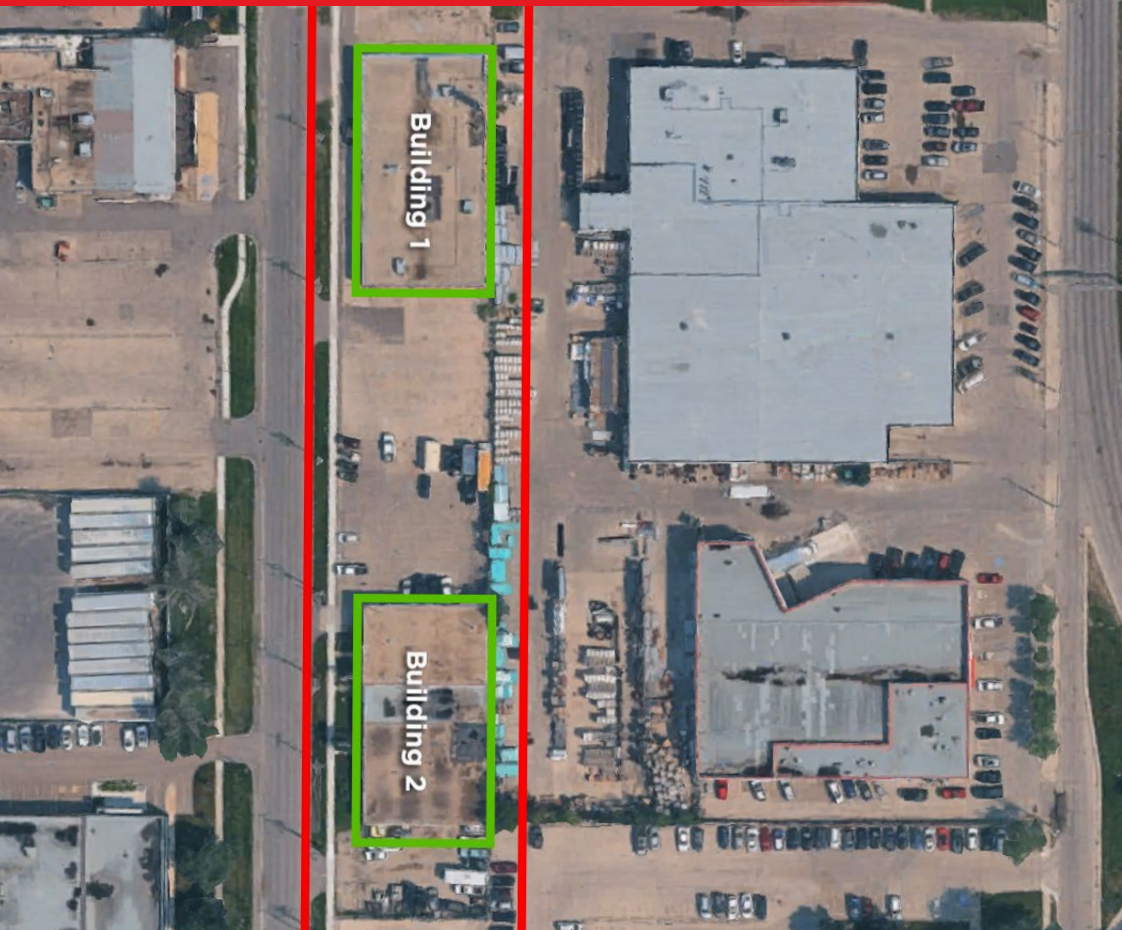


EXCLUSIVE LISTING

Contact Agent for pricing



For Sale

1.4 Acres
Contact Agent
for Pricing

WAYNE SATO

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

c. 204-510-3311

o. 204-957-0500

wayne@waynesato.ca

www.waynesato.ca

FOR SALE | 1780 ELLICE AVENUE

Commercial Land for Development 1.4 Acres

- St James Industrial Area, Zoned "M-1", Light Manufacturing
- HI Traffic, Excellent visibility, superior access
- Land Area: 59,963 sq.ft.
- 2 single storey Warehouse Buildings with office and improvements

