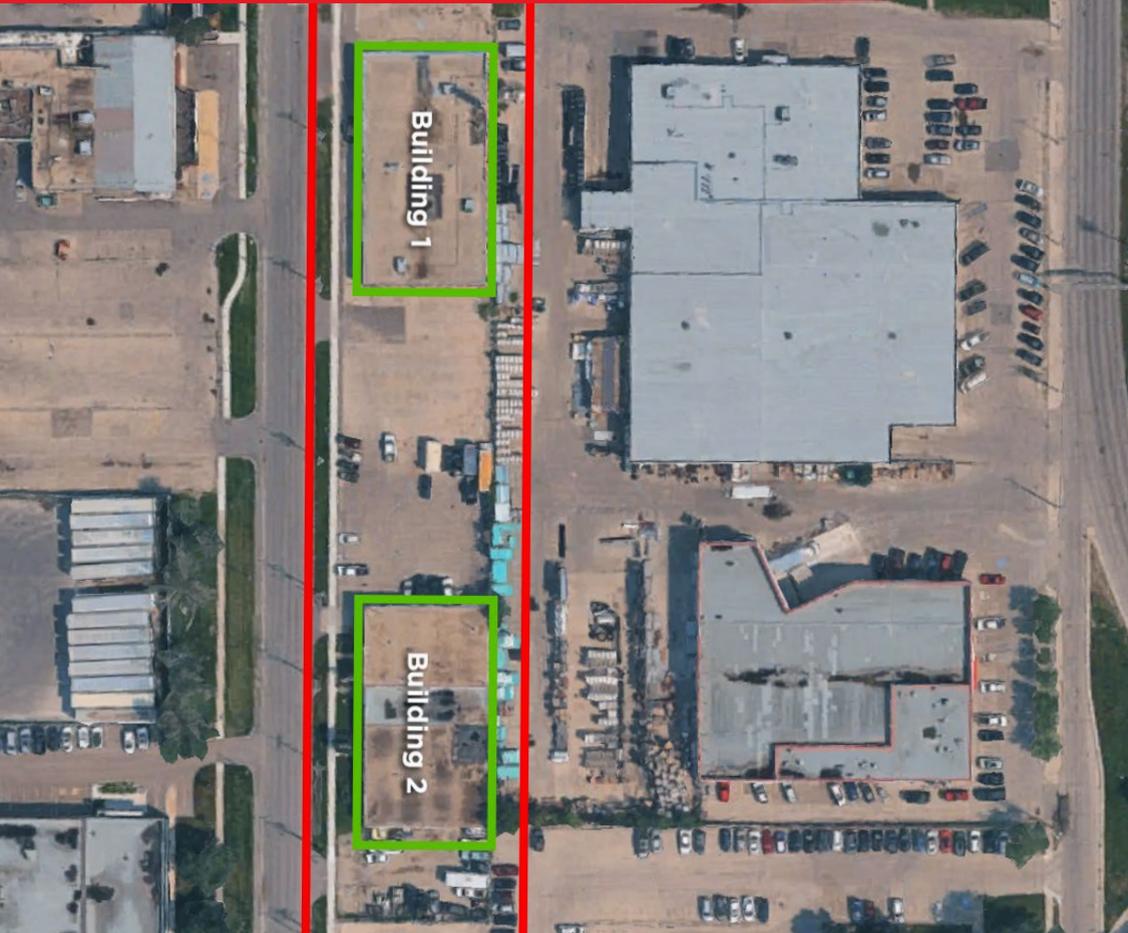


EXCLUSIVE LISTING

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. 204-987-9800

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

