

**OFFICE/INDUSTRIAL BUILDING IN LOCKPORT FOR SALE/LEASE**



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**100 IXL Crescent**  
LOCKPORT, MB



**ERIC OTT**, Vice President, Sales & Leasing  
(204) 985-1378  
eric.ott@capitalgrp.ca  
*Services provided by Eric. A. Ott Personal Real Estate Corporation*

**RENNIE ZEGALSKI**, Principal  
(204) 985-1368  
rennie.zegalski@capitalgrp.ca  
*Services provided by Rennie Zegalski Personal Real Estate Corporation*

# PROPERTY DETAILS

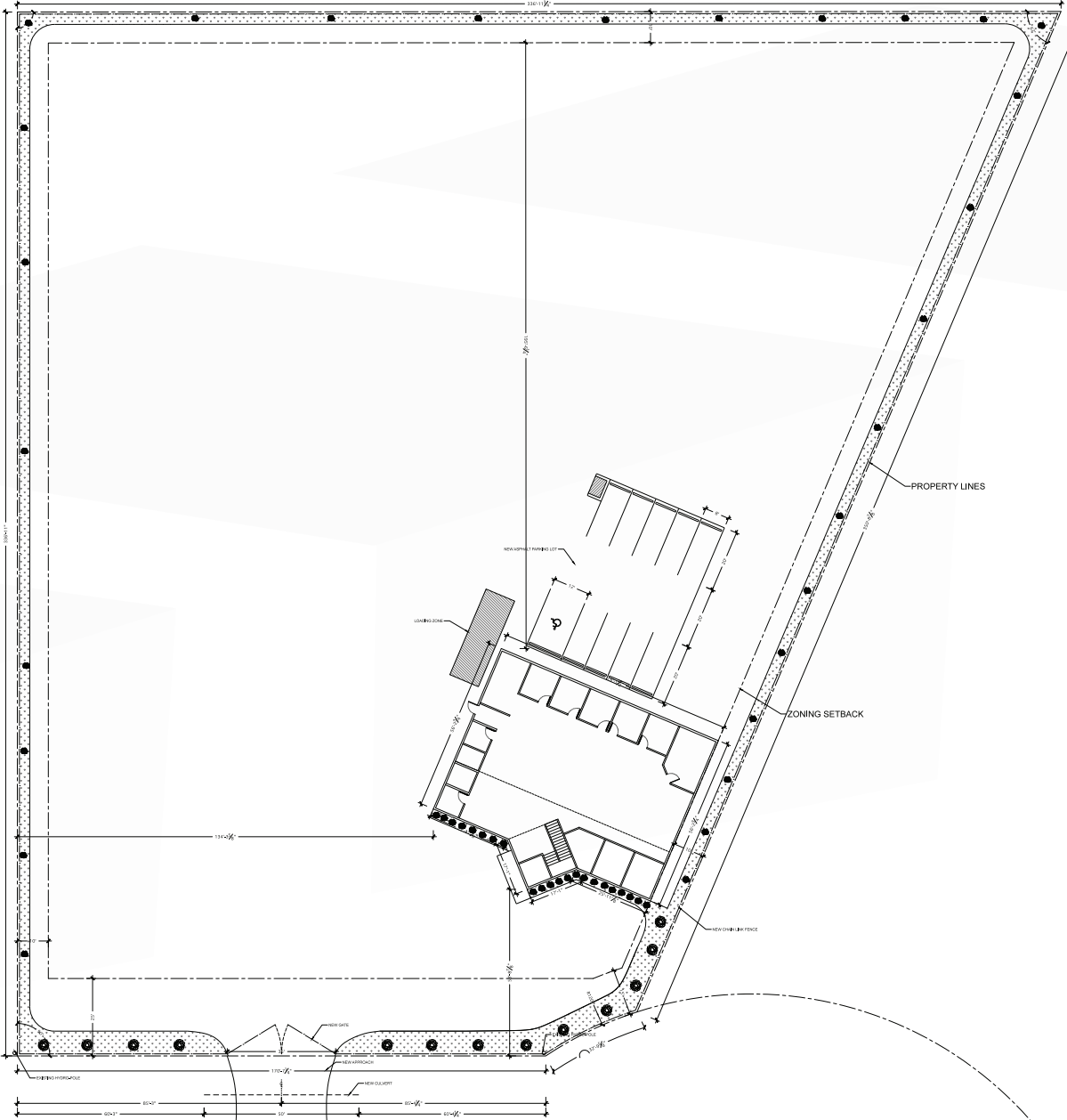
<b>LAND AREA (+/-)</b>	2.05 acres
<b>ZONING</b>	ML - Light Industrial
<b>BUILDING AREA (+/-)</b>	5,510 sq. ft. (4,396 sq. ft. main floor + 1,114 sq. ft. mezzanine offices )
<b>YEAR BUILT</b>	2017
<b>CLEAR HEIGHT (+/-)</b>	12'
<b>COLUMN SPACING</b>	Clear span construction
<b>ELECTRICAL</b>	400-amp, 600 Volt, 3 Phase
<b>TITLE NO.</b>	2749711/1
<b>LEGAL DESCRIPTION</b>	LOT 5 BLOCK 4 PLAN 43593 WLTO IN RL 155 TO 162 PARISH OF ST ANDREWS
<b>ROLL NO</b>	211504.00
<b>SALE PRICE</b>	\$1,395,000
<b>PROPERTY TAXES</b>	\$16,728.97 (2025)
<b>NET RENTAL RATE</b>	\$17.95 per sq. ft.