Building 1

11,960 sq. ft. divided into 2 units of 4,760 sq.ft. formerly occupied by MPI

Building 2

11,000 sq.ft. subdivided into 2 units



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1780 ELLICE
AVENUE



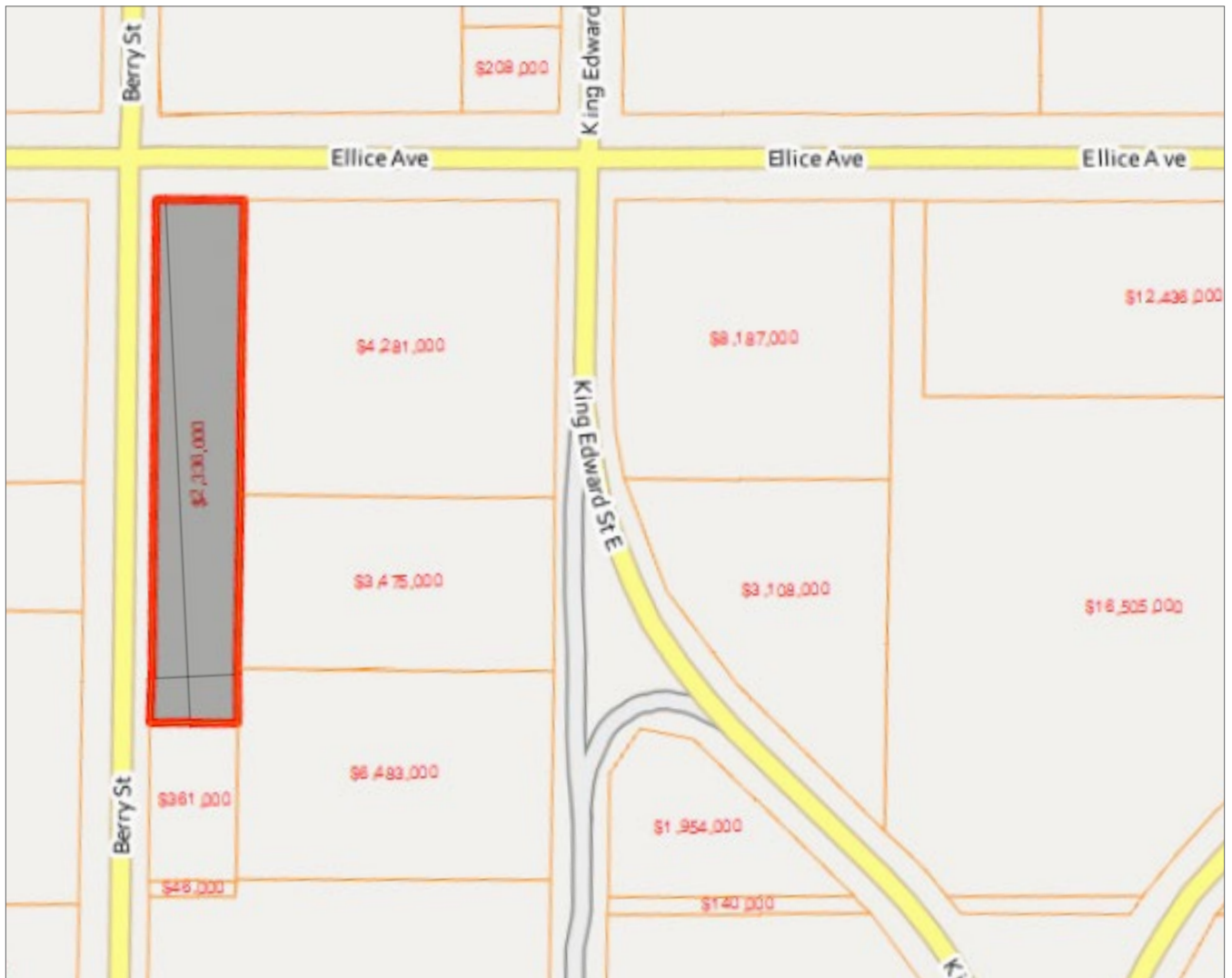
Property Highlights

PROPERTY TAXES	\$50,178.57
TAX ROLL:	# 0722657000
TITLE NUMBER	2136399
LEGAL DESCRIPTION	LBP 2 5841 34/40 ST JA
PROPERTY USE CODE	INWWH - Warehouse
ASSESSED VALUE	\$ 2,336,000.00
ASSESSED LAND AREA	1.4 Acres
WATER FRONTAGE MEASUREMENT	600.0 ft.
SEWER FRONTAGE MEASUREMENT	600.0