**RE/MAX
EXECUTIVES REALTY**

3-1919 Henderson Hwy

Winnipeg, MB R2G 1P4

o. 204-987-9800

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REMAX
COMMERCIAL

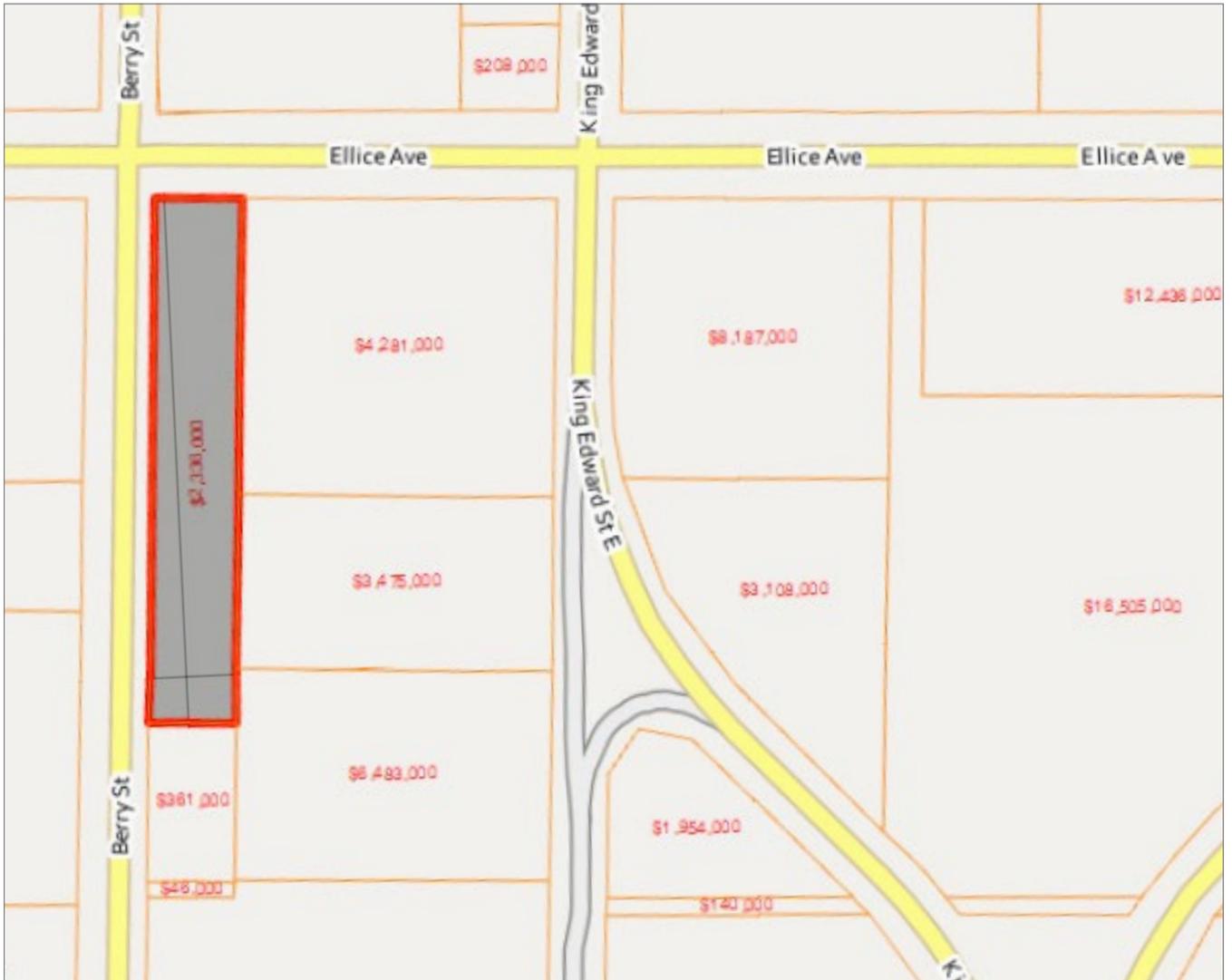
