



616 Roseberry Street, Winnipeg, Manitoba

Industrial Opportunity on 2.8 Acres in St. James

For Sale





Property Details

+/- 4,200 sq. ft. main floor shop space
+/- 4,200 sq. ft. second floor office
+/- 7,400 sq. ft. warehouse
+/- 15,800 sq. ft.

BUILDING SIZE

+/- 2.8 acres

LAND SIZE

\$3,950,000

SALE PRICE

\$20,426.85

PROPERTY TAXES (EST. 2026)

M1 - Light Industrial

ZONING

2 Grade Level Doors
3 Dock Level Doors

LOADING

Features

- Updated industrial property with turnkey office and large fenced compound near Winnipeg James Armstrong Richardson International Airport
- Recent updates to building include: Renovated office, new enhanced loading, new windows, new HVAC/gas heater and more
- Front shop space includes 14' clear ceilings with grade level loading
- Rear warehouse features 24' clear ceilings, loading dock and drive in grade loading door
- St. James location with ease of access to major thoroughfares, public transit and range of amenities
- Access on Ferry Road, with frontage on Roseberry Street and Ellice Avenue



Highlights



Located

IN THE ST. JAMES
INDUSTRIAL PARK



Ease of Access

TO PUBLIC TRANSIT



Ample Parking

AND FENCED YARD SPACE



Strong Loading Mix

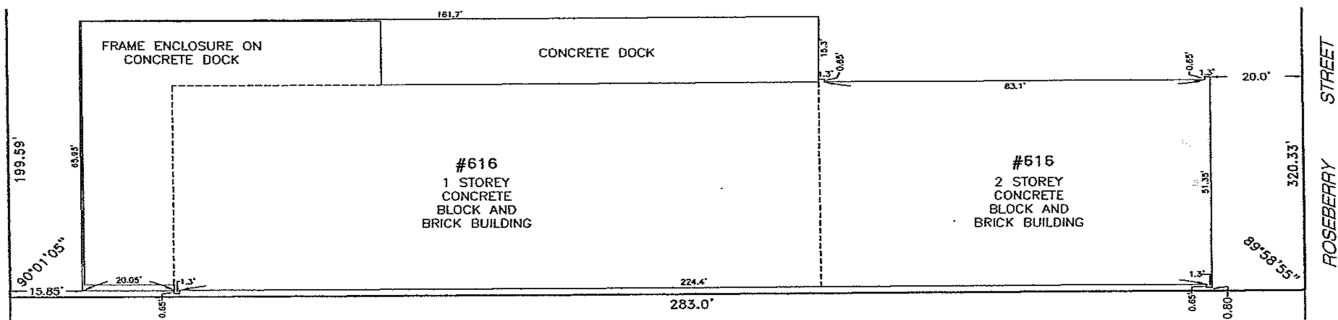
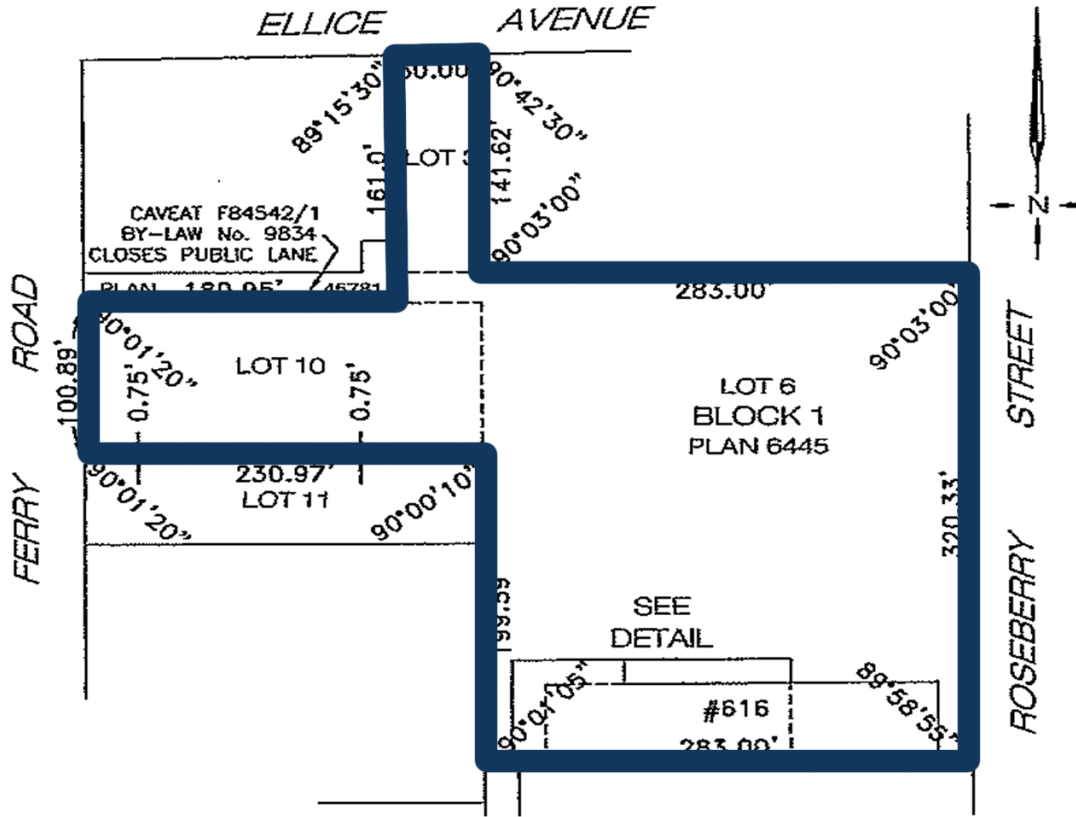
WITH GRADE AND DOCK

