



797 Jarvis Avenue, Winnipeg, Manitoba

# Owner / Occupier Industrial Building

For Sale





## Property Details

**+/- 19,127 sq. ft.**

BUILDING SIZE

**+/- 36,815 sq. ft.**

LAND SIZE

**~~\$1,650,000~~ \$1,499,000**

ASKING PRICE

**\$22,992**

2023 PROPERTY TAXES

**M1 - Manufacturing Light**

ZONING

**+/- 50 stalls**

PARKING

**1958**

YEAR BUILT

## Features

- Multiple grade level loading doors with ability to add additional
- Currently divided into 3 units; however could be suitable for an occupier for the full building
- Accessible by several points of ingress/egress
- Well located on the north side of Jarvis Avenue between Arlington Street and Par Street, just south of Dufferin Street
- Ability to service both North and Central Winnipeg on major trucking routes and near the CPR rail yard
- Adjacent to a variety of industrial properties in the St. James District

## Highlights



### Strong Loading

CAPABILITIES



### Great Access

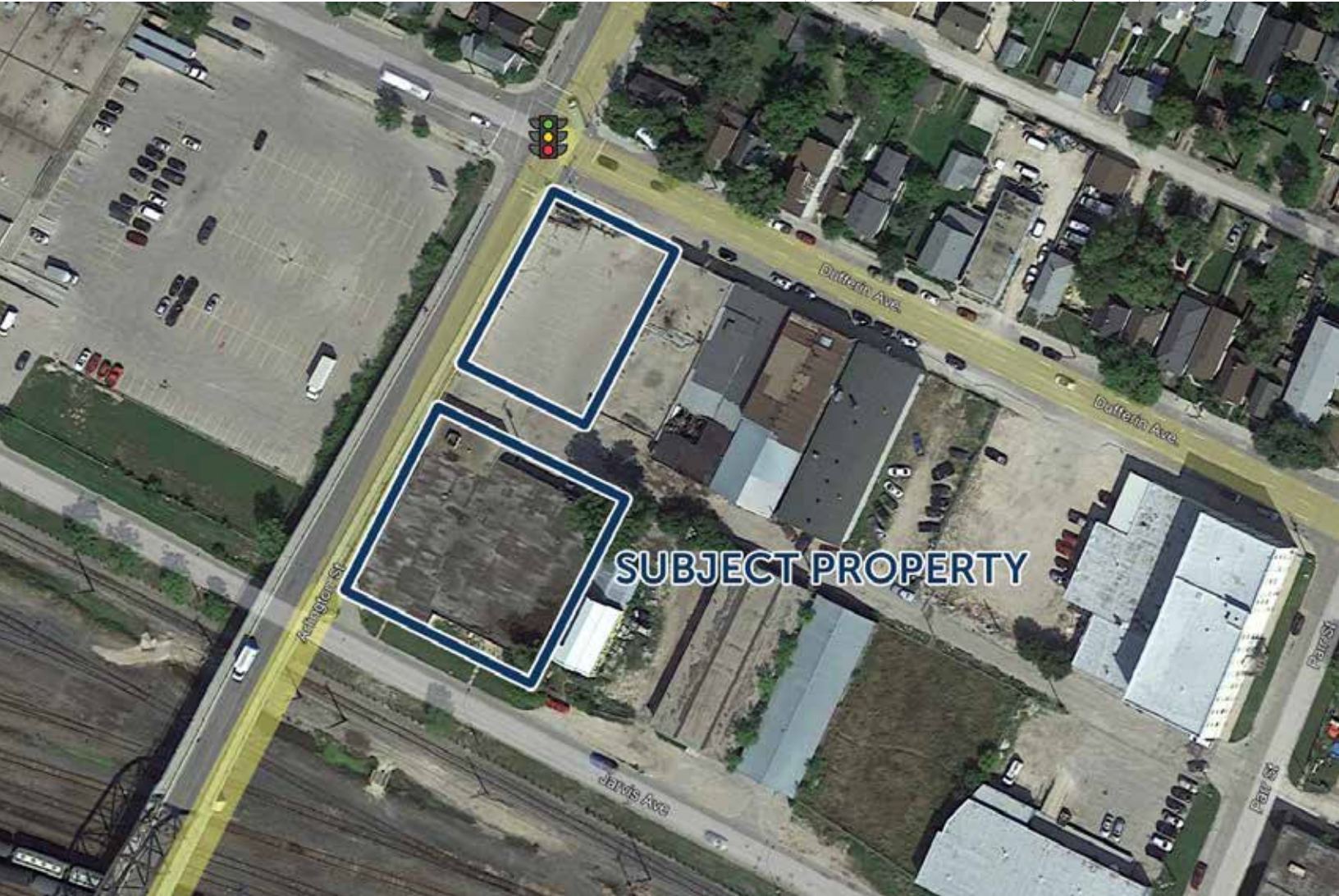
TO A VARIETY OF TRUCKING  
ROUTES



### Excess Land

WITH EXCELLENT ON-SITE  
PARKING





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