

# RETAIL BUILDING FOR SALE IN EAST KILDONAN



RETAIL-COMMERCIAL FOR SALE  
**724 WATT STREET**

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# PROPERTY HIGHLIGHTS

(+/-) 6,860 SF AVAILABLE

- Single tenant retail/commercial building in the heart of East Kildonan
- 6,860 square foot building currently leased as a grocery store on just over half an acre of land
- Abundance of parking with only 29% site coverage
- Large highly visible pylon sign
- Main electrical service of 600 amp 3 phase
- Potential to carry on as an investment property or enjoy an initial income stream while planning for an owner occupier use or redevelopment

## SALE PRICE

\$1,500,000.00

## PROPERTY TAXES

\$23,061.31 (2024 EST.)



6,080 square foot building currently leased as a grocery store on just over half an acre of land



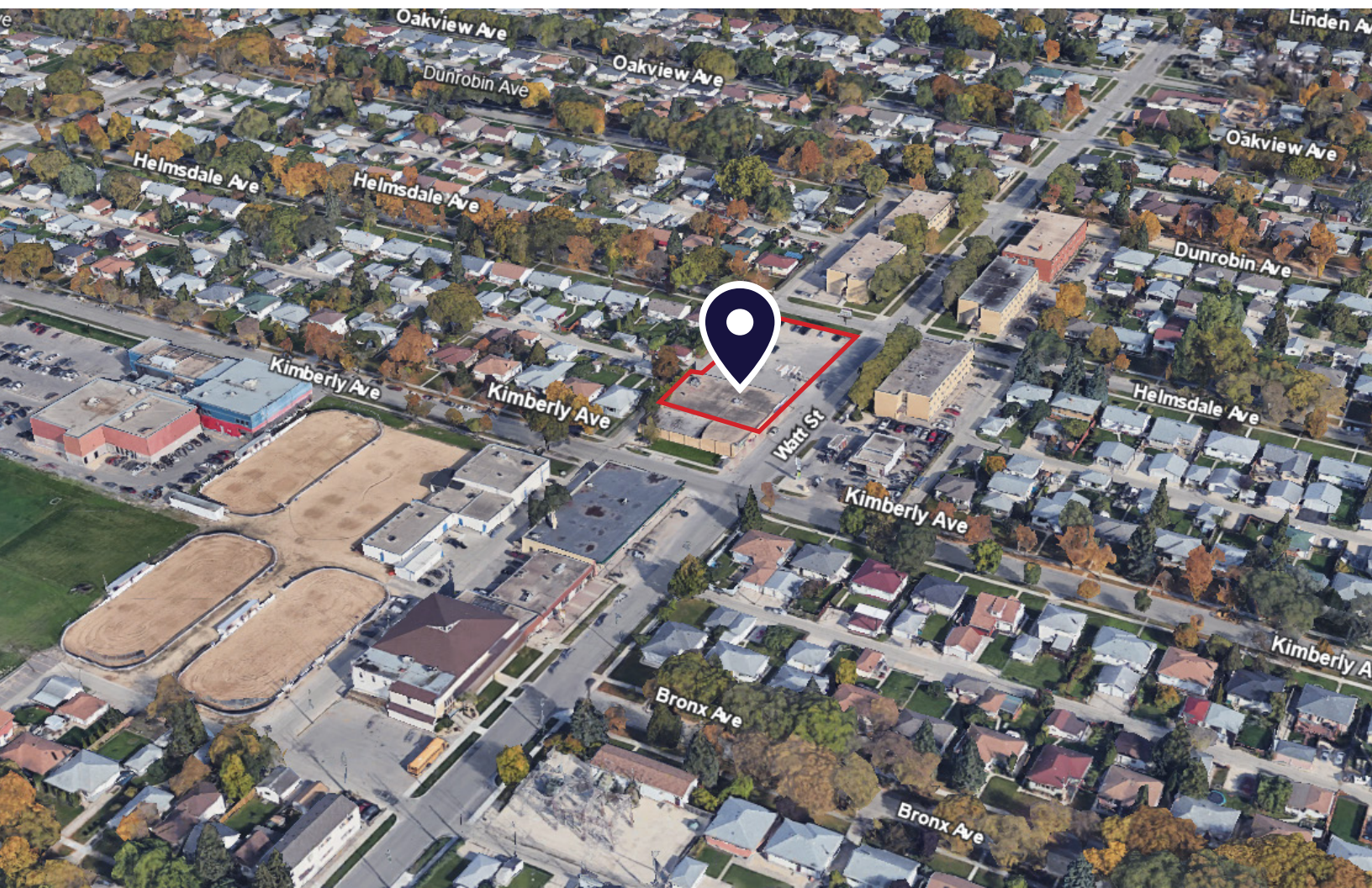
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Abundance of parking with only 29% site coverage



# AREA MAP





# IMAGES







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