

COMMERCIAL CONDO FOR SALE

1200 SHERWIN ROAD, UNIT 511-512



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 **CUSHMAN &
WAKEFIELD**
Winnipeg



PROPERTY HIGHLIGHTS

TOTAL UNIT SF: (+/-) 5,103 SF
(+/-) 4,440 SF (MAIN LEVEL) AND (+/-) 663 SF (MEZZANINE)

Recently Renovated

- Modernized office and commissary space with upgraded finishes and layout

Outdoor Amenities

- Dedicated exterior seating area—ideal for staff breaks or customer-facing operations

Dual Loading Access

- One 8' x 14' grade-level ramped door
- One 8' x 10' dock-level door
- Efficient for varied logistics and delivery needs

Clear Height

- 16'4" clear ceiling height allows for racking, storage, or light industrial use

Flexible Use Case

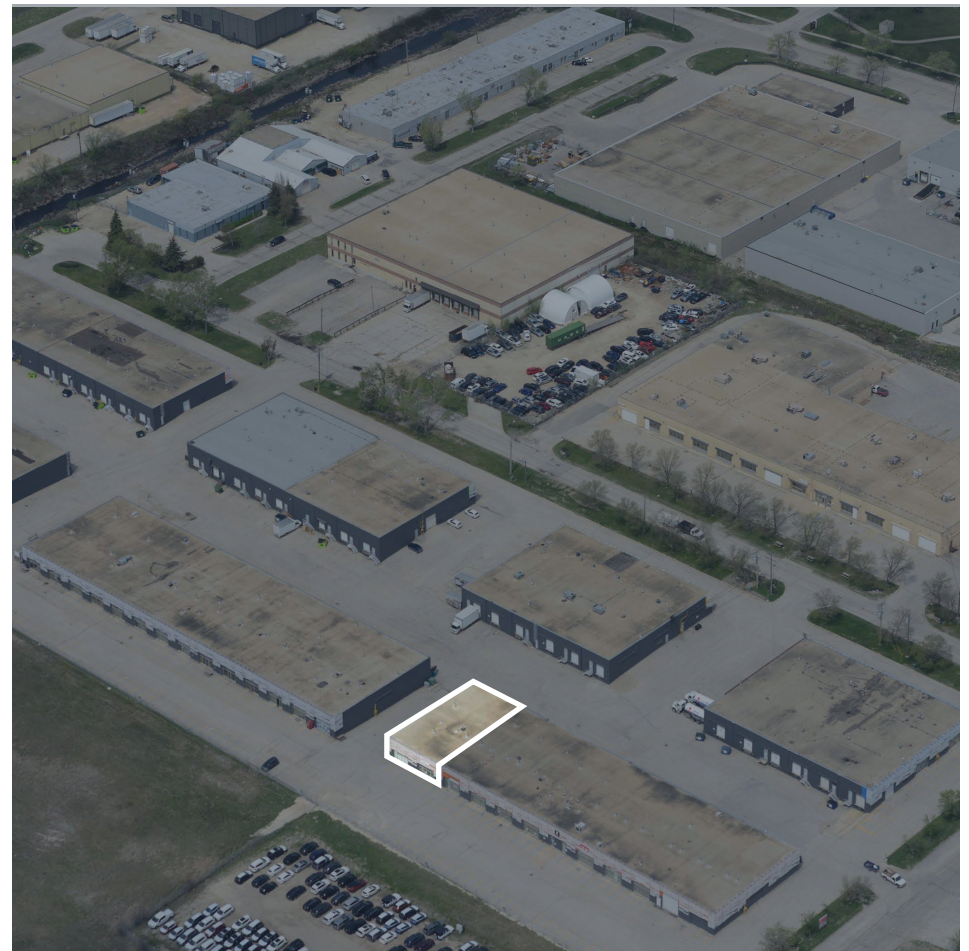
- Suitable for food production, light manufacturing, distribution, or hybrid office/industrial operations