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Survey



For Sale



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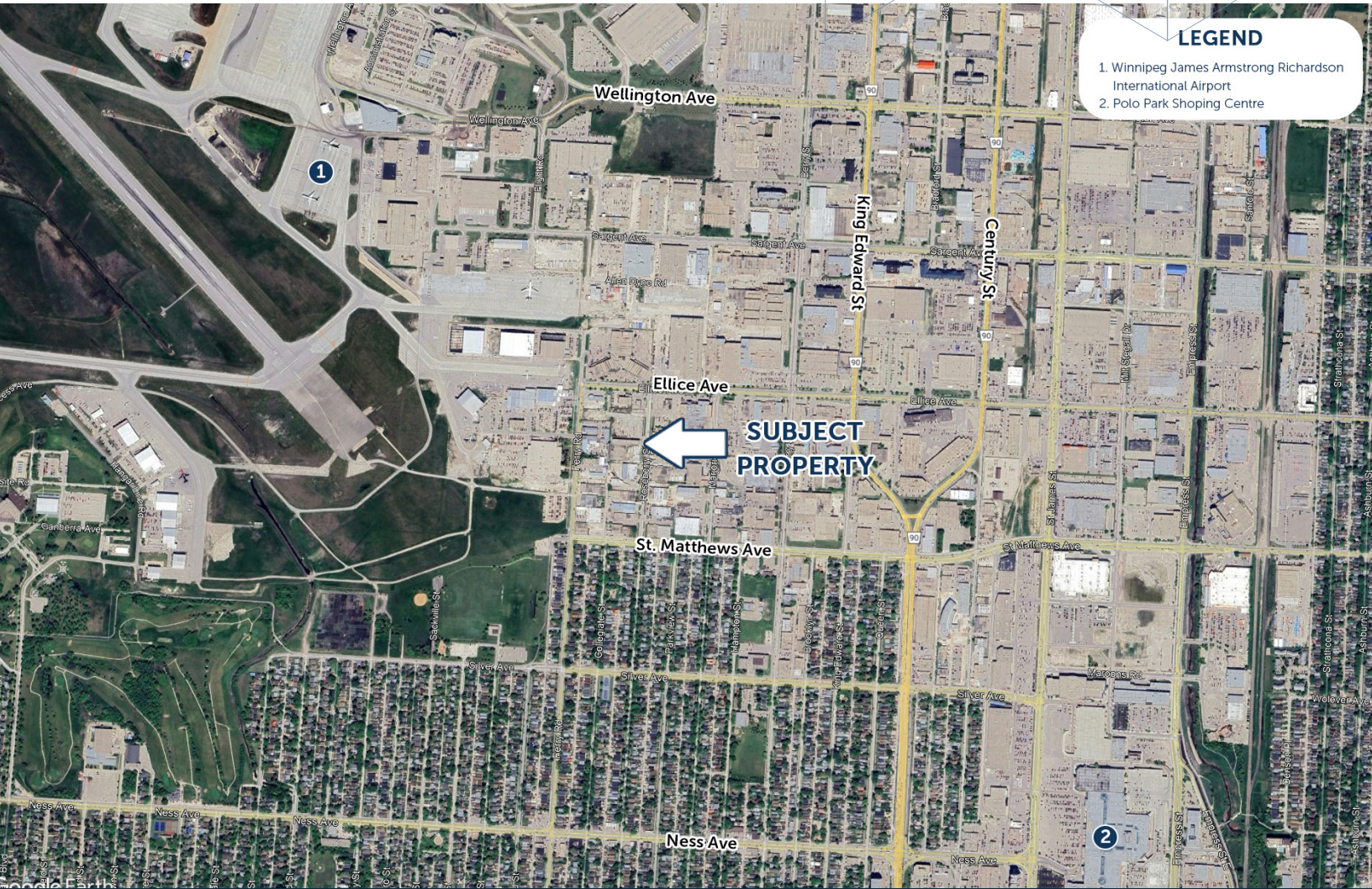




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Connect with us today!
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