



Tommy Rogers

Farm Sales Specialist

Royal LePage Riverbend Realty Farm Division
105-150 Penfeld Dr
Steinbach, MB

Cell: (204) 741-0183 | Office: (204) 326-4567
Fax: (204) 326-4985
tommyrogers@royallepage.ca
royallepageriverbendrealtyfarmdivision.com



**\$849,000 | 3.53 Acres | Agribusiness
Hamiota, MB**

Turn key commercial shop in Hamiota, MB – Ready for Immediate Operation!

Exceptional opportunity to own a fully equipped, move in ready commercial shop on 3.53 acres of high visibility, highway front property. This impressive 7,366 sq ft facility features a paved driveway and excellent access, ensuring your business gets noticed. Built for Heavy Duty use, 600V 3 phase power ideal for industrial equipment, welders & compressors. 2 drive through bays with 18' high x 12' wide overhead doors. 19' ceiling height perfect for semis, cranes & large machinery. Fully insulated with in floor natural gas heat & radiant overhead heating. Compressed air lines throughout. Multiple welding outlets. Installed security camera system. 546 sq ft office/breakroom, utility room, full bathroom with shower. Available as a complete package including tools, hoists, welders, tire equipment, parts inventory & more. Walk in and start operating immediately. Ideal for heavy truck/equipment repair, welding, fabrication, fleet maintenance, agricultural service operations, warehouse or large scale storage. Property can be purchased fully equipped or building and land only. Contact listing agent Tommy Rogers at 204.741.0183 for more details .

Listing Details

Property Id #: 21469

Price: \$849,000

Farm Type: Agribusiness

Acreage (Total): 3.53

**Municipality /
County:** RM of Hamiota

Province: Manitoba

Postal Code: R0M 0T0

Property & Land Remarks

**Property Legal
Description:** DESC SE 18-14-23W,
221-B Elm St NW

Acreage (Total): 3.53

Additional Listing Remarks

Property Taxes: \$10,261.25

How to View

How to View: Through listing agent Tommy Rogers at 204.741.0183

Property Photos

Listing #21469



Property Photos

Listing #21469