Turnkey Opportunity

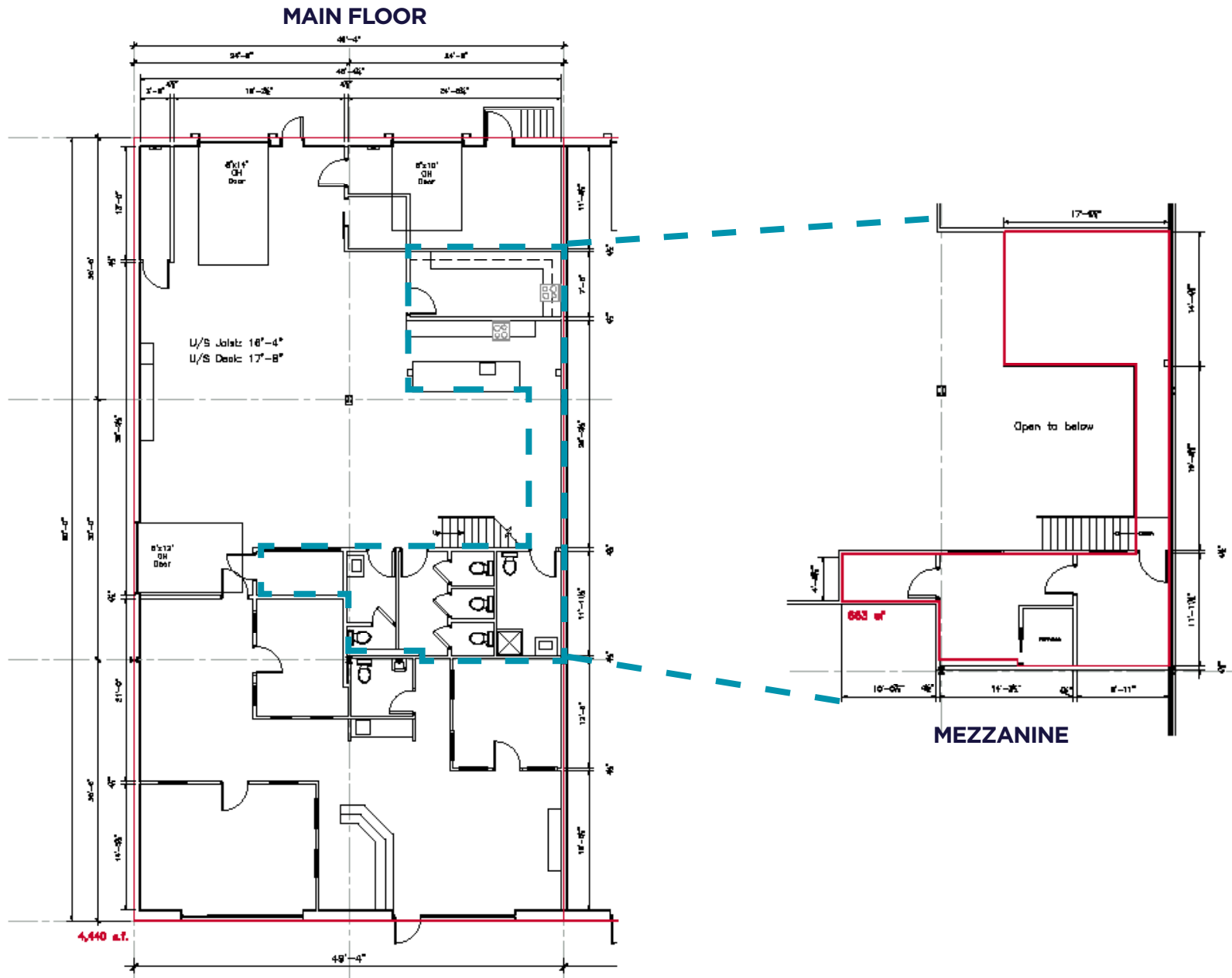
- Move-in ready with infrastructure in place—perfect for owner-users or investors