Property Highlights

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

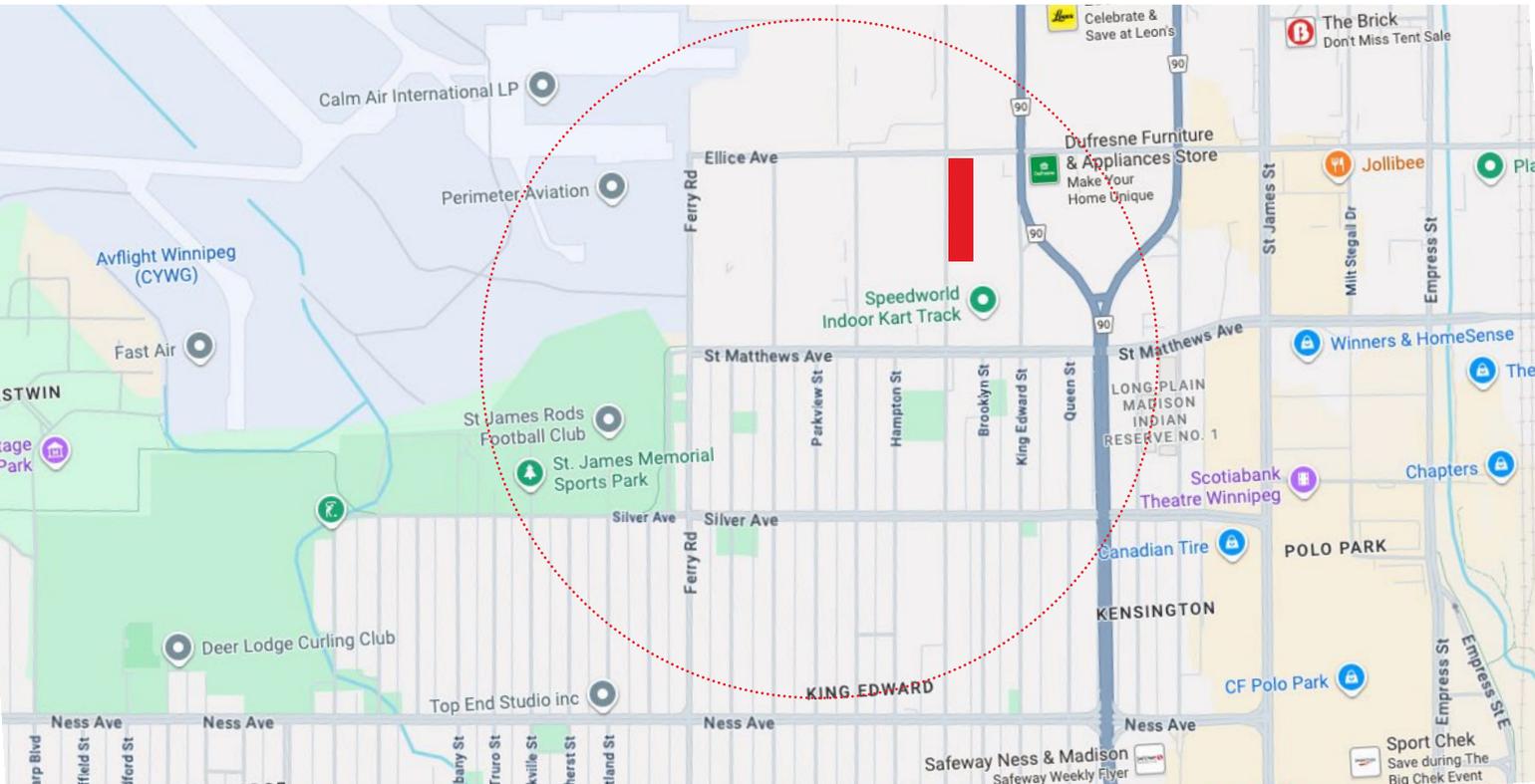
LOCAL IMPROVEMENT INFORMATION

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

