



18-25 Knife St.
3/4-2-928
\$949,000.00

New to the market, Heavy duty steel commercial building!
Excellent investment opportunity!

Well maintained 7,200 sq.ft commercial shop built in 2008, featuring in- floor heating throughout. This heavy duty steel building is situated on a spacious 43,560sq. ft. lot in a newer commercial/ industrial area offering excellent functionality and long- term durability.

This property is in great condition and has been consistently well maintained. Also features 2 office spaces and a 2 piece bathroom, along with added storage upstairs. The over sized lot allows for ample parking, yard space or future flexibility.

Currently occupied by long- term tenants who wish to remain, providing immediate and reliable income for an investor.

Age: 2008
Lot Size: Irregular (43,560.sq ft)
Building Size: 7,200 sq ft
Taxes: \$17,785.70 (2025)
Heat: In- Floor Heat
Possession: Negotiable

 **REMAX THOMPSON**

Each office independently owned and operated.

55 Selkirk Avenue
Thompson, MB R8N 0M5
Bus. 204-778-6303 Fax. 204-778-5652
Website: www.remmaxthompson.net

This information, although believed to be accurate,
is not warranted to be so.

