

~ Office/Shop Space with Excess Compound Area Available in Mission Industrial Park ~



FOR SALE



333 Holden Street

WINNIPEG, MB

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Services provided by Eric A. Ott Personal Real Estate Corporation

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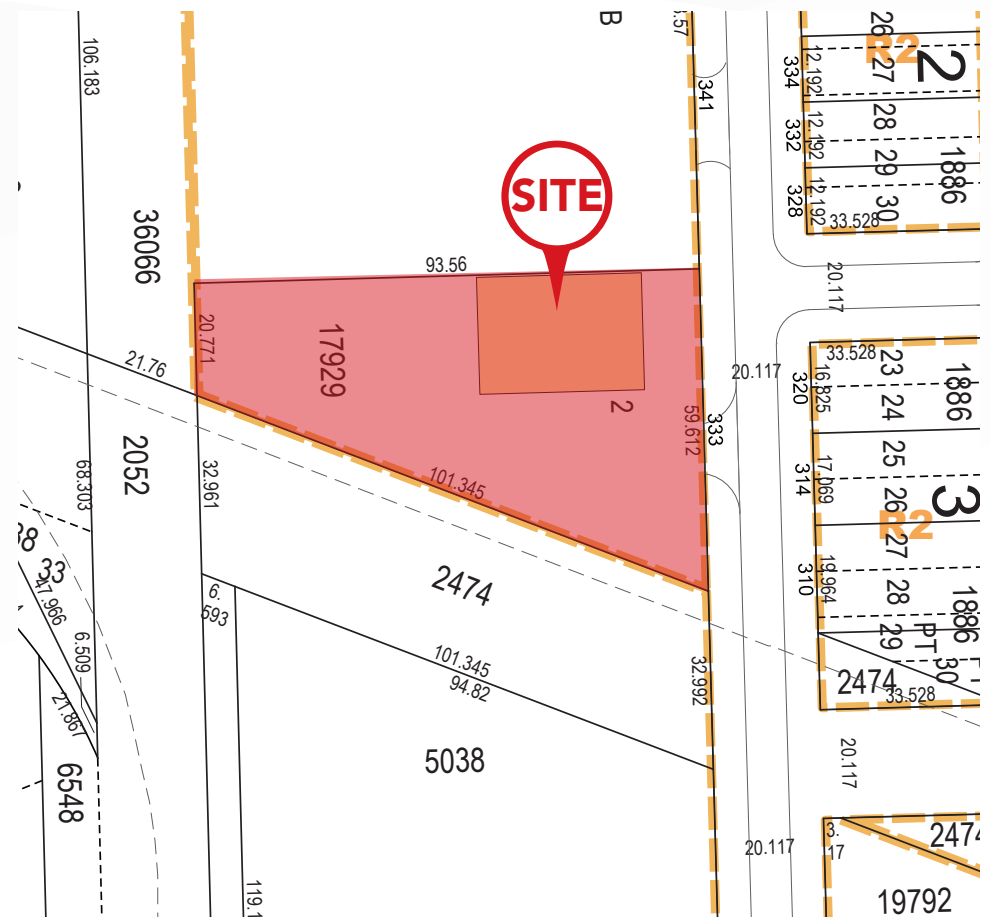
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Property Details

BUILDING AREA (+/-)	9,401 sq. ft.
LAND AREA (+/-)	40,476 sq. ft. (0.93 acres)
SALE PRICE	\$2,495,000
LOADING	2 Grade loading doors 14' H x 16' W
ZONING	M2 - Manufacturing - General
CLEAR HEIGHT (+/-)	18 ft.
ELECTRICAL	3 phase power
YEAR BUILT	1984
LEGAL DESCRIPTION	LOT 2 PLAN 17929 WLTO IN LOT 294 ROMAN CATHOLIC MISSION PROPERTY
TITLE NO.	2104994/1
ROLL NO.	06032170000
PROPERTY TAXES	\$23,780.10 (2025)
HEADLEASE EXPIRY	October 31, 2026