## PROPERTY HIGHLIGHTS

- Located in the St. Clements Industrial Park in the RM of St. Clements
- Mix of open concept and private office space
- Compound space is fully graveled making it ideal for heavy truck and trailer use



# SITE PLAN



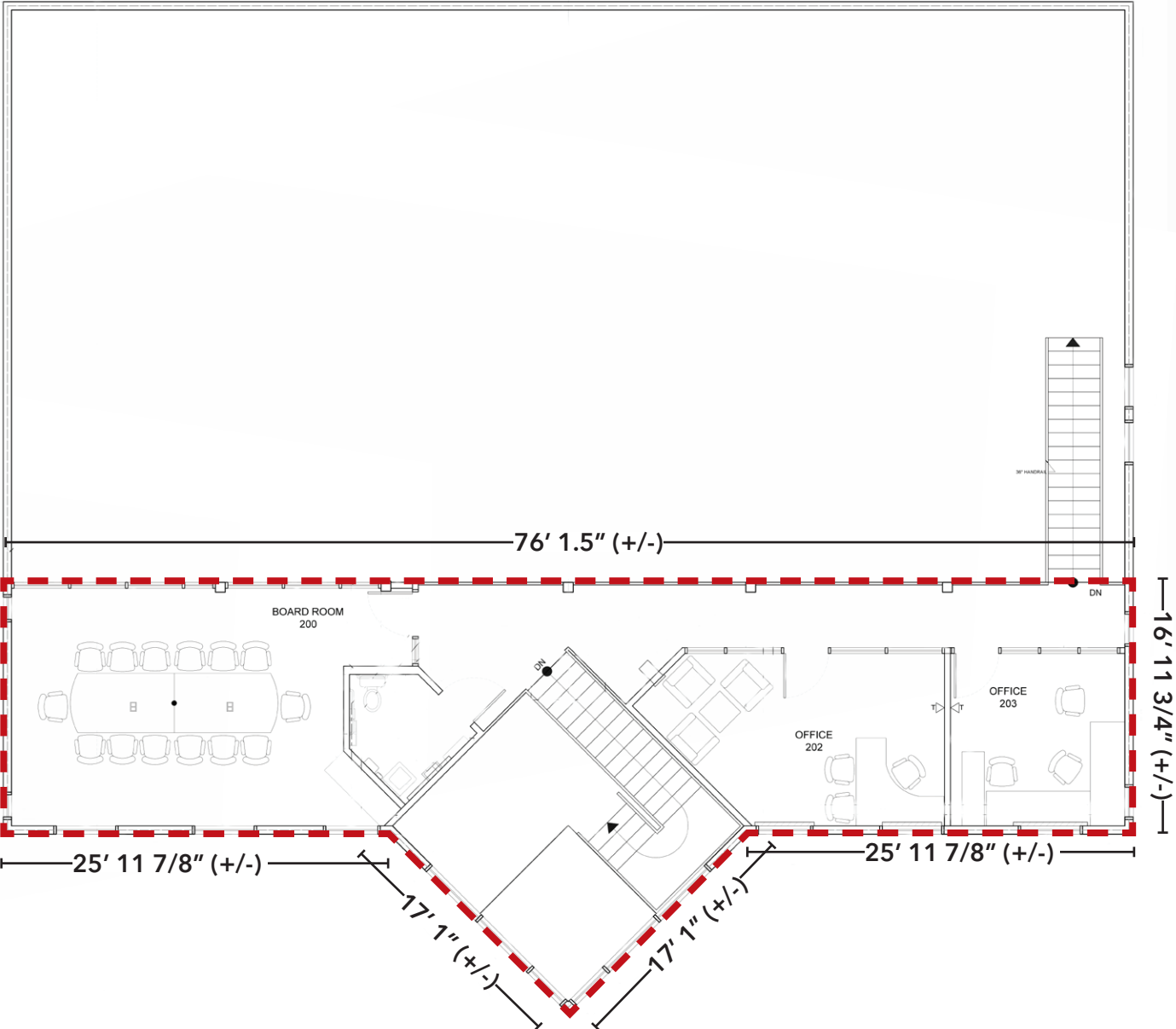
# FLOOR PLAN

## MAIN FLOOR

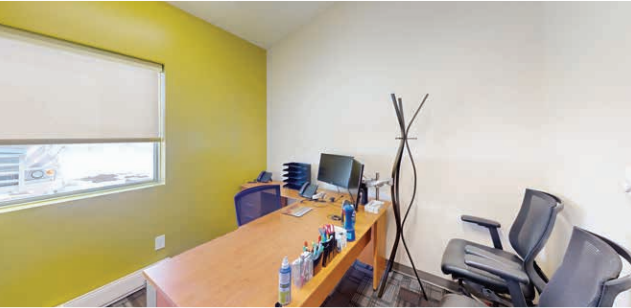
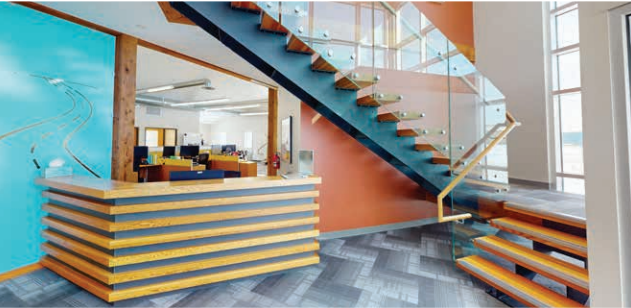


# FLOOR PLAN

## MEZZANINE



# INTERIOR PHOTOGRAPHS



# LOCATION OVERVIEW



Lockport is located the RM of St. Clements, roughly 30 km (30 minutes) north of Winnipeg and approximately 15 km (15 minutes) south of Selkirk. Situated on the east side of the Red River with access from Main Street (HWY 9) and Henderson Highway (HWY 204).



Named after the St. Andrews Lock and Dam, a national landmark for the area, is known for being a popular year-round fishing destination and for its iconic takeout stands, including Skinners and Half Moon Drive In.

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## Contact

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RENNIE ZEGALSKI, Principal

(204) 985-1368

[rennie.zegalski@capitalgrp.ca](mailto:rennie.zegalski@capitalgrp.ca)

*Services provided by Rennie Zegalski Personal Real Estate Corporation*

## CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | [capitalgrp.ca](http://capitalgrp.ca)

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