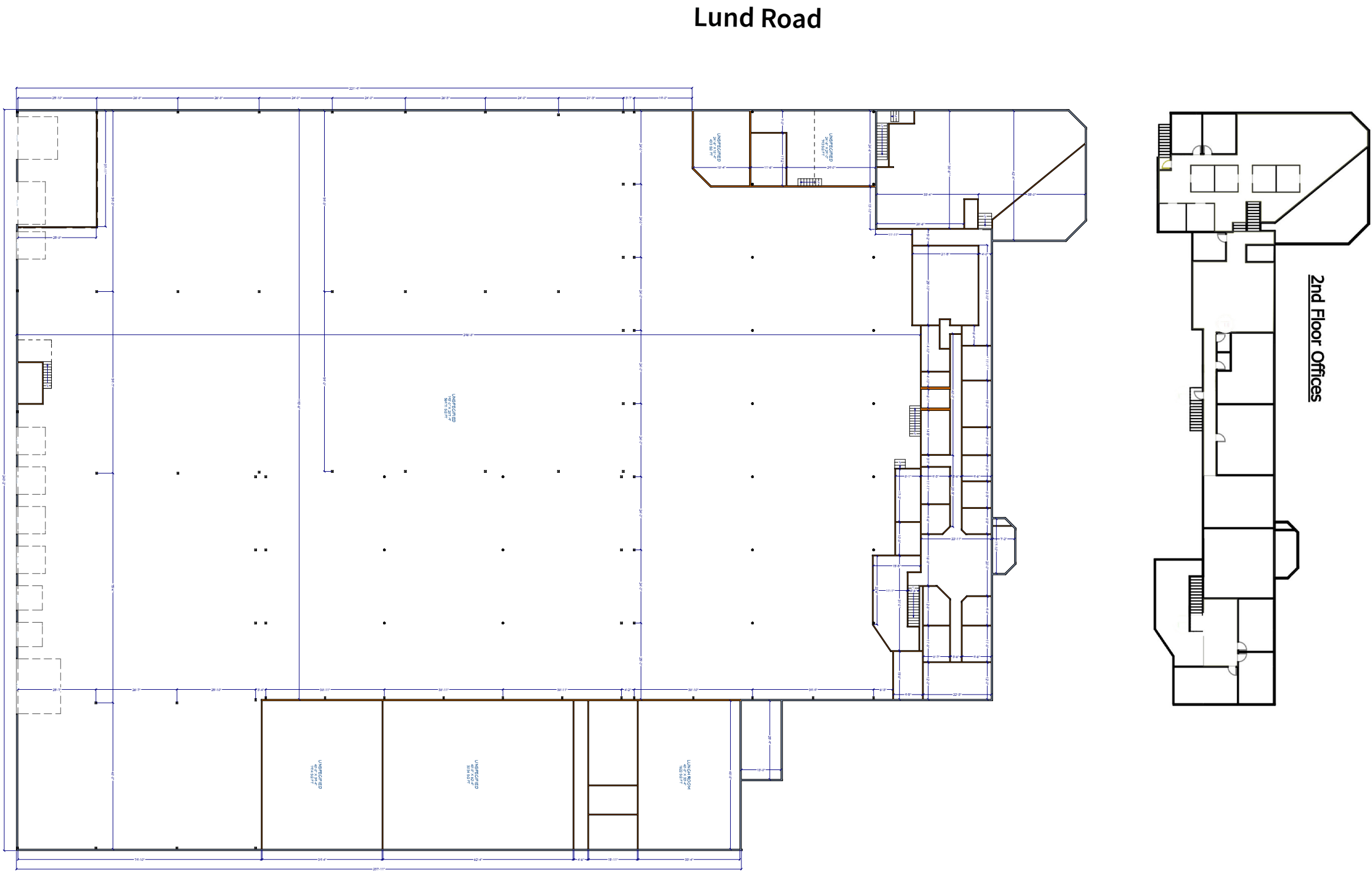
Heated Commercial Shop, Warehouse, Storage & Office in Steinbach For Sale

78 PTH 52 W (Main Street) in Steinbach presents a rare opportunity to acquire a highly functional 76,844 SF industrial property, including approximately 8,000 SF of office space, offering exceptional flexibility for owner-occupiers, investors, and a wide range of industrial users. Zoned M1 Light Industrial, the property features heated shop, warehouse, and storage space with direct frontage along Highway 52 (Main Street), providing excellent visibility and accessibility. The site includes a heavy truck-grade yard, drive-in capability, an on-site truck wash bay, 16’–20’ clear ceiling heights, 2405 A, 347/600 V 3-phase power, concrete floors, new LED lighting throughout, and multiple loading configurations, including dock loading, and grade-level overhead doors. With its versatile layout, robust infrastructure, recent lighting upgrades, and strategic location in Steinbach’s thriving industrial market, the property is ideally suited for logistics, transportation, manufacturing, warehousing, distribution, commercial storage, or businesses looking to establish or expand their operations.

