



**CUSHMAN &
WAKEFIELD**
Winnipeg



Stevenson

FOR SALE

37-43

Muir Road

Industrial Investment
Opportunity in Inkster
Industrial Park



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THE OPPORTUNITY

On behalf of our client, ACS Investments Inc., CW Stevenson Inc. o/a Cushman & Wakefield | Stevenson is pleased to market for sale a 100% freehold interest in 37-43 Muir Road in Winnipeg, Manitoba (the "Property").

This fully-leased investment opportunity consists of +/-18,000 square feet of rentable area with a land size of +/-1.06 acres and is located in Winnipeg's highly sought-after Inkster Industrial Park. The Property can be easily demised for future leasing opportunities as well. Through hand-on ownership and management, the Property has consistently been maintained with the highest level of care. The Vendor has historically ensured there are no deferred maintenance or capital items.

The Property offers investors the opportunity to acquire this stable industrial investment with a strong, reliable tenant and admirable land size in a location of strong performance in Winnipeg's most prominent industrial park.

Sale Price: \$2,600,000.00



Ideal location within the Inkster Industrial Park



Many recent upgrades to the property



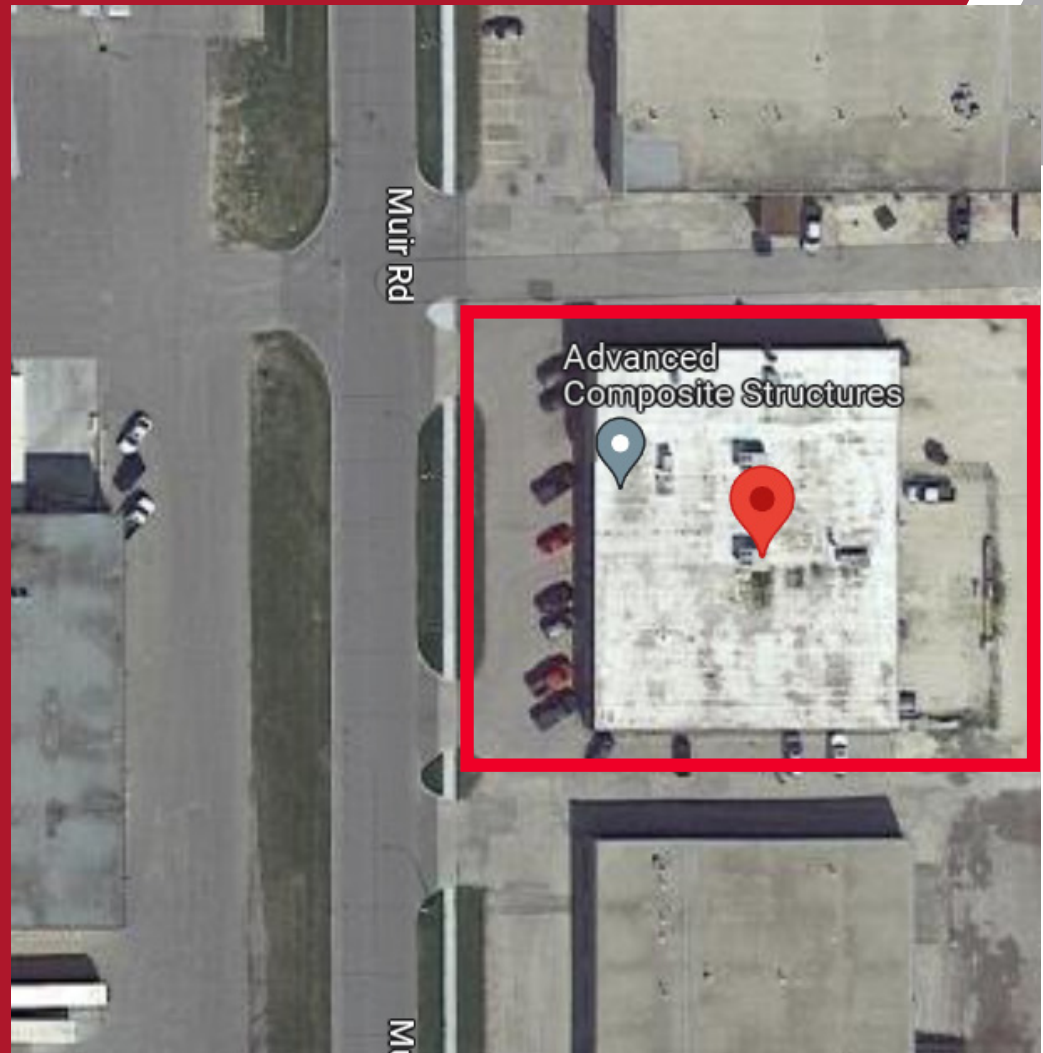
Industrial Market Stability = Insatiable Investment Demand

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BUILDING DETAILS

Total Building Size:	(+/-) 18,000 SF
Ceiling Height:	(+/-) 12' 3" ft
Property Type:	Industrial
Site Area:	(+/-) 1.06 Acres
Year Built:	1979
Construction Type:	Concrete block
Storeys:	Single storey
Loading:	3 Grade (10x10), 1 Dock (8x10)
Paving:	Half paved, half gravel
Compound:	Fenced compound at rear of building
Zoning:	M2
Uses:	Single or multi-tenant
Electrical:	400 amps, 600 volts, 3-phase
Heating:	HVAC throughout the entire building, including warehouse
Capital Improvements:	More than \$375,000 in recent improvements, including: asphalt, flooring, roof, lighting, HVAC, exterior painting
Net operating income:	\$157,500.00 (year one)
Property Taxes:	\$32,491.83 (2022)

