



FOR SALE

214 St. Mary's Road

~Building Area:

Building—~2,551 sq. ft

Lot Size - ~4,728 sq. ft.

\$774,900.00

Plus Goods and Services Tax (GST)

For more information contact:

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FOR SALE: 214 St. Mary's Road

LOCATION: 214 St. Mary's Road

LEGAL: 1716140/1

BUILDING AREA: 2,551 sq. ft.

LOT SIZE: 4,728 sq. ft.

ZONING: C1

FEATURES: Amazing Opportunity in St. Vital, 5 mins from downtown. Owner Relocating. Approx 2500 sq. ft. of commercial & residential. The main floor is vacant and ready for Owner/ Occupier with the front portion which has offices & showroom. Back of the main floor has two offices, reception, kitchen, basement. Residential on top floor with separate entrance with 1 Bedroom, 1 Bathroom, Currently Leased.

2023 REALTY TAXES: \$11,468.64

POSSESSION: To Be Arranged

PARKING: 8 Staggered

FINANCING: Purchaser to arrange its own financing

SALE PRICE: \$774,900.00
Purchase price is subject to Goods & Services Tax



FOR SALE: 214 ST. MARY'S ROAD





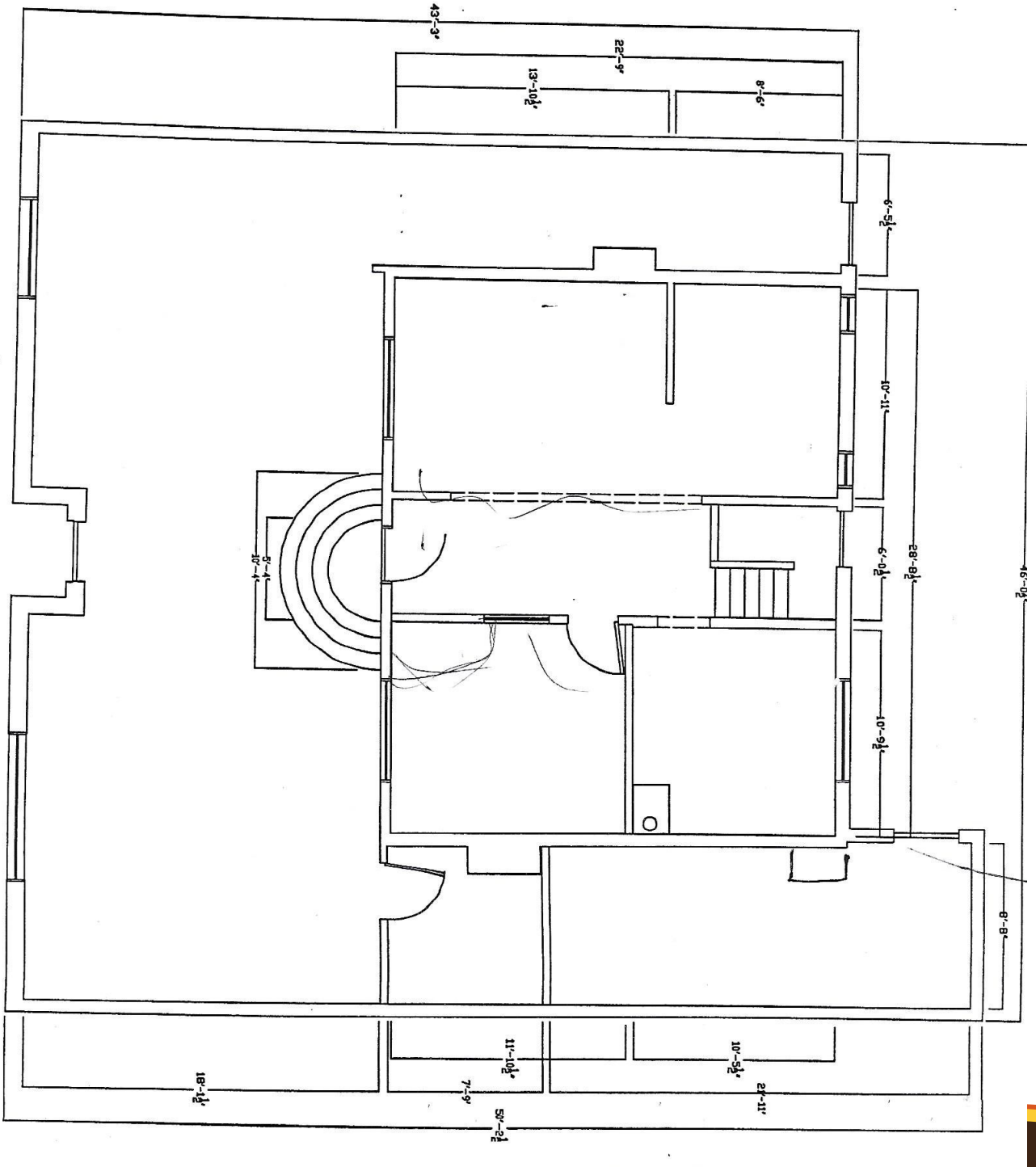
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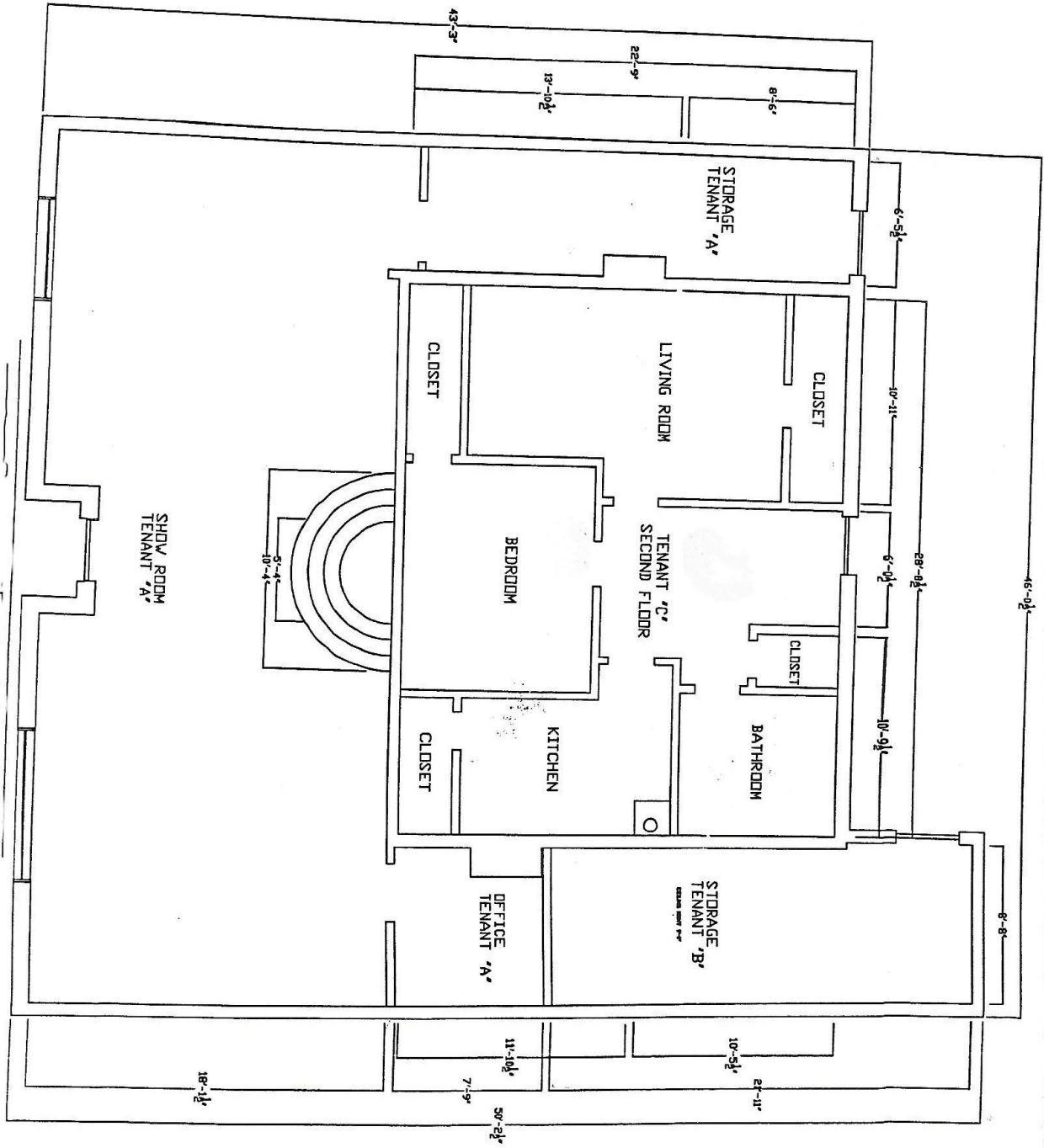
FOR SALE: 214 ST. MARY'S ROAD
1st Floor - Floor Plan

ST. MARY'S ROAD





FOR SALE: 214 ST. MARY'S ROAD 2nd Floor - Floor Plan





FOR SALE: 214 ST. MARY'S ROAD



FEATURES:

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