

COMMERCIAL CONDO FOR SALE

1200 SHERWIN ROAD, UNIT 511-512



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PROPERTY HIGHLIGHTS

UNIT SF: (+/-) 4,275 SF MAIN LEVEL SPACE PLUS MEZZANINE

Recently Renovated

- Modernized office and commissary space with upgraded finishes and layout

Outdoor Amenities

- Dedicated exterior seating area—ideal for staff breaks or customer-facing operations

Dual Loading Access

- One 8' x 14' grade-level ramped door
- One 8' x 10' dock-level door
- Efficient for varied logistics and delivery needs

Clear Height

- 16'4" clear ceiling height allows for racking, storage, or light industrial use

Flexible Use Case

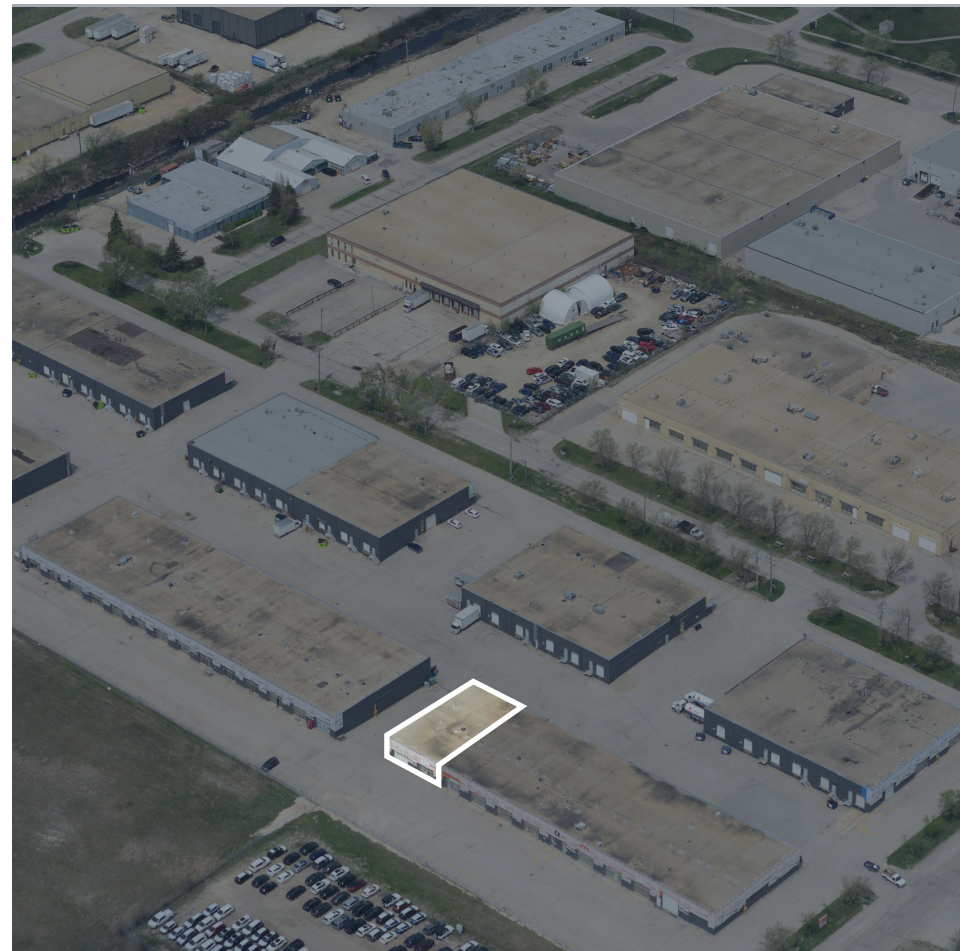
- Suitable for food production, light manufacturing, distribution, or hybrid office/industrial operations

