

INDUSTRIAL CONDO FOR SALE IN SHERWIN PARK

UNIT 506-508 - 1200 SHERWIN ROAD



Ryan Munt
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 **CUSHMAN &
WAKEFIELD**
Winnipeg



PROPERTY HIGHLIGHTS

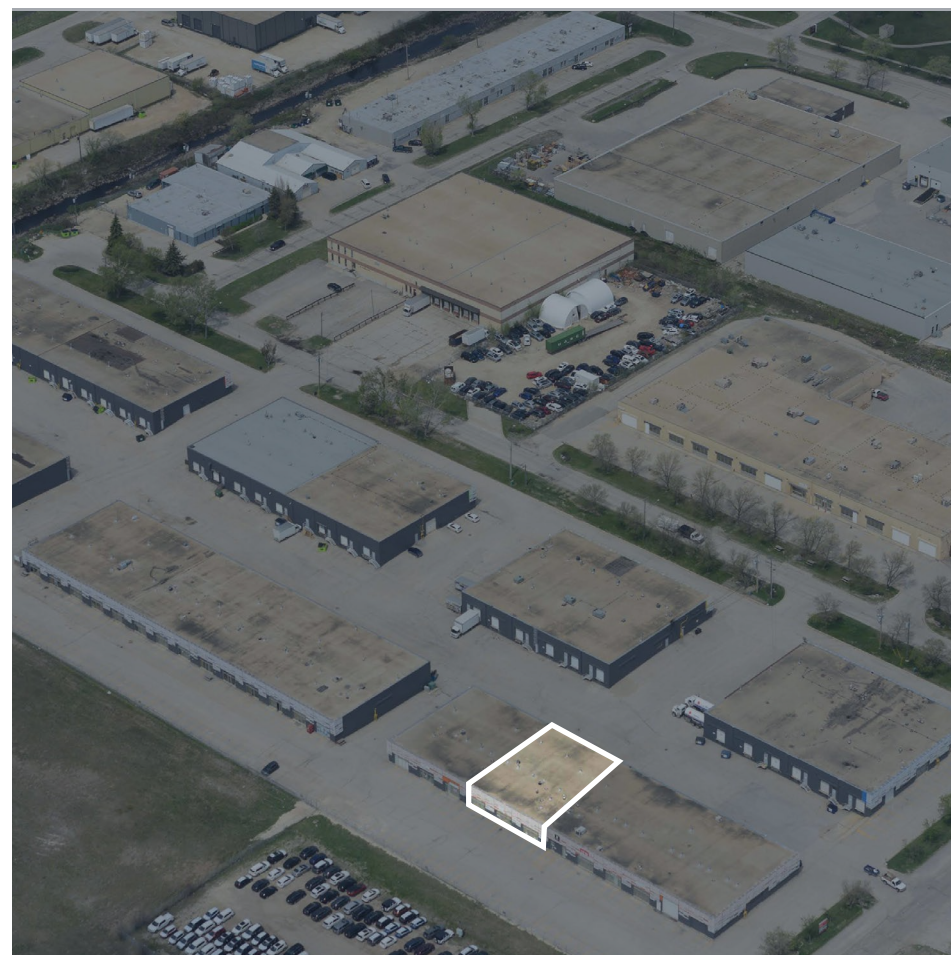
(+/-) 6,513 SF AVAILABLE

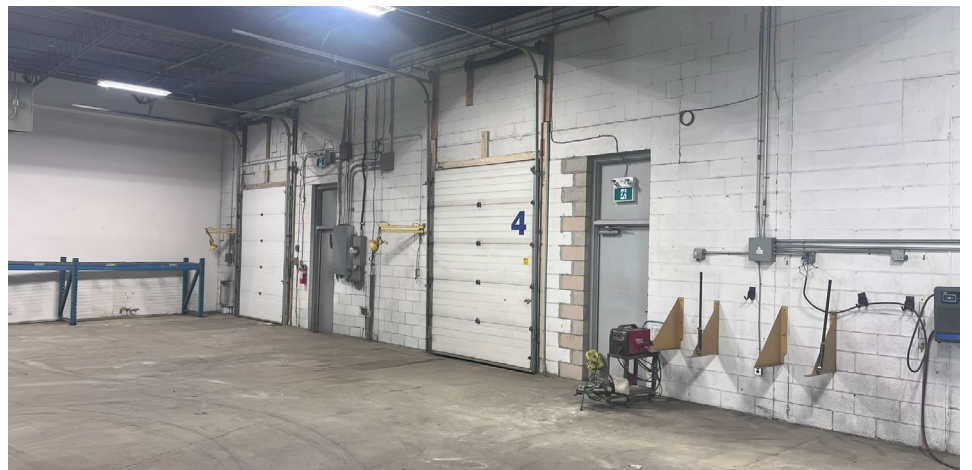
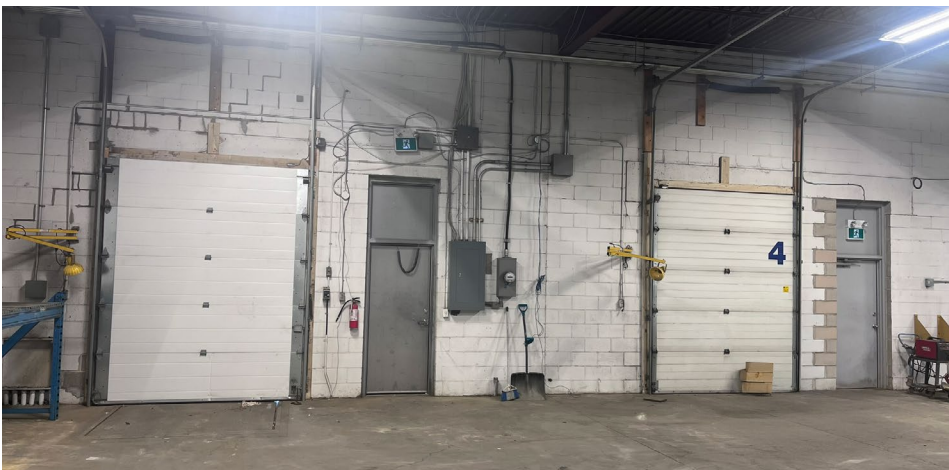
Located in the well-established Sherwin Park, this industrial condo at 1200 Sherwin Road offers exceptional functionality and convenience for a wide range of businesses. The property provides efficient warehouse space complemented by a private office, dock and grade-level loading, with excellent access to Route 90 and major transportation routes. With close proximity to the Winnipeg James Armstrong Richardson International Airport and ample on-site parking, this condo is ideally positioned for companies seeking a versatile, well-maintained space in a high-demand industrial corridor.

