

510 Viking Road

Winkler

\$759,000



INDUSTRIAL SHOP FOR SALE

- 4000 sq ft shop built in 2018
- Consists of 2 – 2000 sq ft individual units that are connected by a common wall.
- Lot size 100 ft by 441 ft (Just over 1 Acre)
- 1 common water meter for the building
- Parking lot is built up with recycled asphalt
- Concrete swale at property line for east water drainage of parking lot
- Steel siding exterior and steel interior finishing
- Zoned M - Industrial
- Buyer responsible for GST applicable on purchase price
- 2025 Gross Property Taxes: \$8,996.36



BUILDING DETAILS

Each 2000 sq ft unit has:

- Individual meter for hydro
- Forced air electric heat
- 200 amp breaker panel
- 1-2-piece bathroom
- 2-14 ft overhead doors with auto openers
- 16 ft interior ceiling height

Note: There is a caveat on title for a natural gas line on the west part of the property. Please contact the listing agent for details.

East Unit



West Unit



LOCATION



*Property outlines are approximate and for illustration purposes only.

