



19 Industrial Road, Dauphin, R7N 2T9, Manitoba

7920 sq ft mechanic shop and business space on a high traffic corner lot on Industrial Road!

LOCATION IS THE KEY FOR ANY BUSINESS AND THIS IS YOUR OPPORTUNITY FOR JUST THAT...this 7920 sq ft commercial building sits on a 2.3 acre high traffic corner lot on Industrial Road in Dauphin. Building is made up of a 6120 sq ft heavy steel warehouse set up for a heavy duty mechanic shop. Shop features updated exhaust system for multiple machinery, 16'x14' overhead door, suspended unit heaters, two bathrooms, parts room, and electrical room. You will find another 1800 sq ft of office space set up to run your business! Features customer entrance, large primary office, 2 bathrooms, lounge area and an upper mezzanine with 2 more office spaces which overlook the mechanic shop and parking lot! This massive property also includes a 2160 sq ft arched rib warehouse. Tons of room for parking or expansion. Gas boiler heat & 3 Phase Power. 2008 updated metal inside shop and roof. Tools, contents, and machinery not included in sale price. Call today for more information on this great investment opportunity.

MORE INFORMATION



Name **Brent Stykalo**
Phone (204) 572-4475

BASE INFORMATION:

Bath : 4

LAND INFORMATION:

Legal Land : Lot:2 Plan:1841

Desc

Total acres : 2.3

Square feet : 7920

BUILDING INFORMATION:

Possession : Negotiable

Occupancy : Owner

Heat : Gas Boiler Heat,
Forced Air Suspended
Unit Heaters,
Baseboard (Upper
Level Offices)

Year Built : 1969

Remodeled on : 2023

Property Tax : 7338.27

CONVENIENCE: