

FOR SALE

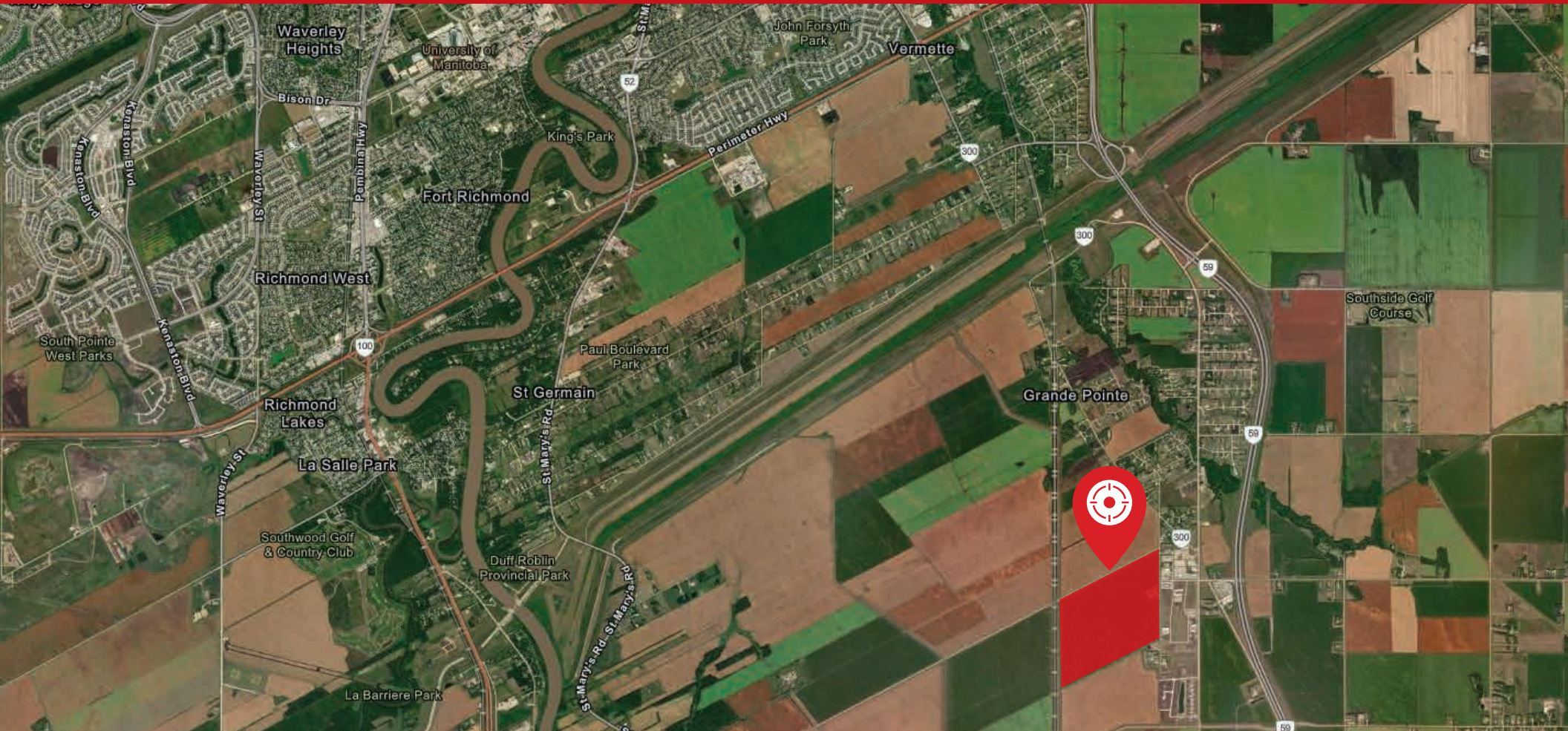
614 Novotny Road

GRANDE POINTE, RM OF RITCHOT, MB



COMMERCIAL REAL ESTATE
SERVICES INC.

260+ ACRES OF PRIME DEVELOPMENT LAND IN GRANDE POINTE, MB



BOB ANTYMNIUK, Vice President, Sales & Leasing

(204) 985-1364

bob.antymniuk@capitalgrp.ca

614 Novotny Road

PROPERTY DETAILS

ADDRESS 614 Novotny Road et al, Grande Pointe, RM of Ritchot, Manitoba

LOT DETAILS

TAX ROLL # 139100

LAND AREA 36.63 acres (+/-)

LEGAL DESCRIPTION ALL THAT PORTION OF OTM LOT 200 PARISH OF ST NORBERT ACCORDING TO A PLAN OF SAME REGISTERED AS NO. 3909 WLTO WHICH LIES TO THE EAST OF THE EASTERN LIMIT OF ROAD ALLOWANCE EAST OF AND ADJOINING RIGHT OF WAY OF RLY PLAN 12 WLTO (PR DIV) EXC WATER CONTROL WORKS PLAN 40378 WLTO