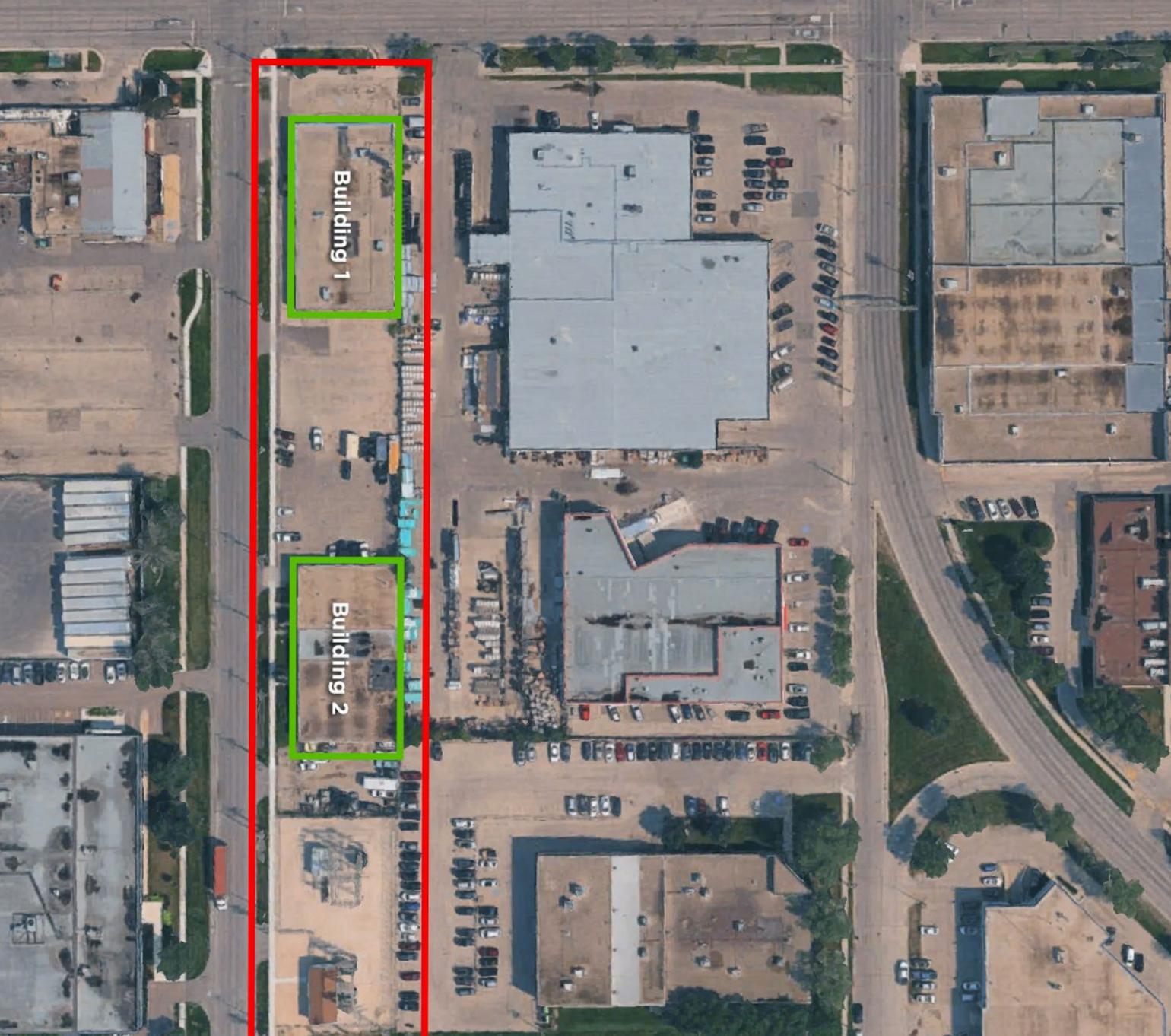
MINORITIES (TOP 4)

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



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