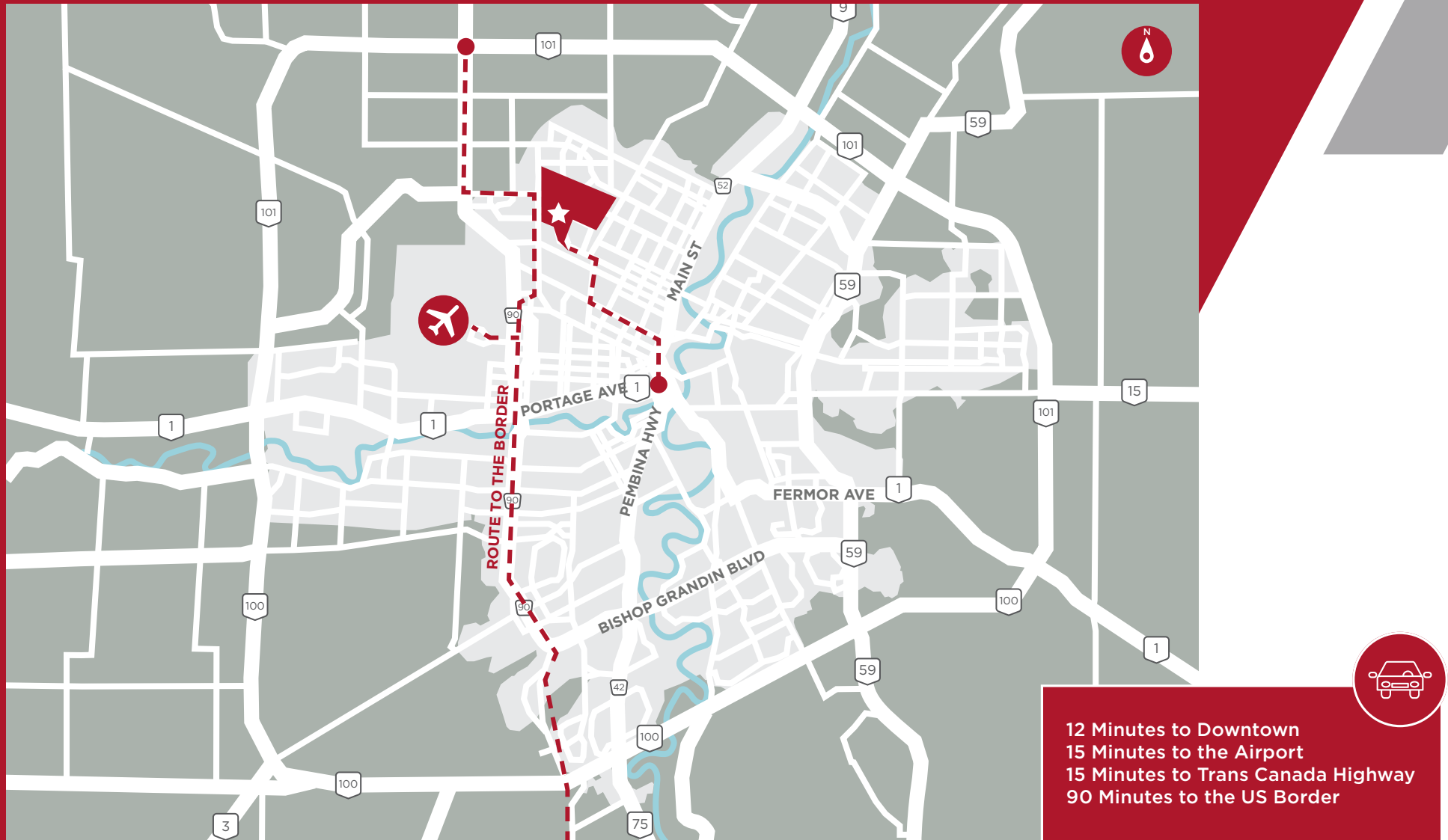


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DRIVE TIME MAP



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MAJOR TENANTS



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OFFERING PROCESS

All Offers submissions shall be sent to the following address:

CW Stevenson Inc.
55 Donald Street Unit 200
Attention:
Murray Goodman
murray.goodman@cwstevenson.ca

Offers to be reviewed by the Vendor as received.

The Vendor reserves the right to negotiate with the prospective purchaser(s) who they deem the most attractive in their sole and absolute discretion. The Vendor is not obligated to accept any Offers and reserves the right to reject any or all Offers received.

The Vendor, at any time prior to entering into an agreement, may request additional information from prospective purchasers. Failure to provide such information on a timely basis may result in the termination of discussions. The Vendor reserves the right to end the sale process in respect of the Property or to cease discussions with any and all purchasers at any time prior to accepting an Offer, without notice or liability.

This Offering Process is subject to change. Should the Vendor choose to make any changes, the Vendor and CW Stevenson Inc. will inform all interested parties of such changes.

DATA ROOM

Additional property due diligence information has been posted on the Cushman & Wakefield Sharefile data room website. Once prospective purchasers have executed a Confidentiality Agreement and have received a copy of this Confidential Investment Memorandum, they will be granted access to a online Sharefile data room. Please note an account may need to be created to access the data room.

Please contact **Murray Goodman** if you require any assistance in accessing the Data Room.



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