SALE PRICE: \$995,000.00

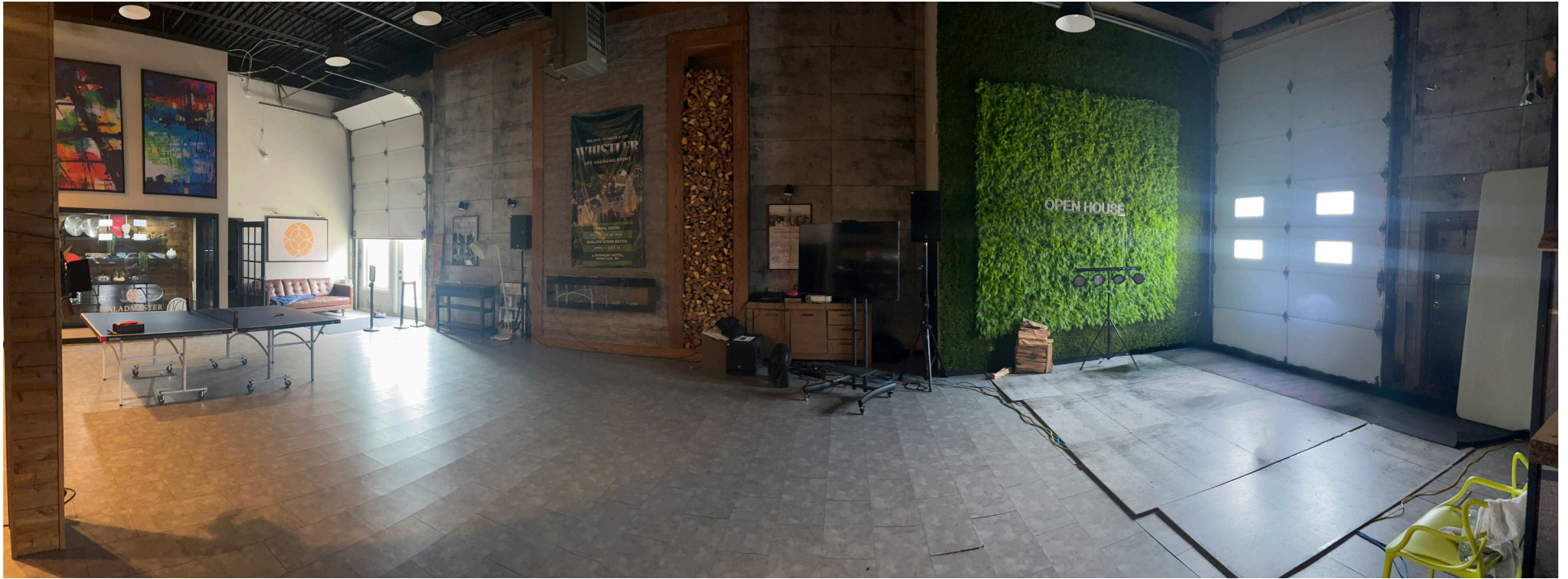
PROPERTY TAX: \$14,910.92 (2025)

