

Sale Price

\$1,200,000



Take Virtual Tour



Large OH doors to accommodate truck loading



Serviced warehouse with large compound space

Matt Odger

Vice President
+1 204 515 7107

matt.odger@colliers.com

187 Second Avenue East | Rosenort, MB

Owner-occupier industrial building in the R.M. of Morris

Located in the Rosenort Industrial Park with grade level loading.



Property Overview

187 Second Avenue East is a typical building and land ratio for the area, and includes a cement-laid truck and trailer loading bay on site.

For Sale

\$1,200,000

Size

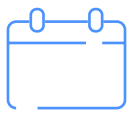
Building Size
4,800 SF

Land Size
1.94 ac.



The site will be cleared of all trucks and trailers, the RTM office on site, and will be provided in a vacant manner aside from fixtures on site, which are inclusive of the cement-laid truck and trailer loading bay on the south end of the compound.

FEATURES



YEAR BUILT
2008



LOADING
Two 14'
overhead doors



CEILING HEIGHT
17'



ZONING
M - Industrial



WINDOWS
PVC



ROOF
Gable roof, wood truss,
lined and insulated with
metal clad



POWER
120/240 volt, 225 amp, single
phase, 3 wire; fluorescent
interior and external LED



HEATING
In-floor heating and
250,000 BTU natural
gas-powered units



PLUMBING
HWT and washroom
near back of
warehouse



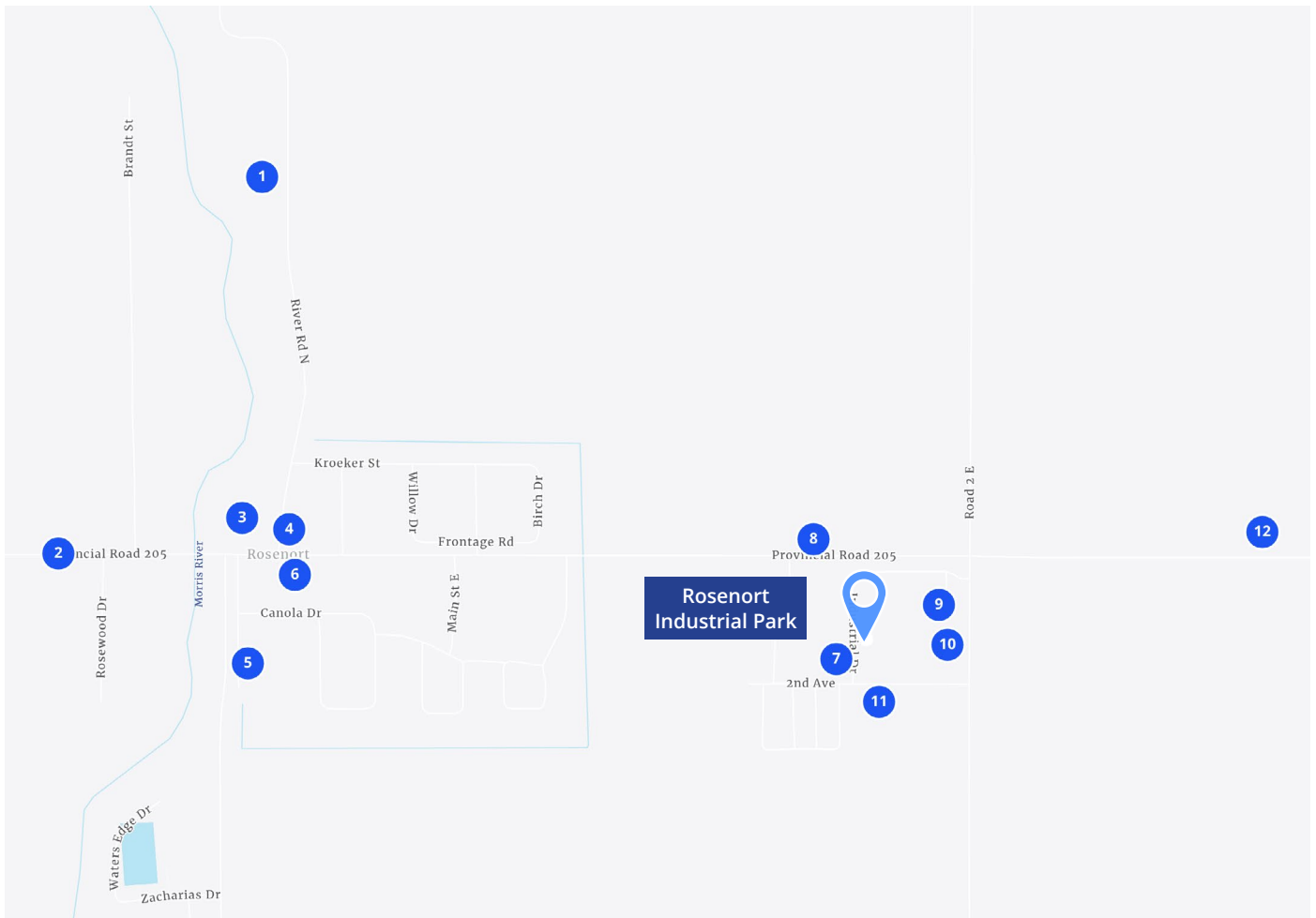
CONSTRUCTION
Concrete foundation, floor
drains, wood frame with metal
clad interior/exterior, OSB and
Styrofoam on end wall