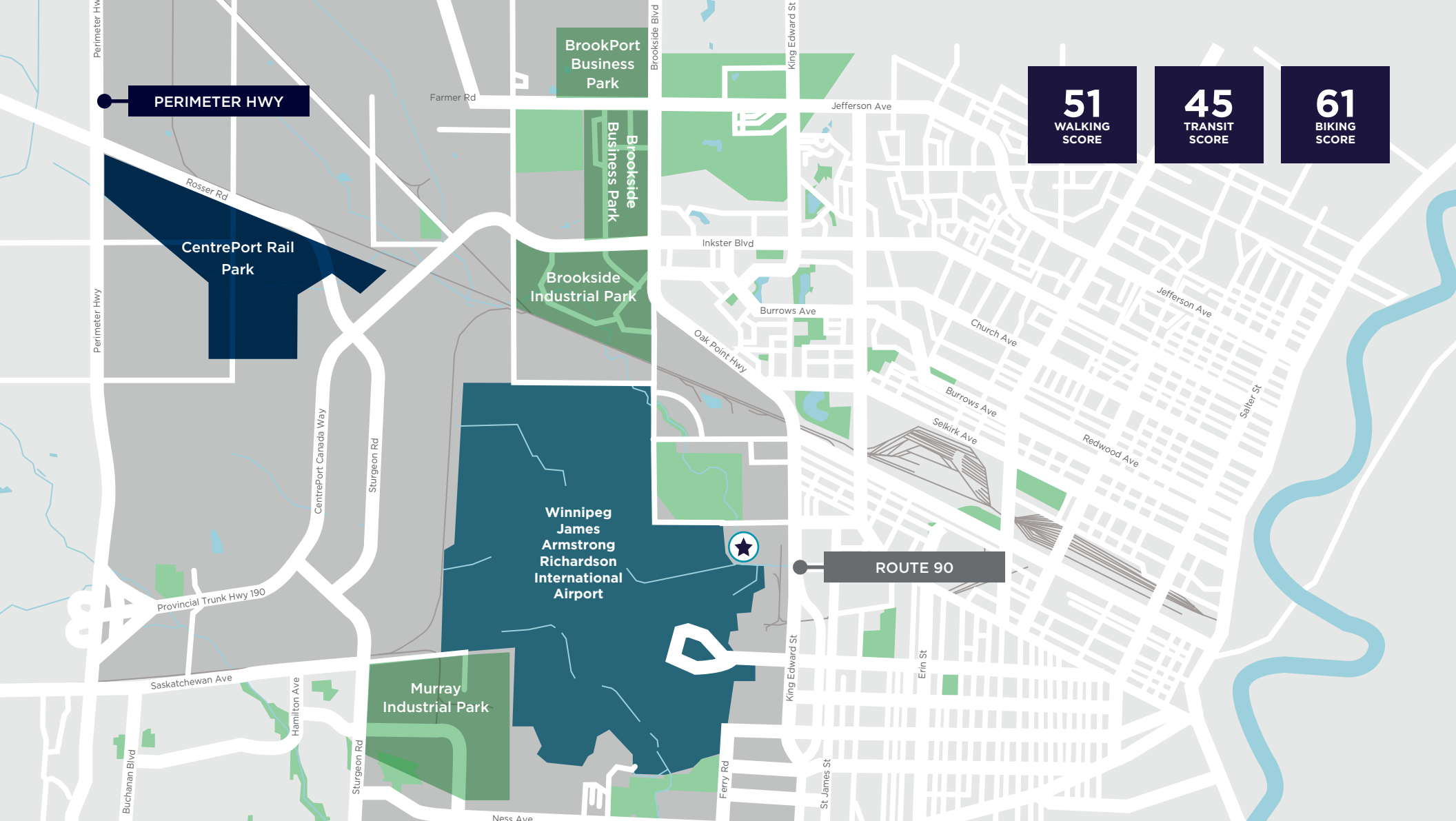
- Excellent access to Route 90, major transportation corridors, and Winnipeg James Armstrong Richardson International Airport
- Ideal for warehousing, light manufacturing, distribution, or service-based businesses
- Flexible open-concept warehouse layout
- Dock and grade-level loading
- (+/-) 625 sf office area with 1 private office, 1 washroom and open work area
- 2 dock level loading doors (8' x 10'), one with a leveller
- 1 grade level loading door (14' x 10')
- 16'3" clear ceiling height
- Ample on-site parking
- Move-in ready opportunity for owner-occupiers or investors