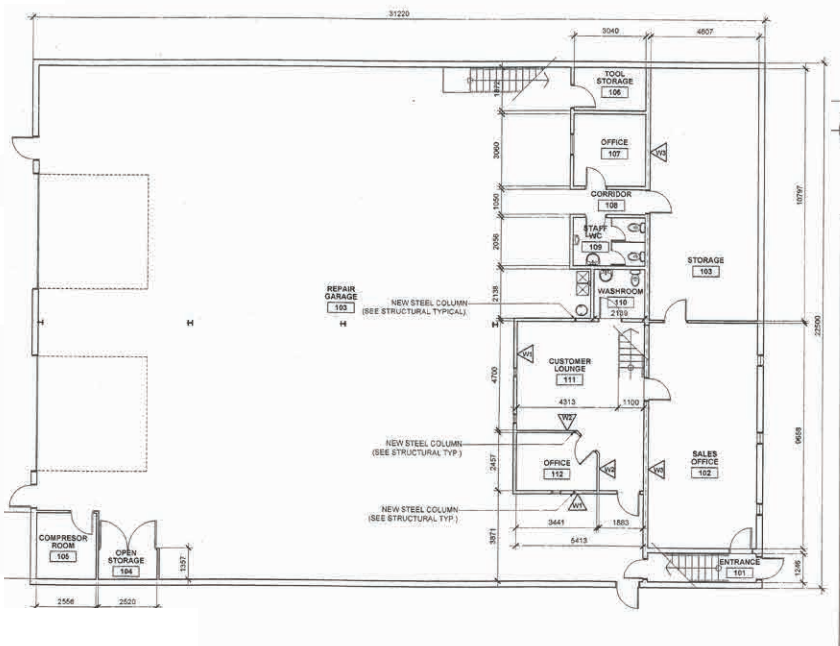
HIGHLIGHTS

- 0.93 acres of fenced compound with paved apron
- Built-out office space on two floors with some furniture included
- Shop includes pressure washer, air compressor, overhead cranes, and riding lawnmower

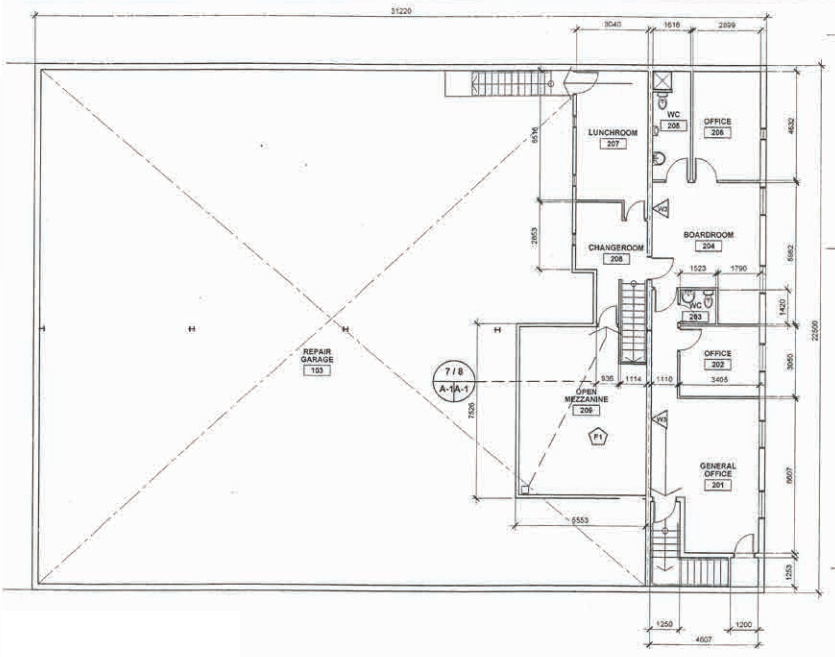


Floor Plans

MAIN FLOOR



SECOND FLOOR



Interior Photos



Shop Photos



MISSION IND.

VersaCold **Dufresne**

Nelson River Construction **LAFARGE**

BRENTAG **ROOFMART**

CROSSROADS STATION SC

DUGALD IND.

TERRACON BUS. PK.

SITE

REGENT AVENUE WEST

kildonan place

LAGIMODIERE BOULEVARD

DUGALD ROAD

ST. BONIFACE IND. PK.

Drive Time Analysis



HWY 59

1 minute



KILDONAN PLACE

6 minutes



PERIMETER HIGHWAY

11 minutes



RICHARDSON INTL. AIRPORT

24 minutes





COMMERCIAL REAL ESTATE
SERVICES INC.

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