187 Second Avenue East, Rosenort - Warehouse



Location Overview

The properties are positioned within the Rosenort Industrial Park, which has seen growth over the years in the manufacturing and professional contracting sectors given its proximity to the Winnipeg, Morris, and Winkler/Morden areas.



Subject property

- | | |
|--------------------------------|---------------------------------------|
| 1. Prairie View School | 7. Dura-Con Industries |
| 2. Rosenort Arena | 8. Rosenort Volunteer Fire Department |
| 3. Gardenland Co-Op Food Store | 9. Farm Star Bearing & Electric |
| 4. Westland Insurance | 10. Accu-Twist Ltd. |
| 5. Lily Stone Cafe | 11. Novid Incorporated |
| 6. Subway | 12. RONA |



DRIVE TIMES

Winnipeg, MB: 31 min

Winkler, MB: 43 min

Pembina-Emerson Border: 48 min

Offering Process and Agency

Offering Process

The Property is to be sold on an “as-is” basis through a Power of Sale process. Please contact the listing agent for further assistance.

All offers to purchase for the Property are to be submitted to the Agent and will be reviewed and considered by the Seller as received.

Physical property inspections will be made available for qualified purchasers.

Agency

Pratt McGarry Inc. o/a Colliers International and its salespersons are herein collectively referred to as “Colliers” or the “Agent”. In representing the parties in the negotiations for the purchase of the Property, the Agent represents the Seller and does not represent the Buyer.

Disclaimer

This brochure may not be all-inclusive or contain all of the information a prospective buyer may desire. The information contained in this brochure is furnished solely for the purpose of a review by a prospective buyer of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of the Seller or the Agent. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers from sources it deems reliable. The Seller, the Agent, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this offering memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective buyers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

The Seller and the Agent expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this brochure or making an offer to purchase the Property unless and until a written Agreement of Purchase and Sale has been fully executed and delivered.

A prospective buyer's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Agreement of Purchase and Sale and shall be subject to the terms thereof. In no event shall a prospective buyer have any other claims against the Seller or the Agent or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This brochure shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this brochure.

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the rectangle are three horizontal stripes: a yellow stripe on top, a red stripe in the middle, and a blue stripe on the bottom.

Colliers

Matt Odger

Vice President

+1 204 515 7107

matt.odger@colliers.com

330 St. Mary Ave, Suite 660
Winnipeg, MB R3C 3Z5



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Pratt McGarry Inc. o/a Colliers International