Turnkey Opportunity

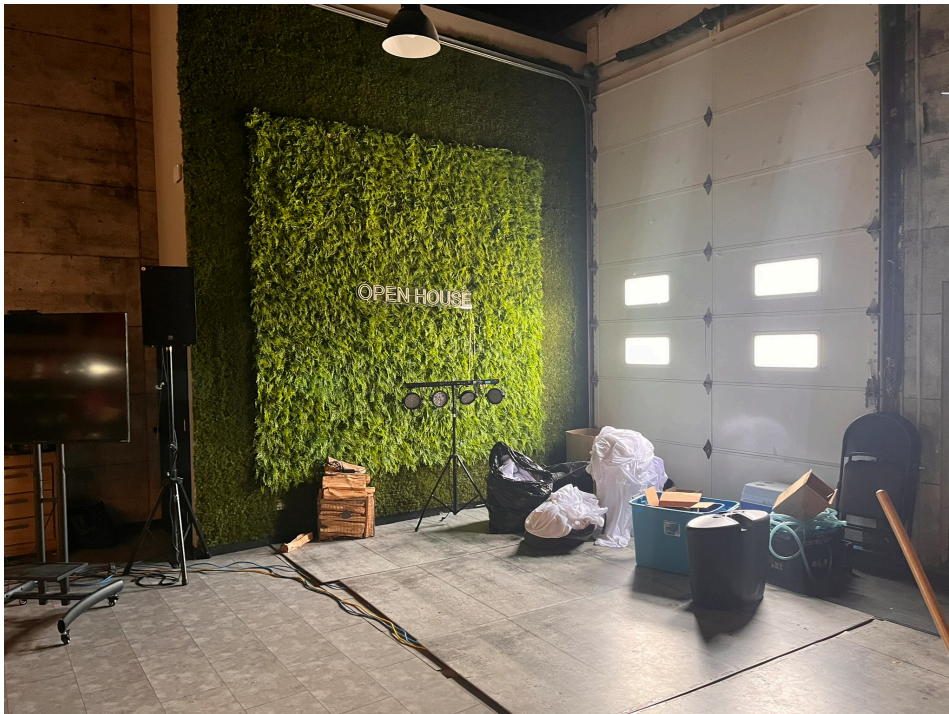
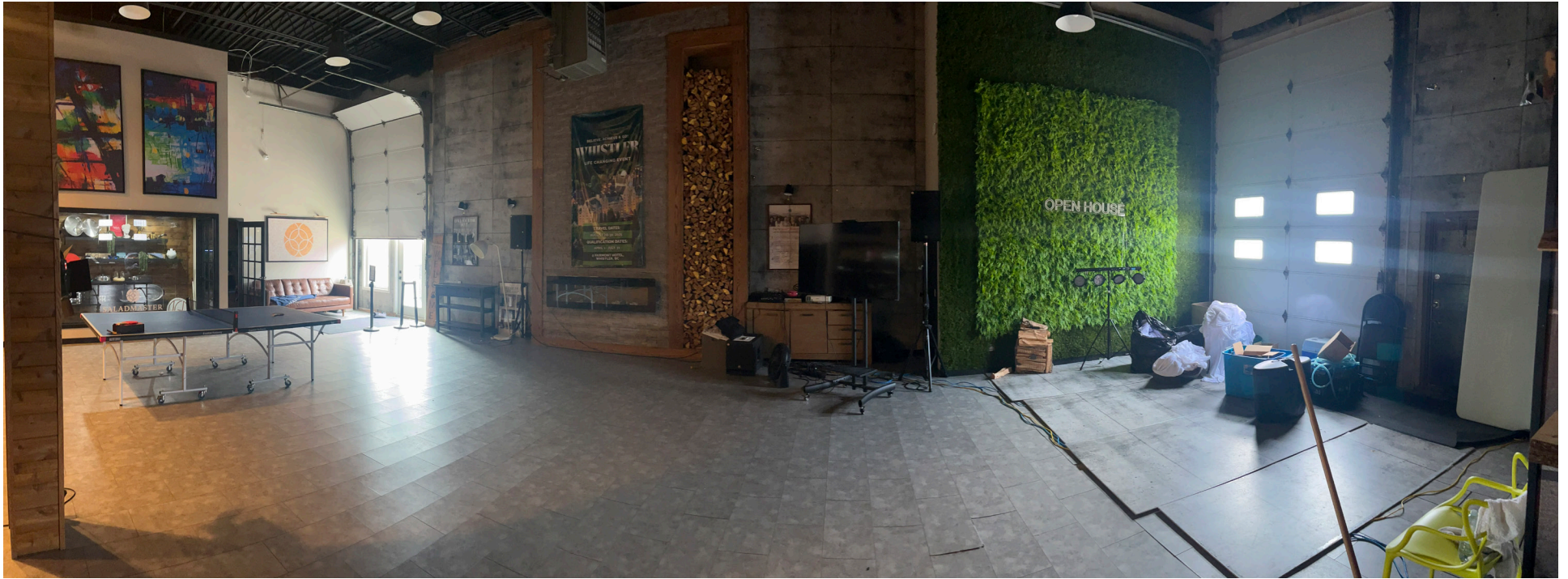
- Move-in ready with infrastructure in place—perfect for owner-users or investors