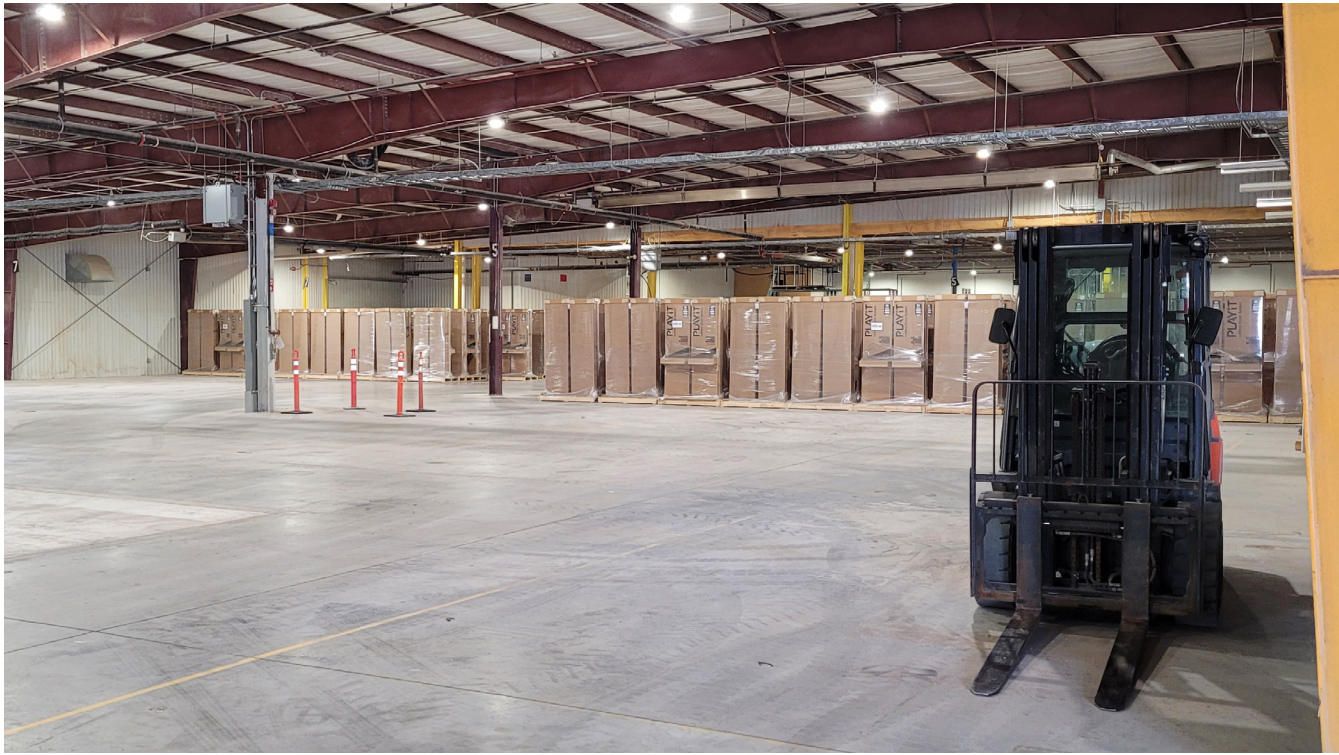
Address	78 PTH 52 W (Main St), Steinbach MB	Overhead Doors	(3) 10’ High Dock Loading Doors (5) 10’-14’ High Grade-Level Loading Doors (2) 16’ High Grade-Level Drive-In Doors
Building Area	76,844 SF	Flooring	Concrete
Purchase Price	\$12,000,000.00	Ceiling Height	16’-20’
Price Per SF	\$156.16	Electrical	2405 A, 347/600 V 3-Phase
Land Area	6.24 acres	Mechanical	Exhaust system in place
Property Taxes (2026)	\$83,241.06	Frame	Steel Frame Construction
Parking	Ample on-site	Lighting	LED
Zoning	M1 Light Industrial	Fire Safety	Sprinklered & fire alarm monitored
Year Built	1976	Truck Wash Bay	On-site
Washrooms	Shared washroom, 1 accessible washroom & showers	Security	Key fob access & security cameras throughout



Floor Plan



Photos





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