SALE PRICE: \$1,390,000

PROPERTY TAX: \$22,995.58 (2025)



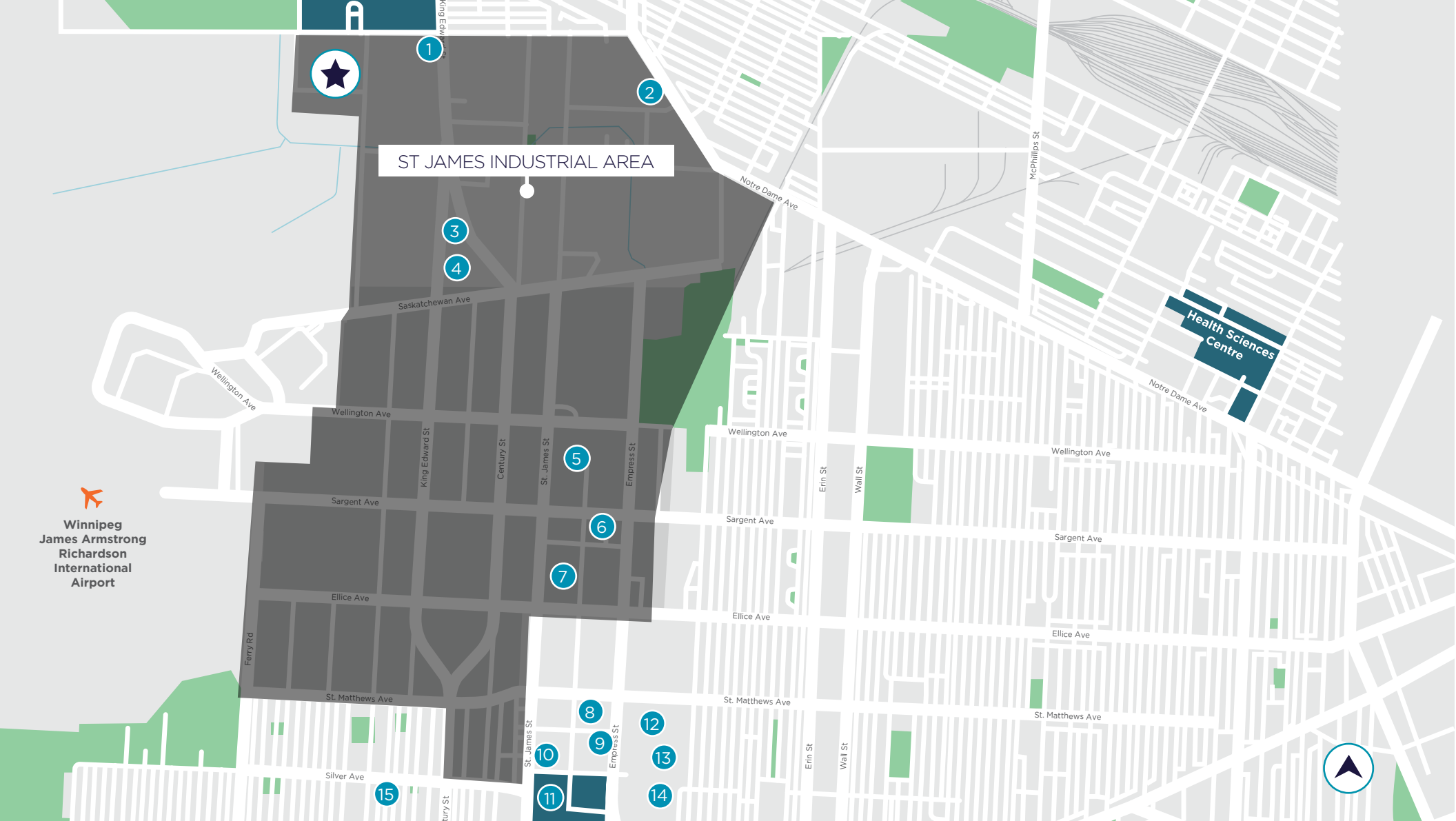




AREA MAP

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



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