



BUSINESS FOR SALE

ROSSMERE SHOPPING CENTRE
1030-1070 HENDERSON HWY
WINNIPEG, MANITOBA

ACCOUNTING AND TAX FRANCHISE FOR SALE

Business Summary

Business	Ledgers Canada with long term lease in place (www.ledgers.com)
Available	340 SF
Business Description	Accounting and Tax Franchise
Sale Price	\$17,500
Owner's Territory	NE Winnipeg (from Transcona to McPhillips)

3 private offices, reception area and common washrooms

Property Summary

Building Size	59,000 SF
Land Area	4.64 Acres
Zoning	C2 - Commercial District
Parking	350 vehicles

Features

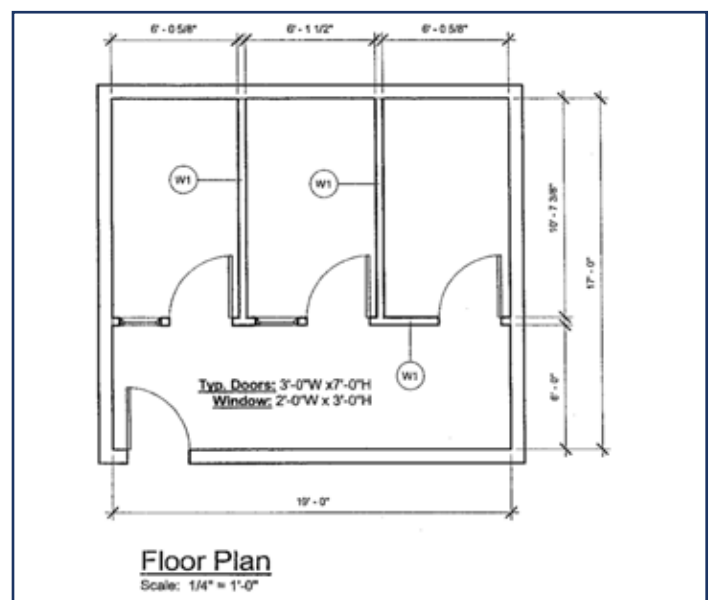
- Signage available.
- Exceptional site access and egress including signalized intersection at Rowandale and a left turn stacking lane.
- Ample parking for customers and staff.
- **Tenants Include:** Tim Horton's, Dairy Queen, Little Caesars, Rossmere Medical, Mr. Submarine, North Winnipeg Credit Union and Winnipeg Public Library.
- **New Facade in 2008.**

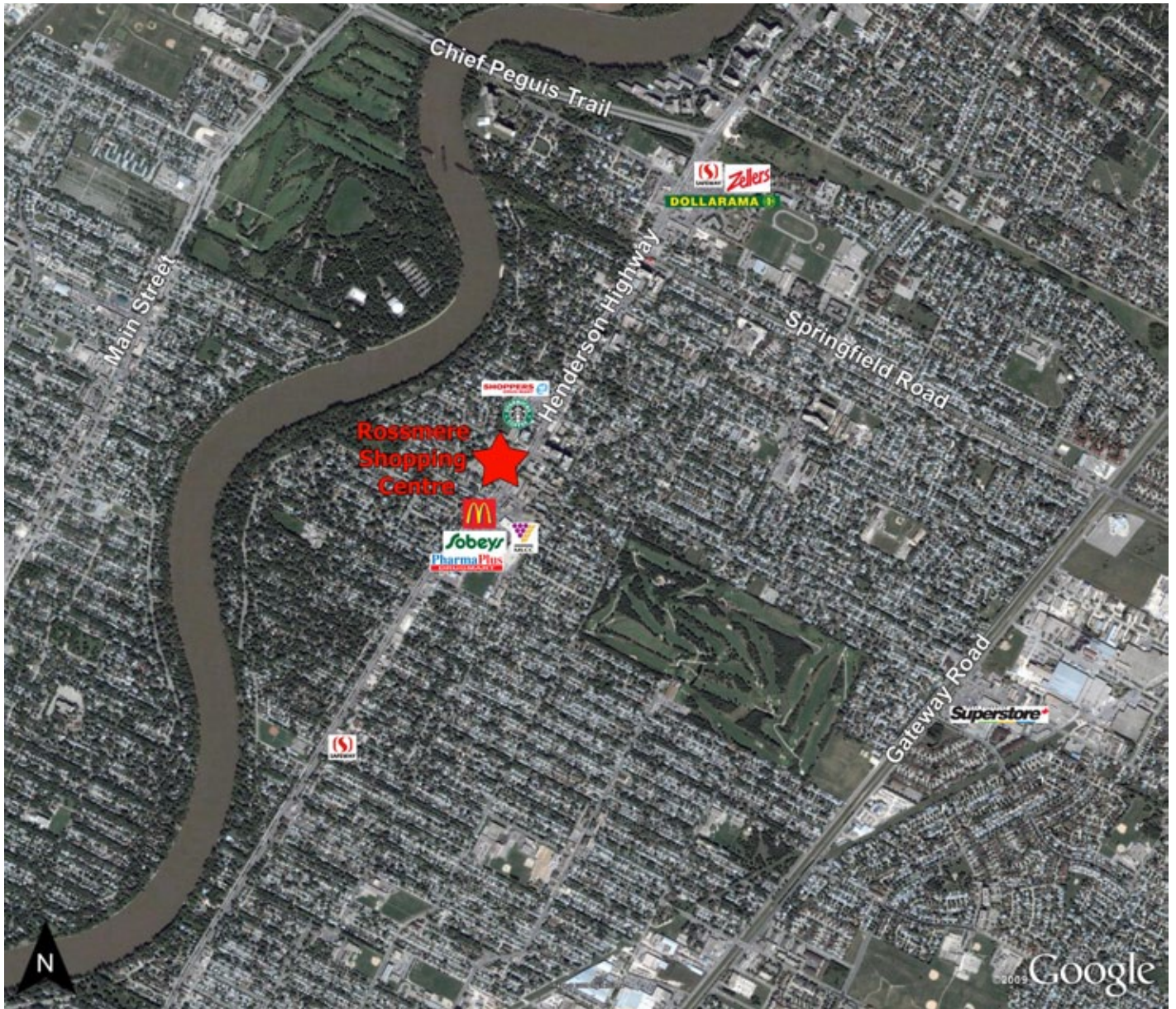
Location

- Located on the Southwest corner of Henderson Highway and Rowandale Avenue - a busy controlled intersection.
- Surrounded by the residential communities of Rossmere, Algonquin Park, Elmwood, North Kildonan and East Kildonan.
- In close proximity to Chief Peguis Trail.

Traffic

- 44,691 vehicles per day at Henderson Highway & Rowendale/McLeod.
(Reference: City of Winnipeg Transportation Department, March 1999)





ROSSMERE PLAZA

LEASING INQUIRIES

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Shindico

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