



15 Memorial Blvd., Dauphin, R7N 2A5, Manitoba

GREAT COMMERCIAL BUILDING FOR SALE IN DAUPHIN!

This concrete block commercial use shop building is 50' x 60' (3000 SF) built in 1950 with a steel frame metal clad addition 30' x 60' (1800 SF) built in 1975. Main building details include: 14 Ft height exterior walls with brick front and stucco covered exteriors, reinforced concrete floor, tar and gravel roof finished with sprayed on polystyrene insulation. Interior partitions - 40' x 18' showroom with offices in front, storage area 60' x 10' and 3 washrooms (one completed, two roughed in). Forced air gas furnace 1995. HVAC system installed consisting of 2-5 ton cooling and 150,000 BTU heat not yet connected. Additional suspended gas heaters throughout. 4-100 amp panels, 1-200 amp panel and 1-220 amp. 12' x 12' insulated metal door in shop area. The metal addition is resting on a concrete foundation with concrete floor. Insulated metal entrance door and 2- 14' x 12' insulated overhead doors plus a 12' x 12' insulated metal overhead door in shop area. Full mezzanine about shop with concrete floor. Two vacant lots behind the building also included in this price one with street access. (Lot 4 and 5 Block 25 Plan 243).

MORE INFORMATION



Name **Kathy Stokotelný**
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BASE INFORMATION:

Bath : 3

LAND INFORMATION:

Legal Land : Lot 4, 5, Pt. of 16 & 17
Desc Block 25 Plan 243

BUILDING INFORMATION:

Possession : Immediate
Occupancy : Vacant/Tenant
Heat : Forced air gas and suspended gas
Year Built : 195

CONVENIENCE: