

# FOR SALE / LEASE

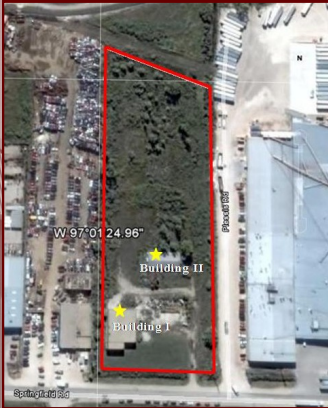
## 1480 Springfield Road R.M. of Springfield, Manitoba

Located in the R.M. of Springfield, 1480 Springfield Road is comprised of approximately five (5) acres with two (2) industrial buildings on site. 1480 Springfield Road is located on the south side of Springfield Road, east of Lagimodiere Boulevard across from Harbour View Golf and Recreation Complex and adjacent to Kitchen Craft Canada.

**Offering Price: \$925,000**

**OR**

**Rental Rate: \$6,125/mo. ± incl. Realty Taxes**

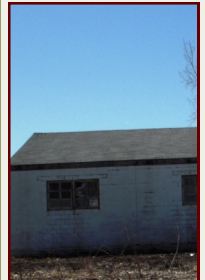


### Property Details

Legal Description:	WLY 283 feet of Lot 118 Plan 1334 WLTO. EXC all that portion which lies to the south of a straight line drawn from a point in the western limit of said lot distant NLY thereon 130 feet from the southern limit of said lot to a point in the southern limit of said lot distant ELY thereon 450 feet from the western limit of said lot in Section 17-11-4 EPM.
Site Area:	5 Acres ±
Zoning:	M2
Building I:	5,600 ± sf (warehouse) 1,360 ± sf (office - over two (2) levels) 6,960 ± sf (total)  Ceiling Height: 16' ± Electrical Service: 200 amp, 120/240 volt Loading Doors: One (1) grade level 12' x 14' (south side); One (1) grade level 10' x 10' (west side) Roof: Tar and gravel
Building II:	3,040 ± sf warehouse area One (1) grade level loading door No mechanical, electrical, plumbing services in the building
Realty Taxes (2009):	\$6,004.27

**NEW Building Improvements Completed in 2009!**

**NEW exterior metal siding; NEW suspended gas heaters** in warehouse; **NEW 4-ton heat/cool rooftop unit** for office; **NEW accessible wash-room** in office area; **NEW washroom in warehouse; NEW deep well system; NEW 2,000 gallon fiberglass underground holding tank; NEW T-5 Lighting; NEW Protelec alarm system**



Exclusively Represented by:

A.S.H. Management Group Inc., Broker

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# ASH

A.S.H. Management Group Inc.

**Offering Price: \$925,000**

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