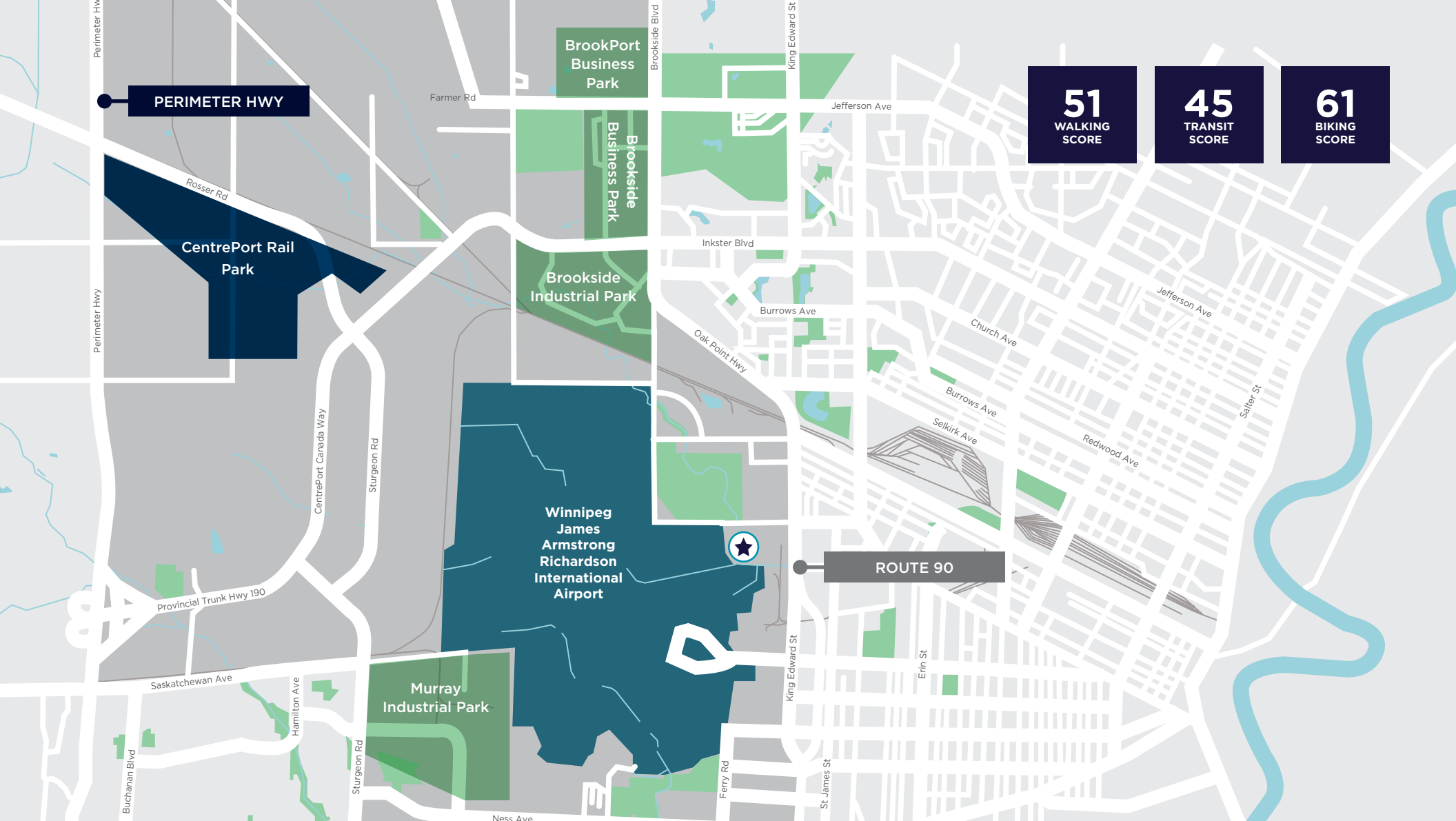


FLOOR PLAN









51
WALKING
SCORE

45
TRANSIT
SCORE

61
BIKING
SCORE

AREA MAP

DRIVE TIMES

- 2 MINS TO ROUTE 90
- 3 MINS TO THE AIRPORT
- 13 MINS TO THE CENTREPORT
- 13 MINS TO THE PERIMETER HWY




**Winnipeg
 James Armstrong
 Richardson
 International
 Airport**

ST JAMES INDUSTRIAL AREA

Health Sciences Centre

- | | |
|---------------|------------------------------|
| 1 A&W | 9 WINNERS |
| 2 TIM HORTONS | 10 PF CHANGS |
| 3 WENDY'S | 11 CINEPLEX |
| 4 TIM HORTONS | 12 POLO PARK SHOPPING CENTRE |
| 5 COSTCO | 13 HOME DEPOT |
| 6 SUPERSTORE | 14 BURGER KING |
| 7 WALMART | 15 CHAPTERS |
| 8 STAPLES | 16 CANADIAN TIRE |

AMENITIES MAP



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