

FOR SALE

**190 IXL CRESCENT - EAST SELKIRK, MB**







## PROPERTY HIGHLIGHTS

**(+/-) 10,150 SF ON 2.10 ACRES**

- Situated on the north west corner of IXL Crescent in the St. Clements Industrial Park
- Fully fenced and secured site
- Low site coverage
- 3 x 16' grade loading doors in the warehouse and 1 grade loading door in the utility building
- Perfect for landscaping, contractors, mechanics, etc.

**LISTING PRICE: \$1,995,000**

Address	190 IXL Crescent, East Selkirk, MB
Year Built	2014
Main Building	(+/-) 8,400 sq. ft Warehouse: (+/-) 3,400 sq. ft Office: (+/-) 5,000 sq. ft (over 2 levels)
Utility Building	(+/-) 1,750 sq. ft
Total Building Area	(+/-) 10,150 sq. ft
Site Area	2.10 Acres
Zoning	ML - Light Industrial
Clear Height (in Warehouse):	20' - 25'
Property Taxes	\$17,365.95 (2023)





**MAIN FLOOR RECEPTION**



**KITCHEN/LUNCH ROOM**



**UPPER LEVEL STAFF ROOM**



**OFFICE**





**WAREHOUSE**



**OUTDOOR COURTYARD/PATIO**

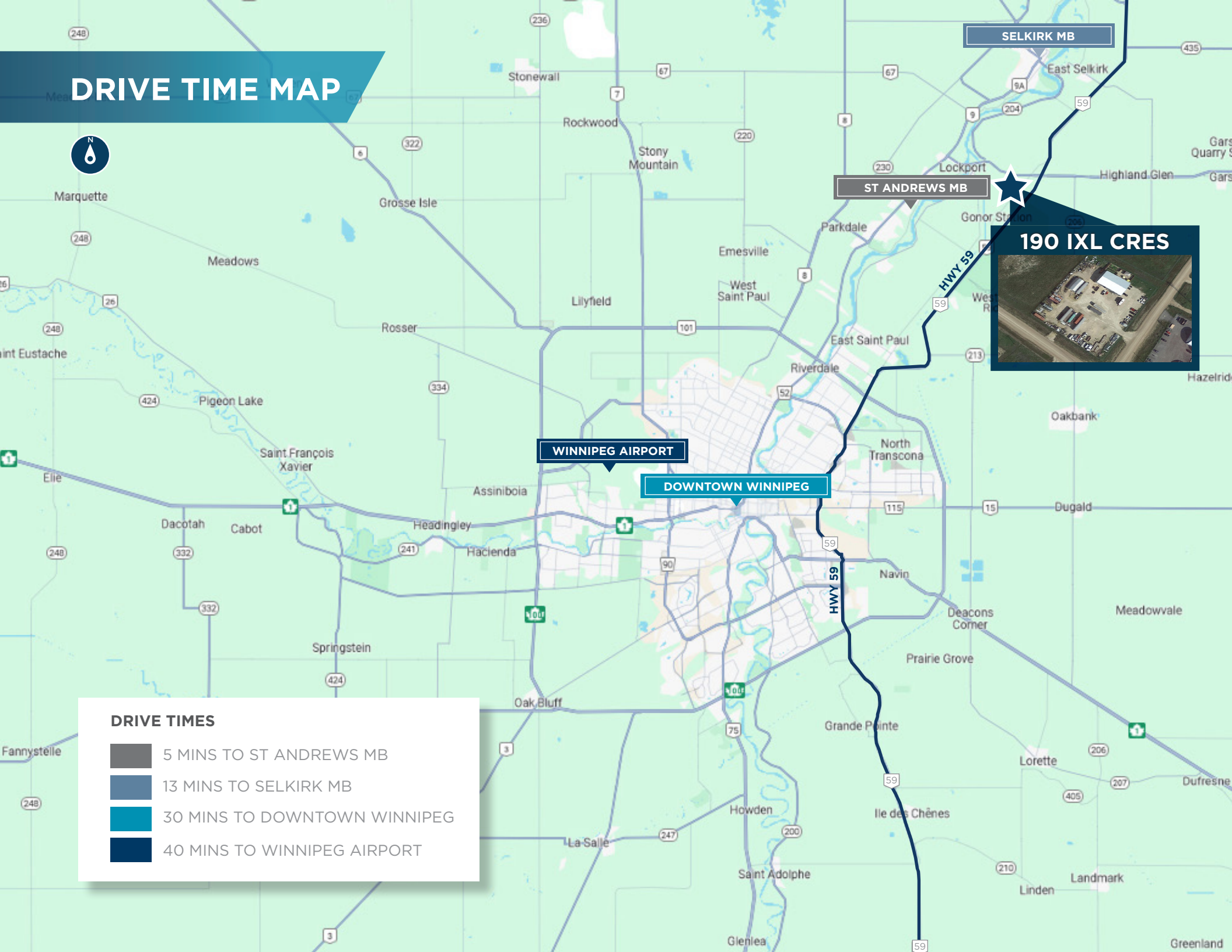


**HEATED OUTBUILDING**





# DRIVE TIME MAP



**190 IXL CRES**

**DRIVE TIMES**

- 5 MINS TO ST ANDREWS MB
- 13 MINS TO SELKIRK MB
- 30 MINS TO DOWNTOWN WINNIPEG
- 40 MINS TO WINNIPEG AIRPORT



## LOCAL AMENITIES

AGRI-FRESH INC	1
ROYAL STEWART	2
HIGH SPEED CROW	3
VANVASBACK PET SUPPLIES	4
RUSH AUTOMOTIVE LTD	5
GWT RENTALS INC	6
SONIA'S STAND	7
GAFFER'S RESTAURANT & LOUNGE	8
HALF MOON DRIVE IN	9
SKINNERS	10
CEDAR HOUSE QUILTING	11

## PARKS & LEISURE

LOCKPORT HERITAGE PARK	1
ST ANDREWS LOCK & DAM	2
RED RIVER FLOODWAY OUTLET STRUCTURE	3

## MAJOR TRANSPORTATION

IXL CRES	1
BRICK WAY	2
ROCKHAVEN RD	3
FLOODWAY DR	4
HIGHWAY 44	5
HENDERSON HWY	6



**190 IXL CRES**







## CONTACT

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