

INDUSTRIAL SPACE FOR SALE/LEASE IN ELIE, MB



22 - 248 PR

ELIE, MB



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PROPERTY DETAILS

LAND AREA (+/-)	15,652 sq. ft.
ZONING	IB - Industrial Business
BUILDING AREA (+/-)	3,000 sq. ft.
CERTIFICATE OF TITLE NO.	2774708/3
LEGAL DESCRIPTION	LOT 3 PLAN 2391 PLTO SUBJECT TO THE RESERVATIONS CONTAINED IN THE CROWN LANDS ACT AS TO THE ELY 90 FEET IN SW 1/4 12-11-3 WPM
ROLL NO.	117130.000
CEILING HEIGHT (+/-)	16'
LOADING	Two 14' (+/-) front and rear over-head grade loading doors
ELECTRICAL	600V 208 Y/120 V 3 Phase
ASKING PRICE	\$330,000.00
PROPERTY TAXES	\$4,492.80 (est. 2025)
RENTAL RATE	\$11.95 per sq. ft.
ADDITIONAL RENT	\$1.56 per sq. ft. (est. 2025) <i>(Tenant responsible for all maintenance to the property)</i>

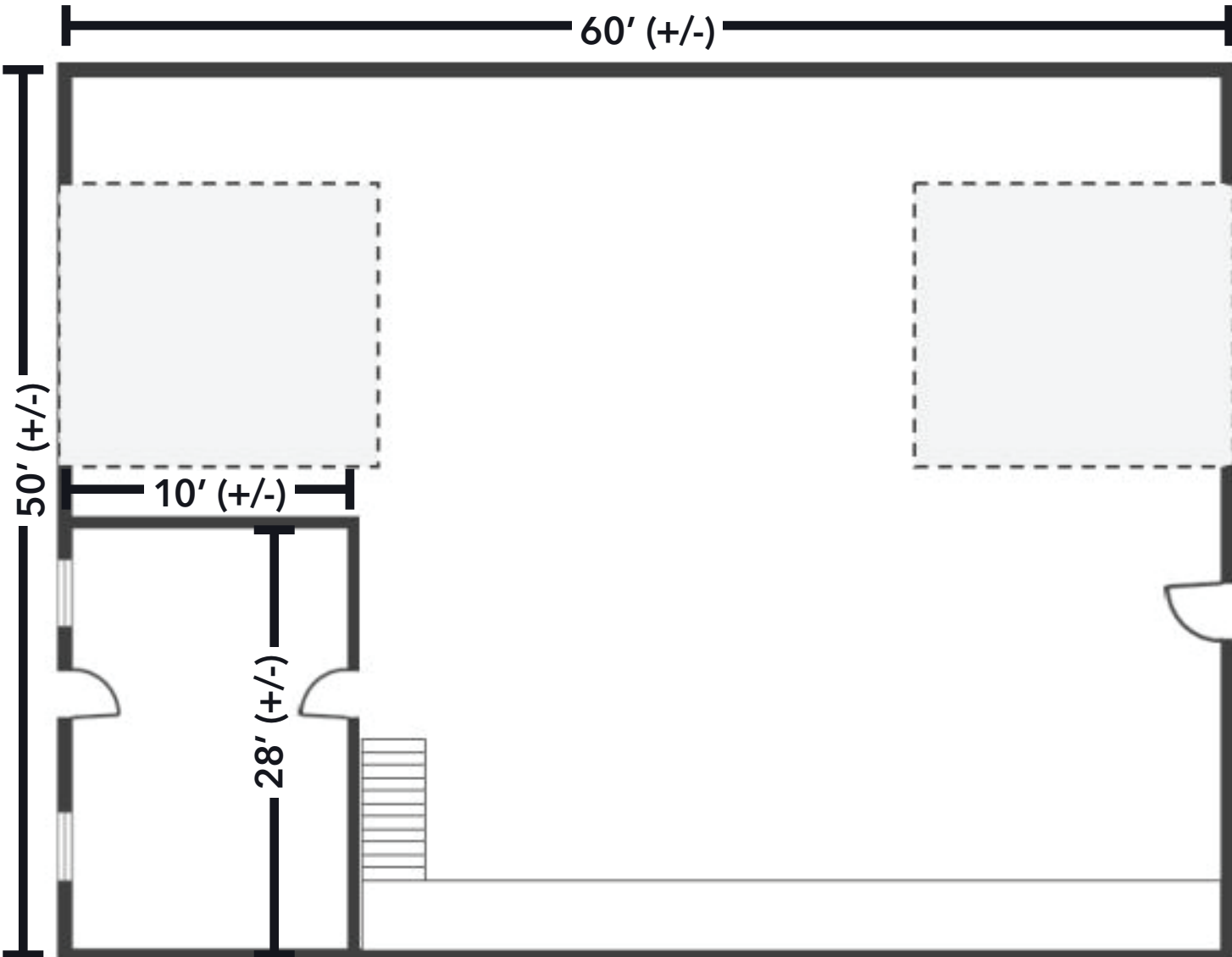
HIGHLIGHTS

- Metal clad, wood frame building with a concrete slab
- One small office, mezzanine area, lunchroom and restroom
- Large fenced in graveled lot



