

NORTH ATLAS

COMMERCIAL REAL ESTATE

Building & Land For Lease

1270 STURGEON RD
WINNIPEG, MB

Building size: **2 Buildings of approx. (+/-) 6,200 SF**
Land Size: **(+/-) 8.9 acres**
Zoning: **A - Agricultural**
Gross Lease Rate: **TBN**

North Atlas Commercial Real Estate

1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

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OVERVIEW

LAND FOR LEASE | **1270 STURGEON RD** | WINNIPEG, MB

LAND SIZE: (+/-) 8.9 acres

BUILDING SIZE: 2 Buildings of approx. (+/-) 5,000 SF & (+/-) 1,200 SF

PROPERTY HIGHLIGHTS

- The property is situated in the emerging Centreport Canada South area, located in the City of Winnipeg.
- Agricultural zoning permits various uses, such as Landscape/Garden contractor or production; Recycling Collection Centre; Animal hospital or veterinary clinic, among others.
- Conditional use permit include Amusement enterprise, outdoor; Towing and storage facility; Auction yard; Heavy equipment sales, service and rental.
- Currently, the property consists of two buildings with a combined area of 6,200 SF. plus it is already improved with approx. 3 acres of gravel.
- The landlord is amenable to leasing land for up to 8.9 acres, depending on the tenant's requirements.
- Zoning: A - Agricultural



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PROPERTY PHOTOS

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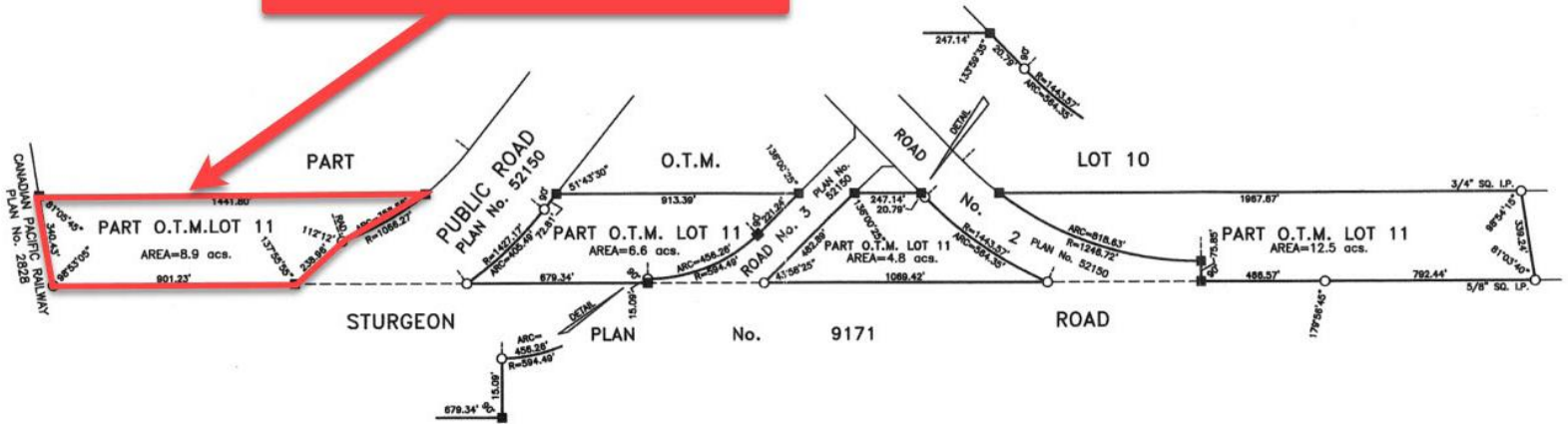
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SURVEY

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Available for Lease



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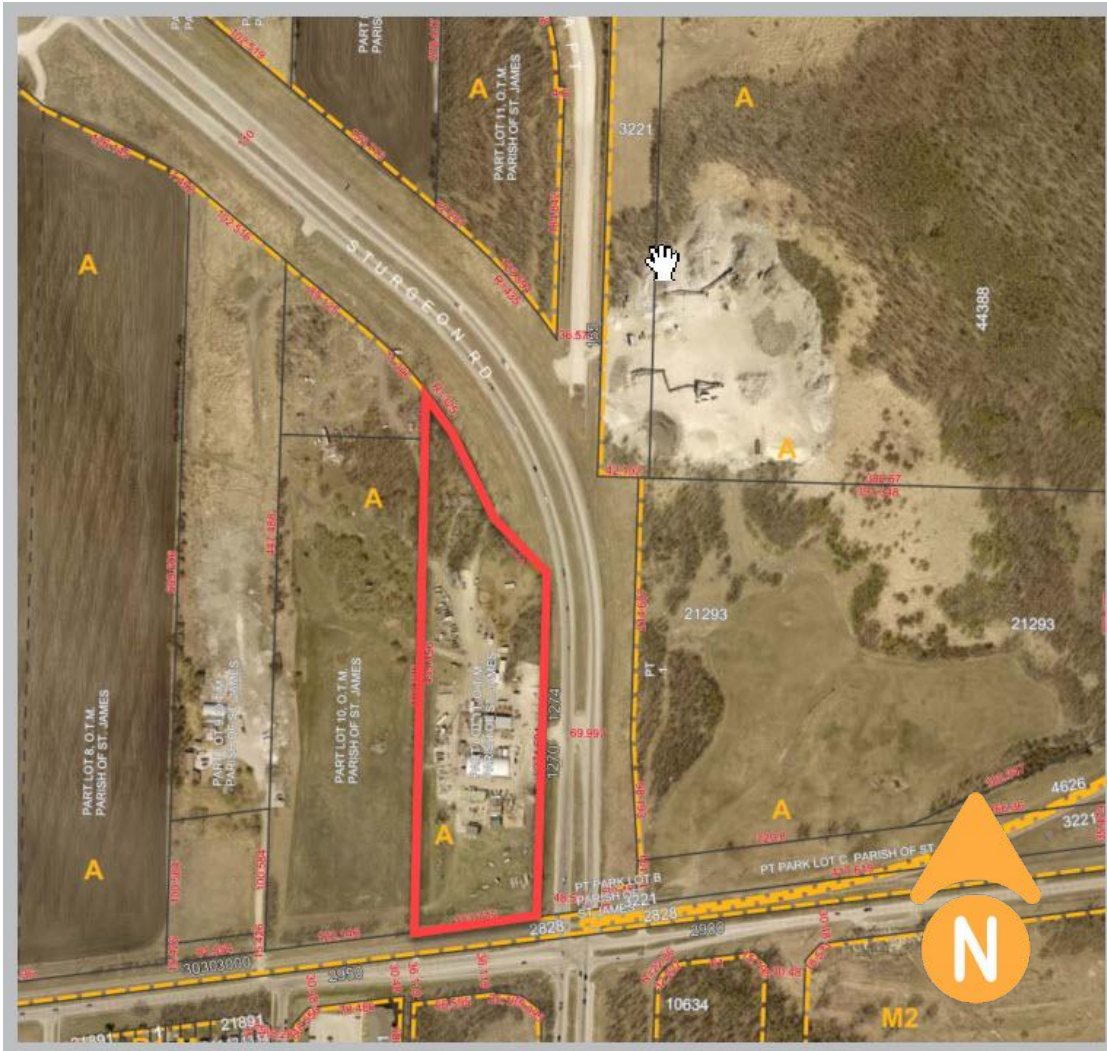
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AERIAL MAP

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