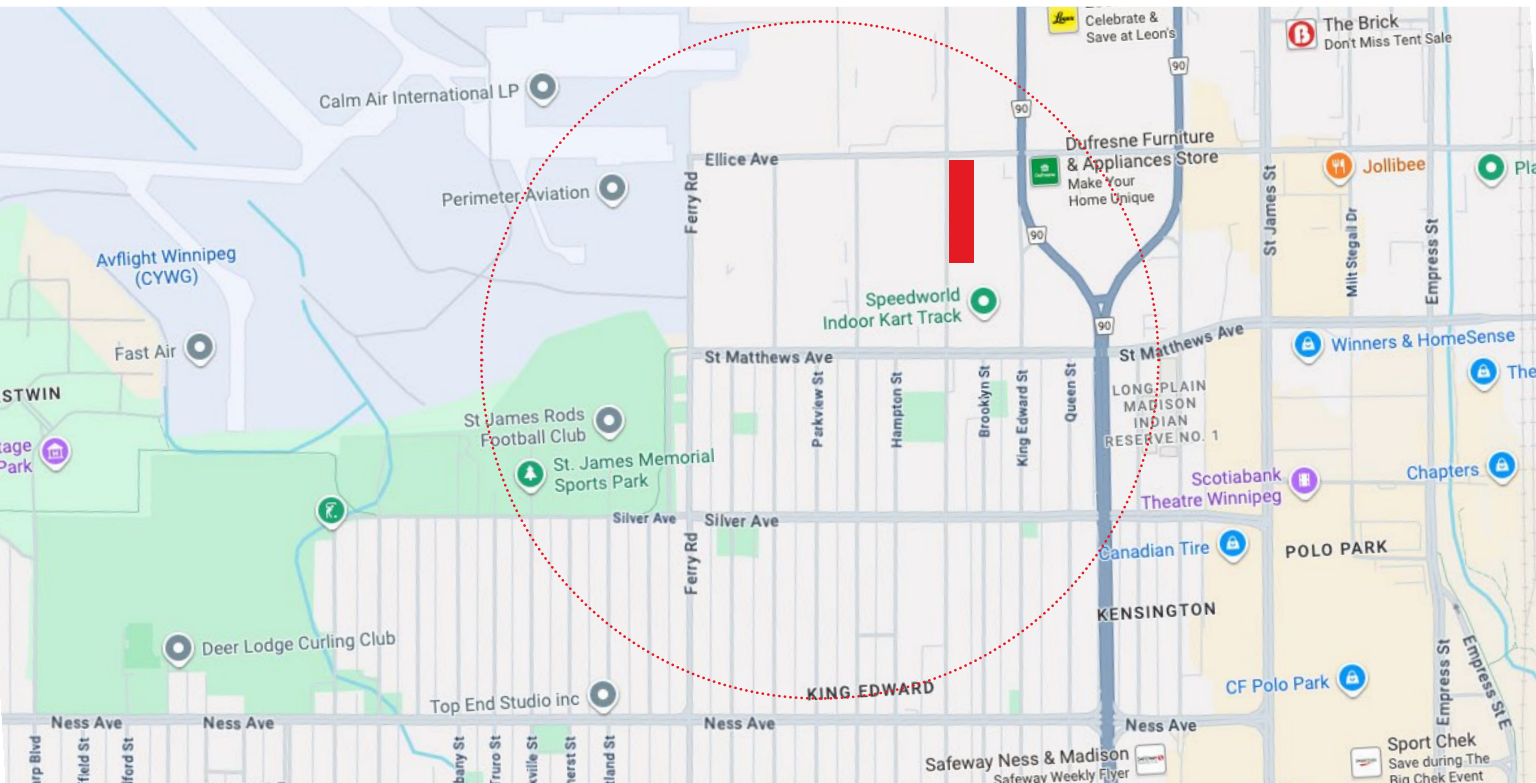
LOCAL IMPROVEMENT INFORMATION

STREET RENEWAL	\$ 0,000.00
SEWER RENEWAL	\$ 3,090.00
WATER RENEWAL	\$ 1,080.00

Tax Roll Assessment Map



Demographic Analysis



POPULATION 27,755

HOUSEHOLDS

Total households:	12,625
Average household size:	2.2 persons

INCOME

Average individual income	\$50,120
Average household income	\$91,400

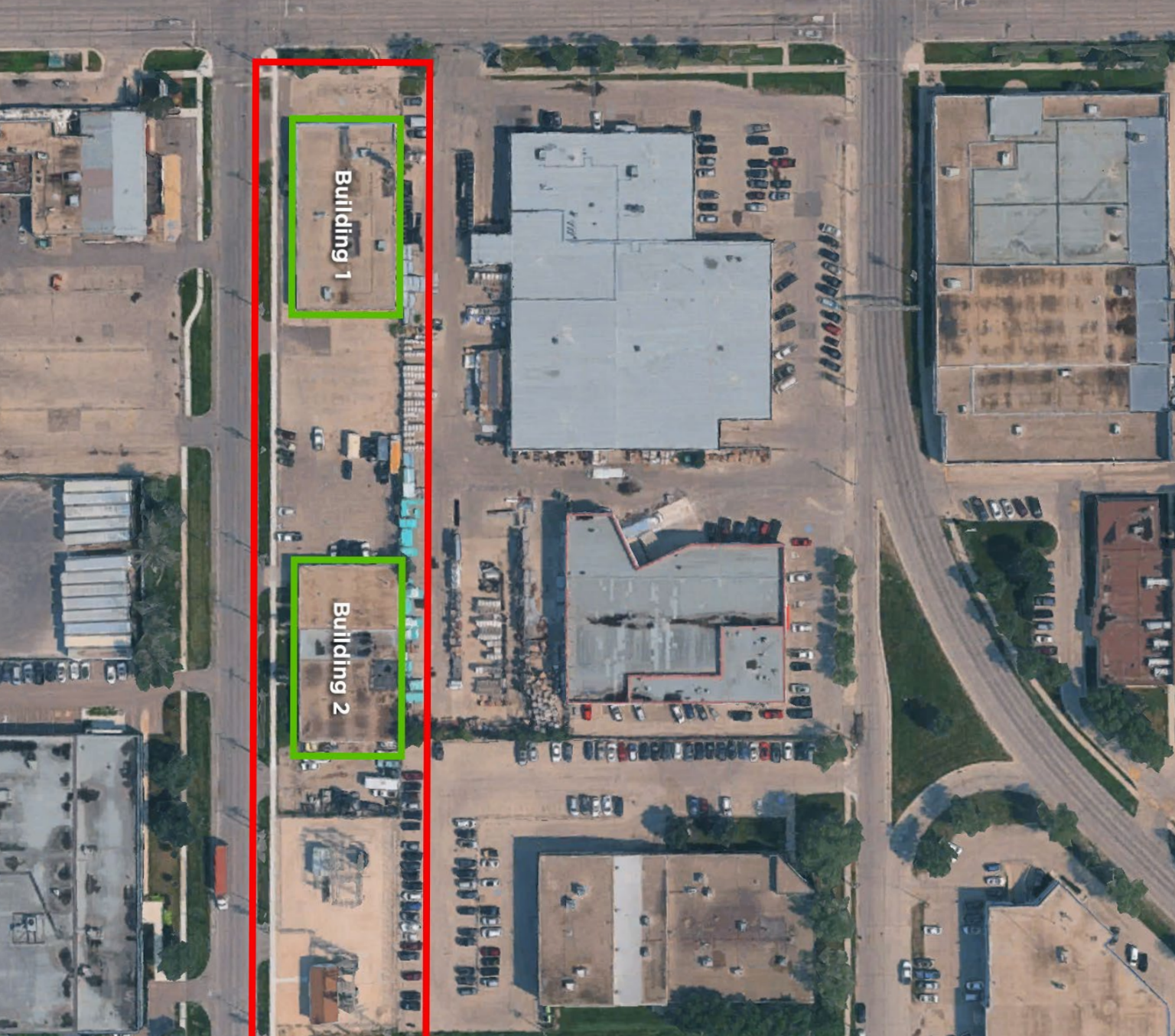
MINORITIES (TOP 4)

Filipino	8.7%
South Asian	3.2%
Black	2.6%
Chinese	1.1%

EMPLOYMENT SECTORS (TOP 4)

Health care & social assistance	15.0%
Retail trade	10.6%
Manufacturing	8.5%
Educational services	8%

Data shown are best estimates based on 2021 census data for St. James - Assiniboia East Neighbourhood Cluster



CONTACT:

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