

FOR SALE



COMMERCIAL REAL ESTATE
SERVICES INC.

0000 LOUDOUN ROAD

LAND IN CLOSE PROXIMITY TO SOUTH LANDING BUSINESS PARK

RM OF MACDONALD, MB

Bob J. Antymniuk

Senior Director - Sales & Leasing

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PROPERTY HIGHLIGHTS

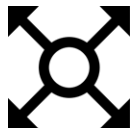
- Close proximity to McGillivray Boulevard and its strong growth corridor
- 2,555 ft. length (+/-) E – W property line
- 770 ft. length (+/-) N – S property line – Loudoun Road frontage
- 2,600 ft. (+/-) from north side McGillivray Boulevard to south property line of subject property
- Immediately north of South Landing Business Park

PROPERTY DETAILS

SALE PRICE	\$75,000.00/acre
LAND AREA (+/-)	45.18 acres as per RM of Macdonald tax demand
ZONING	"AR"; contained within RM of Macdonald "EC" light industrial development policy area
SERVICES	Not serviced; access to services, including low pressure sewer and water to be verified with RM of Macdonald
LEGAL DESCRIPTION	LOT 3 PLAN 10793 WLTO IN FAC SECTION 3 AND 10-10-2 EPM INCLUDING PART OF THE CLOSED GOVERNMENT ROAD ALLOWANCE BETWEEN SAID SECTIONS
TITLE NUMBER	2748952 / 1
TAX ROLL NUMBER	0087030.000; RM of Macdonald
TAXES	\$934.06 (2021)



Drive Times



20 min.
PORTAGE & MAIN



20 min.
JAMES ARMSTRONG
RICHARDSON
INTERNATIONAL AIRPORT



8 min.
TRANSCANADA
HIGHWAY



16 min.
POLO PARK
SHOPPING CENTRE





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