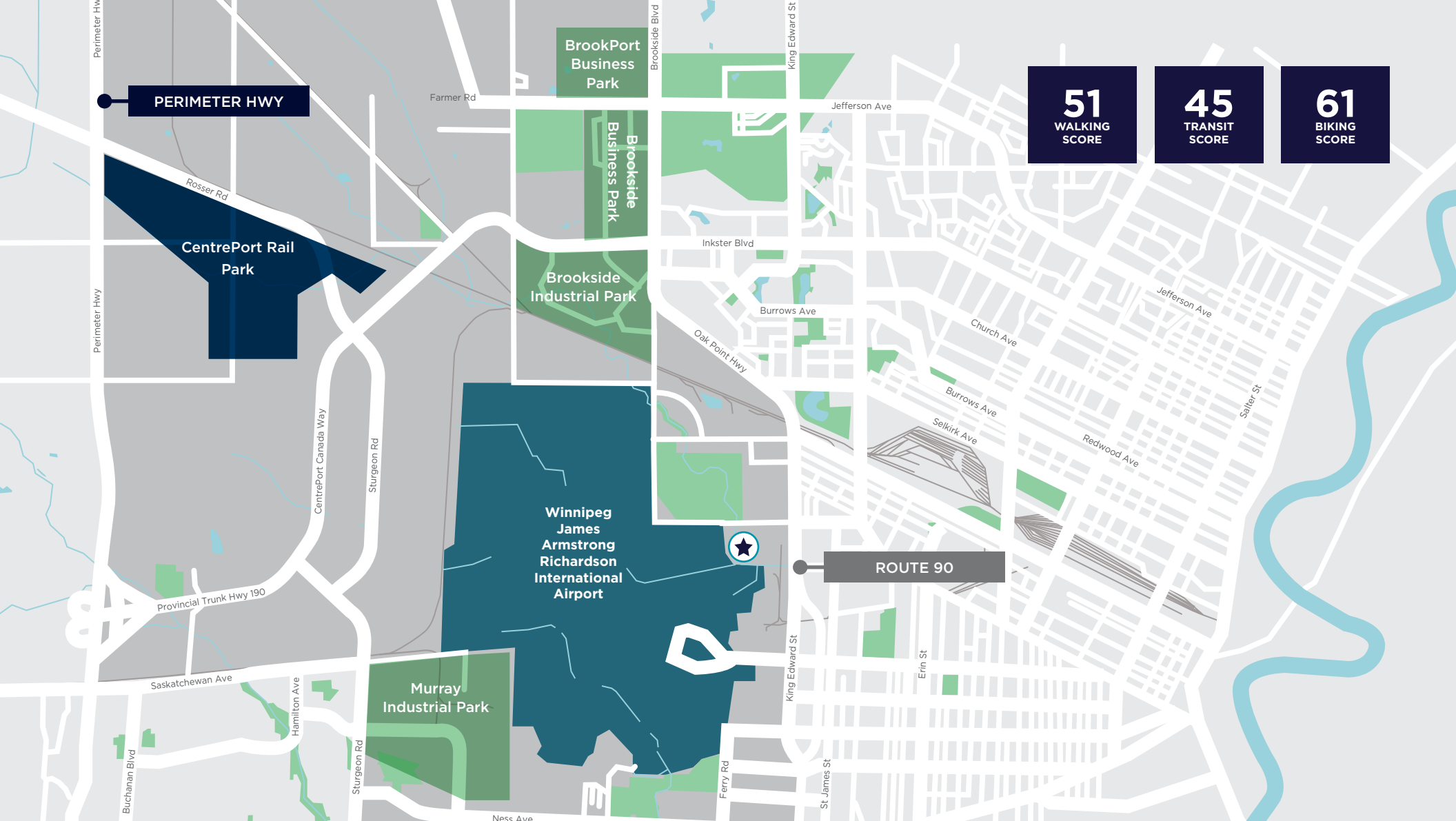
SALE PRICE: \$1,250,000

PROPERTY TAX: \$14,910.92 (2025)









AREA MAP

DRIVE TIMES

- 2 MINS TO ROUTE 90
- 3 MINS TO THE AIRPORT
- 13 MINS TO THE CENTREPORT
- 13 MINS TO THE PERIMETER HWY




**Winnipeg
James Armstrong
Richardson
International
Airport**

AMENITIES MAP

- | | | | |
|---|-------------|----|---------------------------|
| 1 | A&W | 9 | WINNERS |
| 2 | TIM HORTONS | 10 | PF CHANGS |
| 3 | WENDY'S | 11 | CINEPLEX |
| 4 | TIM HORTONS | 12 | POLO PARK SHOPPING CENTRE |
| 5 | COSTCO | 13 | HOME DEPOT |
| 6 | SUPERSTORE | 14 | BURGER KING |
| 7 | WALMART | 15 | CHAPTERS |
| 8 | STAPLES | 16 | CANADIAN TIRE |



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