

FOR SALE

818 Main Street Selkirk, MB

Single Tenant Industrial Building

Brandi Eloquence
Associate

T 204 934 6246

C 204 996 3425

brandi.eloquence@cwstevenson.ca

Stephen Sherlock
Vice President

T 204 928 5011

C 204 799 5526

steve.sherlock@cwstevenson.ca



**CUSHMAN &
WAKEFIELD**
Winnipeg



Stevenson

FOR SALE

818 Main Street, Selkirk MB



(+/-) 14,596 sf on 3.32 Acres Available

PROPERTY HIGHLIGHTS

- Single tenant industrial building for sale with two storey office space of (+/-) 2,528 square feet per floor consisting of offices, boardroom, lunch room, locker-room and storage, remainder is clearspan warehouse/manufacturing area
- 5 16'x16' grade loading doors and 2 paved exterior dock height loading ramps
- (+/-) 22' clear ceiling height
- 10% site coverage
- Compacted gravel compound with 6' chain link perimeter
- Reinforced concrete grade beam on piles foundation
- Energy efficient lighting
- 600 Volt 3-phase 4-wire electrical service
- High volume natural gas service (680,000 cubic meters annually)
- Holding tank and well for sewer and water service
- Built in 1975, 1980 and 1994
- Zoned M1

Sale Price: \$1,500,000.00

Property Taxes: \$26,326.46 (2022)

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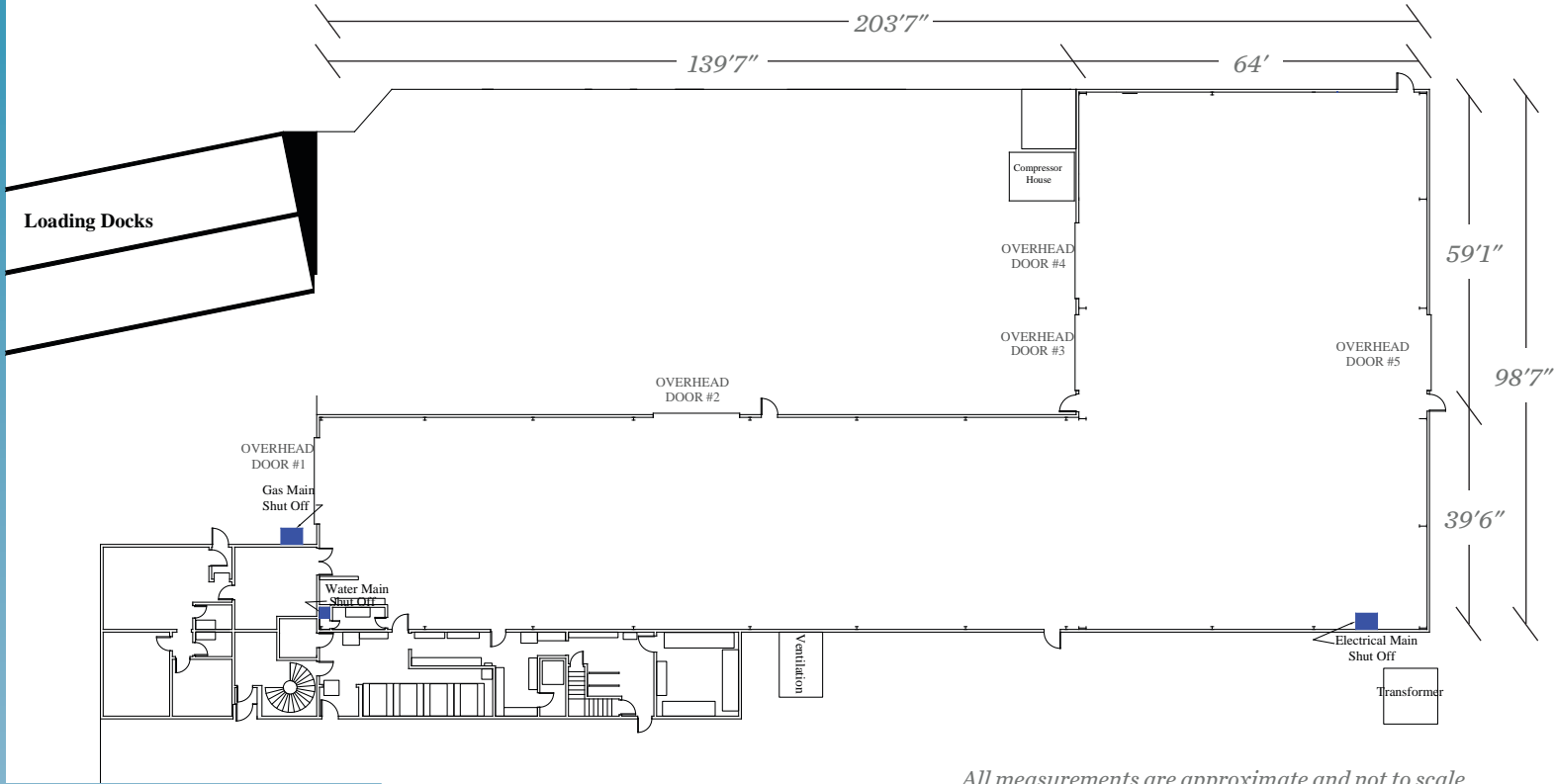
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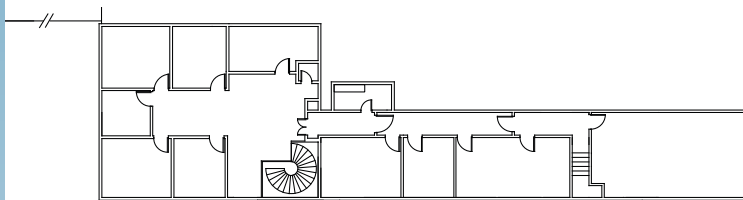


MAIN FLOOR PLAN



All measurements are approximate and not to scale

2ND FLOOR OFFICE



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SITE OUTLINE



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