



NORTH ATLAS

COMMERCIAL REAL ESTATE

Industrial Warehouse and Office For Sale

28 Christopher Street
RM of Springfield, MB



Building size: $\pm 14,470$ SF
Lot Size: ± 0.74 Acres
Year Built: 2004 (with 2010 & 2020 additions)

Sale Price: ~~\$3,300,000~~ **\$2,995,000**
Property Taxes: \$25,786.28 (2025)

**PRICE
REDUCED**

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

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PROPERTY HIGHLIGHTS

28 Christopher Street is a well-maintained industrial warehouse and office complex located in the RM of Springfield on a 0.74-acre site immediately adjacent to Winnipeg's east boundary.

- **Expansive Warehouse:** 16 to 22 foot ceiling heights and high-intensity LED lighting
- **Office Component:** Main-level open office, lunchroom, and 2-piece washroom, plus a 270 SF mezzanine with two private offices and boardroom
- **Grade & Dock Loading:** Two grade-level overhead doors and one dock lift
- **Storage:** Floor-to-ceiling racking and open shelving throughout
- **Electrical:** 600/347V, 3-Phase, 200A service
- **Location:** Easy access to Springfield Road, just 4 minutes from the Perimeter Highway
- **Zoning:** MG - Industrial General
- **Lower Taxes:** No City of Winnipeg Business Taxes

Currently occupied by a BRC accredited food manufacturing company



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PROPERTY PHOTOS

±270 SF mezzanine offering additional workspace or storage



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PROPERTY PHOTOS

Originally constructed in 2004, with additions made in 2010 and 2020



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