TAX ROLL # 139400

LAND AREA 54.95 acres (+/-)

LEGAL DESCRIPTION ALL THAT PORTION OF OTM LOT 201 PARISH OF ST NORBERT ACCORDING TO A PLAN OF SAME REGISTERED AS NO. 3909 WLTO WHICH LIES TO THE EAST OF THE EASTERN LIMIT OF ROAD ALLOWANCE EAST OF AND ADJOINING RIGHT OF WAY OF RLY PLAN 12 WLTO (PR DIV) EXC WATER CONTROL WORKS PLAN 40378 WLTO

TAX ROLL # 139500

LAND AREA 54.90 acres (+/-)

LEGAL DESCRIPTION ALL THAT PORTION OF OTM LOT 202 PARISH OF ST NORBERT ACCORDING TO PLAN 3909 WLTO WHICH LIES TO THE EAST OF THE EASTERN LIMIT OF ROAD ALLOWANCE, EAST OF AND ADJOINING RIGHT OF WAY OF RLY, PLAN 12 WLTO (PR DIV); EXC, WATER CONTROL WORKS, PLAN 40378 WLTO.

TAX ROLL # 139800

LAND AREA 36.59 acres (+/-)

LEGAL DESCRIPTION ALL THAT PORTION OF OTM LOT 203 PARISH OF ST NORBERT ACCORDING TO A PLAN OF SAME REGISTERED AS NO. 3909 WLTO WHICH LIES TO THE EAST OF THE EASTERN LIMIT OF ROAD ALLOWANCE EAST OF AND ADJOINING RIGHT OF WAY OF RLY PLAN 12 WLTO (PR DIV) EXC WATER CONTROL WORK PLAN 40378

TAX ROLL # 140000

LAND AREA 79.72 acres (+/-)

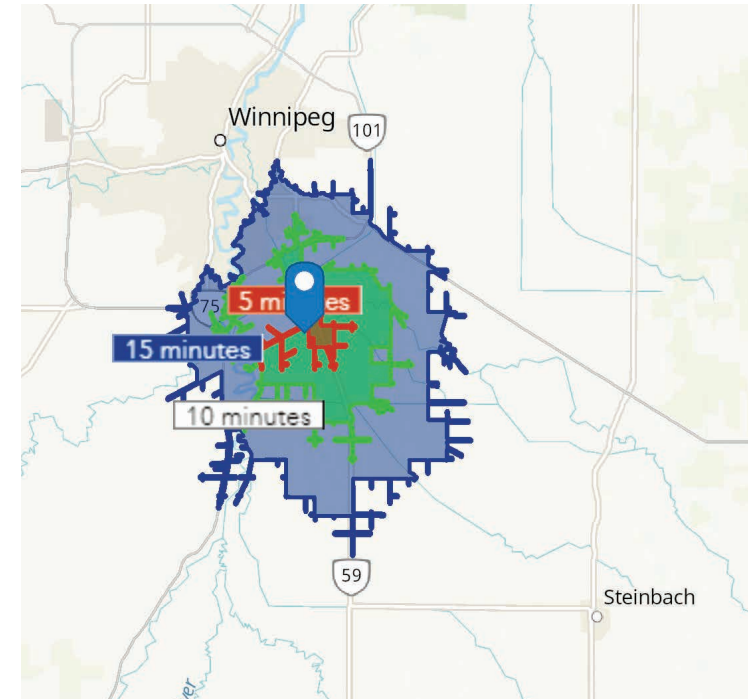
LEGAL DESCRIPTION ALL THAT PORTION OF OTM LOT 204 PARISH OF ST NORBERT ACCORDING TO A PLAN OF SAME REGISTERED AS NO. 3909 WLTO WHICH LIES TO THE EAST OF THE EASTERN LIMIT OF ROAD ALLOWANCE EAST OF AND ADJOINING RIGHT OF WAY OF RLY PLAN 12 WLTO (PR DIV) EXC WATER CONTROL WORK PLAN 40378 WLTO

ZONING A - Agricultural

CAVEAT 2146002 / 1 (Right Of First Refusal; 30 days)

PURCHASE PRICE \$30,000.00 / Acre (\$7,883,700.00)

614 Novotny Road



DRIVE-TIME DEMOGRAPHICS

	5 MIN.	10 MIN.	15 MIN.
TOTAL POPULATION	1,000	12,466	121,356
TOTAL HOUSEHOLDS	288	3,872	41,412
MEDIAN AGE	39.7	38.5	38.7
AVG. HOUSEHOLD INCOME	\$179,037	\$144,316	\$122,797



CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300 - 570 Portage Avenue, Winnipeg, Manitoba R3C 0G4

T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Contact

BOB ANTYMNIUK, Vice President, Sales & Leasing

(204) 985-1364

bob.antymniuk@capitalgrp.ca

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.