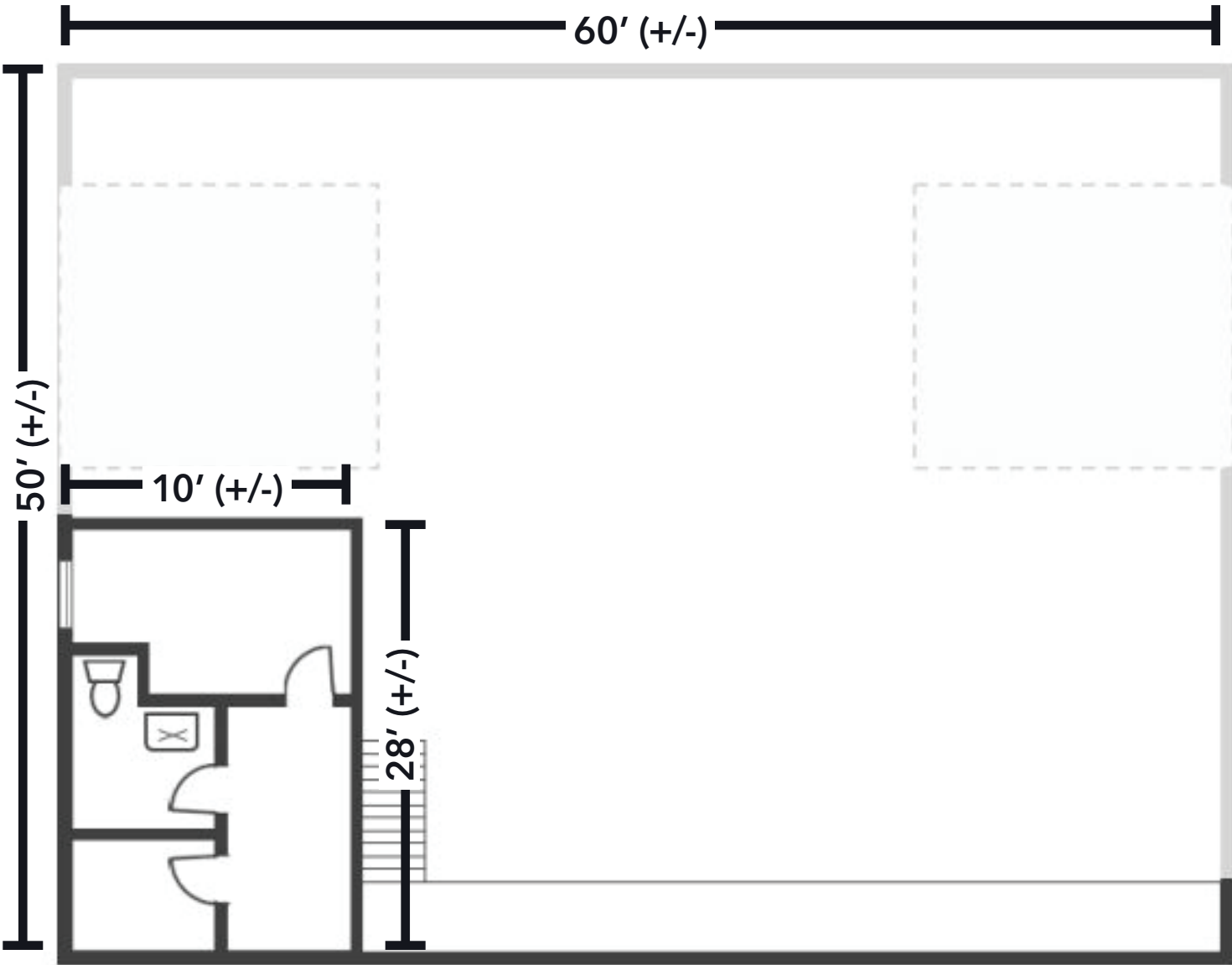
FLOOR PLAN

MAIN FLOOR



FLOOR PLAN

MEZZANINE



INTERIOR PHOTOS



Contact

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