



## 4 HOGG Street Woodlands

\$499,900

Exceptional Commercial Property Opportunity, just 20 minutes from the city! This property features a spacious 40x100 serviced building with 600v 3-phase power, gas heating, 3 hoists, and a 3-phase compressor—perfect for a wide range of businesses. The building also includes a second-floor office, bathroom, kitchen, and plenty of storage space. Set on 3 acres of industrial-zoned land with conditional use approval for a wrecking yard, this site offers great flexibility for your operations. The secure compound is fully equipped with security cameras and an alarm system for peace of mind. Please note: All vehicles and parts are not included.

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate  
derekdaneault@royallepage.ca



**Royal LePage Prime Real Estate**

1877 Henderson Highway,  
Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164  
rickjansen@royallepage.ca