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

Khush Grewal
Partner
204.891.1999 Mobile
204.942.2400 Office
Khush@NorthAtlas.ca

Jonah Levine
Partner & Managing Broker
204.918.1438 Mobile
204.942.2400 Office
Jonah@NorthAtlas.ca

NORTH ATLAS
COMMERCIAL REAL ESTATE

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

North Atlas Commercial Real Estate
1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

Khush Grewal
Partner
204.891.1999 Mobile
204.942.2400 Office
Khush@NorthAtlas.ca

Jonah Levine
Partner & Managing Broker
204.918.1438 Mobile
204.942.2400 Office
Jonah@NorthAtlas.ca

SURVEY

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

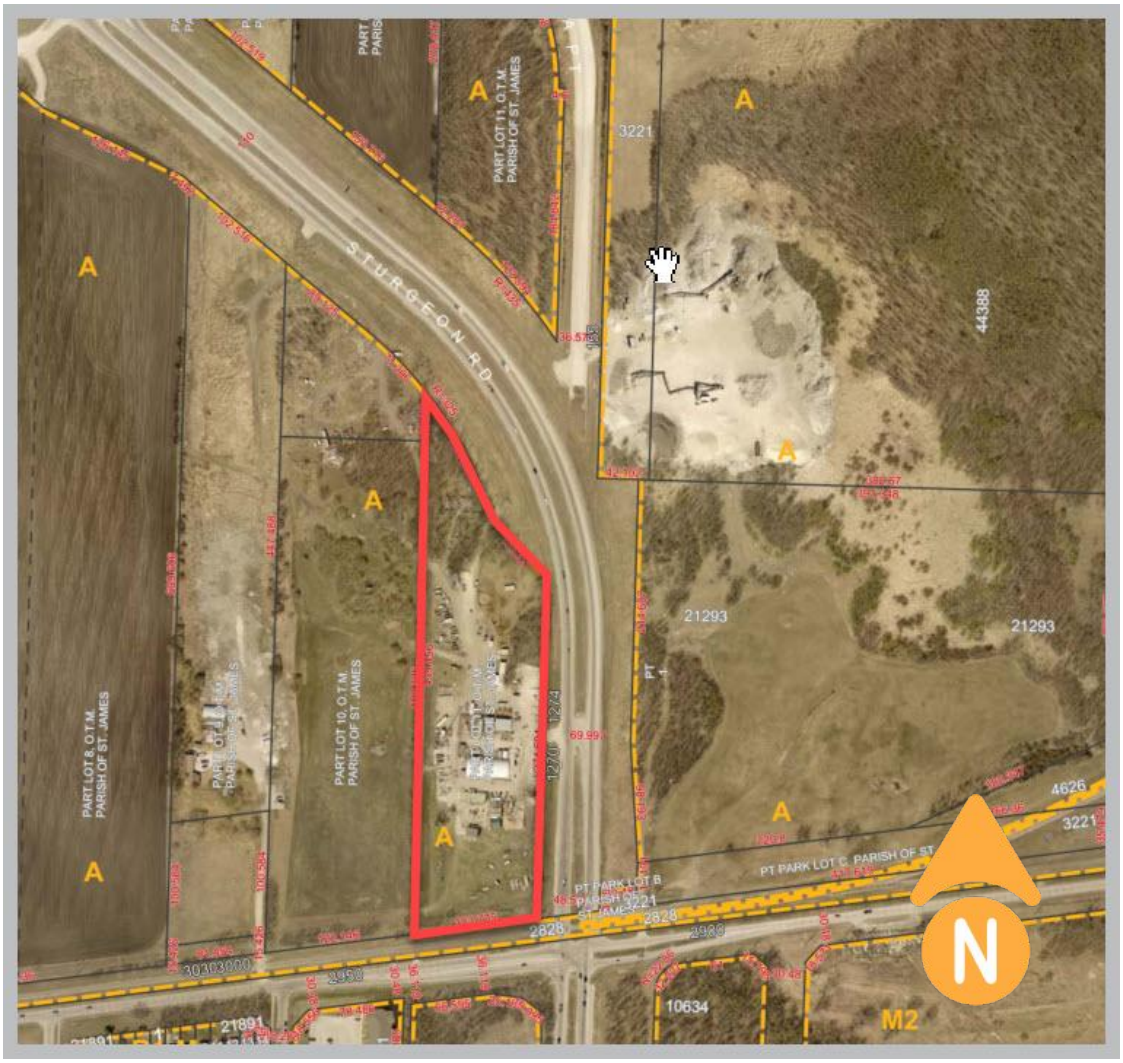
North Atlas Commercial Real Estate
1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

Khush Grewal
Partner
204.891.1999 Mobile
204.942.2400 Office
Khush@NorthAtlas.ca

Jonah Levine
Partner & Managing Broker
204.918.1438 Mobile
204.942.2400 Office
Jonah@NorthAtlas.ca

AERIAL MAP

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



North Atlas Commercial Real Estate
1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

Khush Grewal
Partner
204.891.1999 Mobile
204.942.2400 Office
Khush@NorthAtlas.ca

Jonah Levine
Partner & Managing Broker
204.918.1438 Mobile
204.942.2400 Office
Jonah@NorthAtlas.ca