



CUSHMAN &  
WAKEFIELD  
Winnipeg



Stevenson

FOR SALE

422

Jarvis  
Avenue



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**FOR SALE**

# 422 Jarvis Avenue

## Freestanding Industrial Building with Additional Adjacent Land For Sale

### PROPERTY HIGHLIGHTS

- Rare opportunity to acquire five-story, stand-alone industrial facility
- Situated on the north and south sides of Jarvis Avenue, between Dufferin Avenue and Sutherland Avenue within Dufferin Industrial Area in Winnipeg's North End just north of CPR Winnipeg Rail Yards
- The property spans 2 parcels with a total site area of 2.765 acres and also includes a partially gravelled vacant lot on the north side of Jarvis with a site area of 1.16 acres.
- The vacant lot has electrical service with a gravel parking area at the east side use for staff parking, the remaining area to the west is unused with turf and trees.
- Purpose built as a cold storage facility with the main floor recently renovated and used as a cannabis production facility
- Main floor redeveloped providing 58,906 sf usable square feet including 1,376 square foot shipping/receiving area
- Floor 2-5 undeveloped cold storage warehouse area with a small building manager's area and an HVAC area on the 2nd level
- Phase II ESA completed in 2013





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## PROPERTY HIGHLIGHTS

Significant main floor renovations completed between 2014 and 2019 include:

- Security systems
- Extensive electrical distribution systems including substations and transformers with foundations with specialized lighting infrastructure
- Extensive HVAC system with interior and exterior commercial units
- Ground-loop geothermal system (servicing specific rooms)
- Extensive network of process piping including piping, valves, fitting specialized pumps, tanks and process controls
- Epoxy flooring in some areas
- Recent roof repairs

*\*Further details available upon request*

**Sale Price**  
**\$1,995,000**

For Sale

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## SALIENT DETAILS

<b>Municipal Address</b>	422 Jarvis Avenue
<b>Roll Number</b>	14100047400 14001775100
<b>Vendor</b>	Ernst & Young Inc., Trustee of Bonify Holdings Corporation
<b>Main Level Area</b>	58,906 sf including 1,367 sf loading area
<b>2nd Level Area</b>	57,730 sf
<b>3rd Level Area</b>	37,441 sf
<b>4th Level Area</b>	37,441 sf
<b>5th Level Area</b>	30,956 sf
<b>Total Building Area</b>	222,274 sf
<b>Basement</b>	35,676 (not included in total useable area)
<b>Land Area (422 Jarvis)</b>	2.765 acres across two parcels
<b>Vacant Lot (to the North)</b>	1.16 acres partially gravelled
<b>Year Built</b>	1908/1911/1940/1950
<b>Structure</b>	Reinforced multi-storey concrete wall frame with concrete floors supported by a substantial number of thick vertical reinforced concrete support columns
	Other building sections include steel frame and cinder block/masonry frame wall systems
<b>Zoning</b>	M2 - Manufacturing General
<b>Property Taxes (2023)</b>	422 Jarvis Avenue: \$81,494.48
<b>Loading</b>	3 dock level doors with fully fenced modern concrete loading court
<b>Building Access</b>	Secured card access throughout main floor areas and all building entrances
<b>Electrical Capacity</b>	3 Phase, 600 Volt with distribution to the main floor and basement
<b>HVAC</b>	Extensive systems with interior and exterior commercial units and air filtration & circulation systems
<b>Sprinklers</b>	Wet systems on the main level; dry system in the east shipping/receiving area
<b>Freight Elevators</b>	4 freight elevators
<b>Parking</b>	48 stalls in vacant lot



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## AERIAL MAP



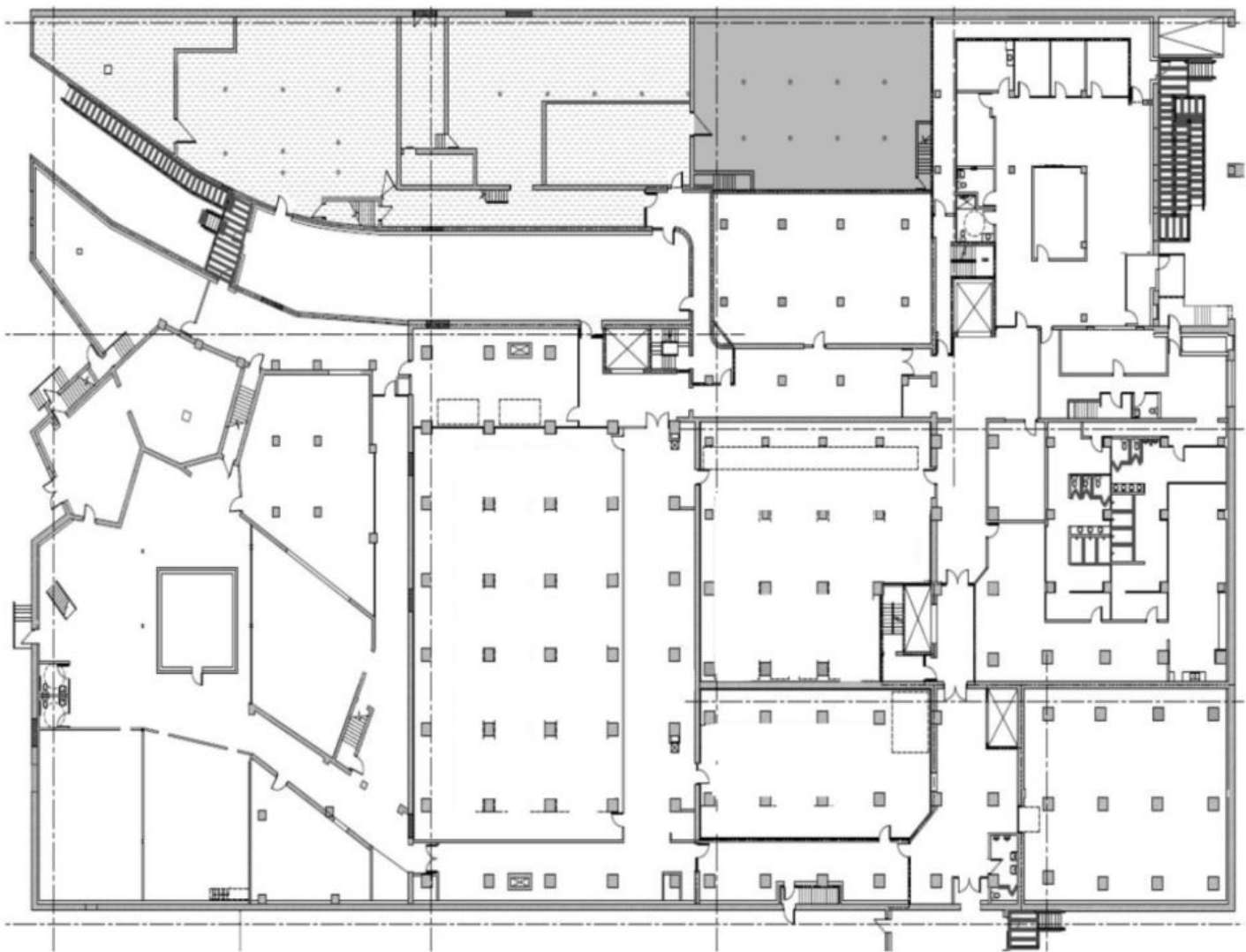
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## FLOOR PLAN - MAIN FLOOR



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