

INDUSTRIAL BUILDING WITH EXCESS LAND FOR SALE IN KOLA, MANITOBA



INDUSTRIAL FOR SALE
57025 ROAD 169 W. KOLA, MB

Chris Macsymic
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Stevenson



PROPERTY HIGHLIGHTS

- Cross grade facility complete with warehouse, service area, wash bay, built out office and outbuildings for storage
- Main building heated with natural gas (indoor boiler)
- Additional air unit and exhaust system
- Freshwater Cistern (In Ground) – 3000 Gallons
- 2 Compartment Septic Tank connected to sewer for building – 3500 Gallons
- Zoning: General Development

SALE PRICE: \$6,000,000

PROPERTY TAX: \$34,321.98 (2024)

(+/-) 3.14 ACRES

MAIN BUILDING

Shop	14,717 SF
Main Floor Office	4,583 SF
Second Floor Office	4,583 SF
Mezzanine Floor	1,917 SF
TOTAL	23,883 SF
<i>*Not including mezzanine floor</i>	

THREE OUTBUILDINGS FOR STORAGE

(+/-) 320 sf	
(+/-) 60 sf	
(+/-) 180 sf	

LOADING

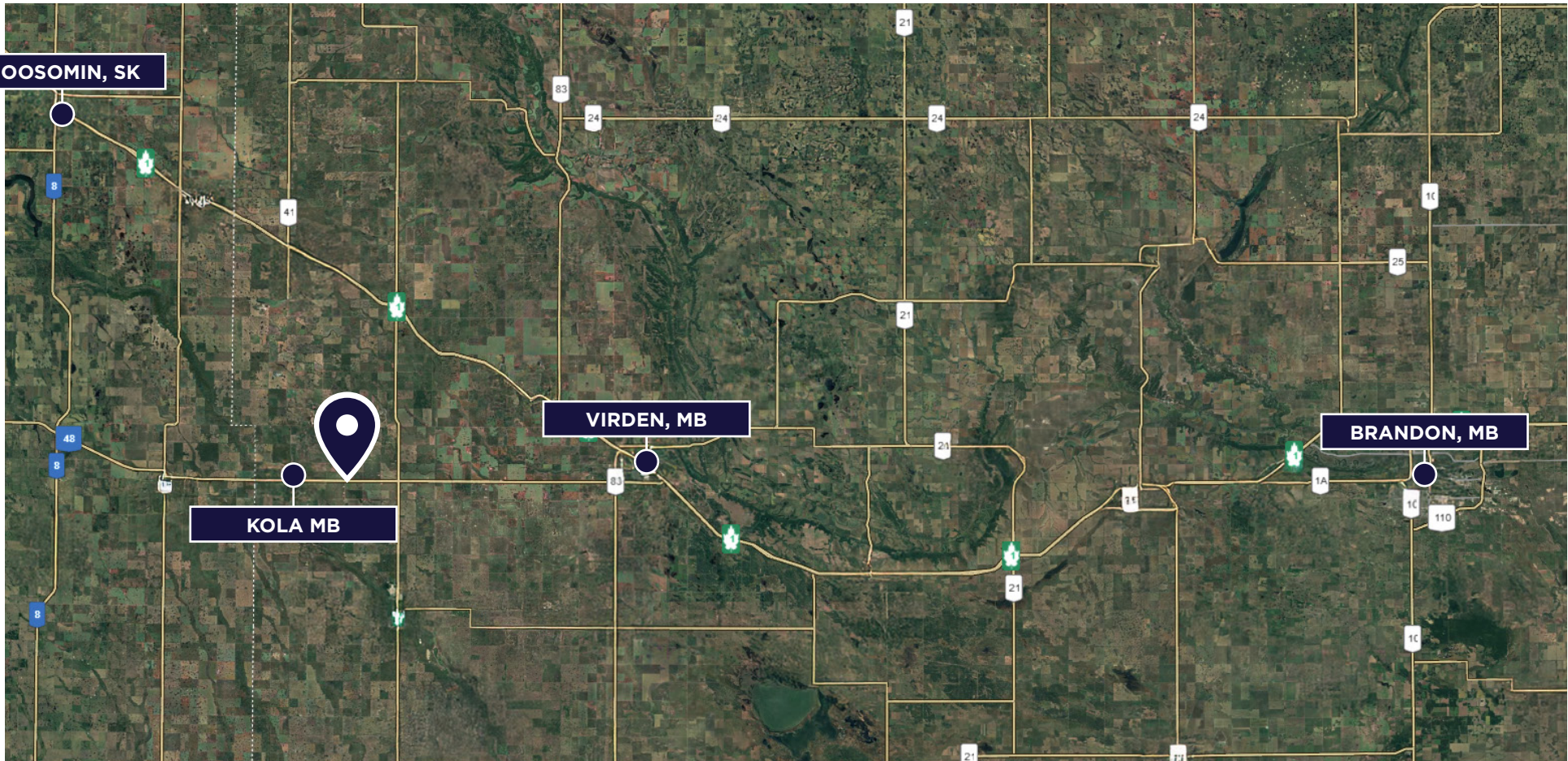
(x10) 16' x 18' grade doors with drive through access	
(x2) 20' x 18' grade doors with drive through access in washbay	
(x1) 16' x 18' grade door in service area	



AERIAL VIEW



DRIVE TIMES



DRIVE TIMES

24 MINS	VIRDEN, MB
1 HR, 10 MINS	BRANDON, MB

5 MINS	SASKATCHEWAN BORDER
38 MINS	MOOSOMIN, SK





CONTACT

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