



## Things to Remember

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## 74016 Road 10E - Stony Mountain



**\$624,900**

**5090 sq.ft.**

**Lot: 1.13 Acres**

**Taxes: \$6,111.09**



### EXCELLENT OPPORTUNITY TO START OR EXPAND YOUR BUSINESS!!

This rare property lends itself to many different applications! This commercial/industrial building zoned CH (Commercial Highway) could be a great fit for anything from tradesmen, service or even transport purposes. This extremely well kept 5000 sq.ft. building has a main lobby area as well as 4 offices and lunch room. The front main area is also separate from the rear main area so that could also be rented to offset some costs. The total area of the property is 1.13 acres so there could be room for future growth as well. Full video surveillance system and alarm are also included for peace of mind! The main area has a 12' overhead door with 17' peak ceiling height and overhead door on rear area as well. This building has 200 amp service and a large mezzanine for additional storage. Dual forced air natural gas furnaces for front and rear areas allow for separate climate control. Call to setup your own private viewing!



SCAN ME



**Matt McKillop**

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Call/Text: 1-204-770-2354

**RE/MAX Town & Country**



1-333 Main Street, BOX 1146, Stonewall, Manitoba R0C2Z0  
**204-467-8000 www.remaxinterlake.ca**

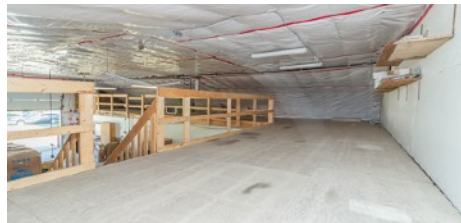


**RE/MAX Town & Country**

**LISTING AGENT  
MATT MCKILLOP**

## Property Features

- 2x Natural Gas Forced Air Furnaces
- Offices Have Baseboard Heating
- 7 Security Cameras Throughout Building + Alarm System Included
- 200 Amp Electrical Panel
- Community Water & Sewer
- Vinyl Exterior
- Asphalt Shingles
- Aluminum Soffits & Fascia
- PVC Windows
- Concrete Slab Foundation
- Community Water & Sewer
- Vinyl & Concrete Flooring
- 12' Overhead Door (Front)
- Mezzanine For Extra Storage



## Neighbourhood

Stony Mountain is a small but vibrant community with a strong sense of identity and a welcoming spirit. It is located 20 kms north of the City of Winnipeg and is a great place to live for those who enjoy outdoor activities, community involvement, and a peaceful rural lifestyle.

The area offers a high quality of life, with excellent public services, including schools and recreational amenities. The municipality has a strong sense of community, with residents working together to create a safe, welcoming, and inclusive environment for all.



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## Room Dimensions

Room	Dimensions
Front Lobby Reception	15.00 x 20.08
Bathroom	2 Piece
Lunch Area	13.42 x 10.00
Office #1	13.42 x 12.83
Office #2	11.08 x 10.00
Office #3	11.00 x 14.00
Office #4	19.50 x 11.08
Front Main Area	50.00 x 33.58
Rear Main Area	39.50 x 44.75 (10' Overhead Door)
Mezzanine #1	32.00 x 12.00
Mezzanine #2	50.00 x 10.00



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