

FOR SALE

221 Panet Road

WINNIPEG, MB

HEAVY INDUSTRIAL LAND



COMMERCIAL REAL ESTATE
SERVICES INC.

Peter Kaufmann

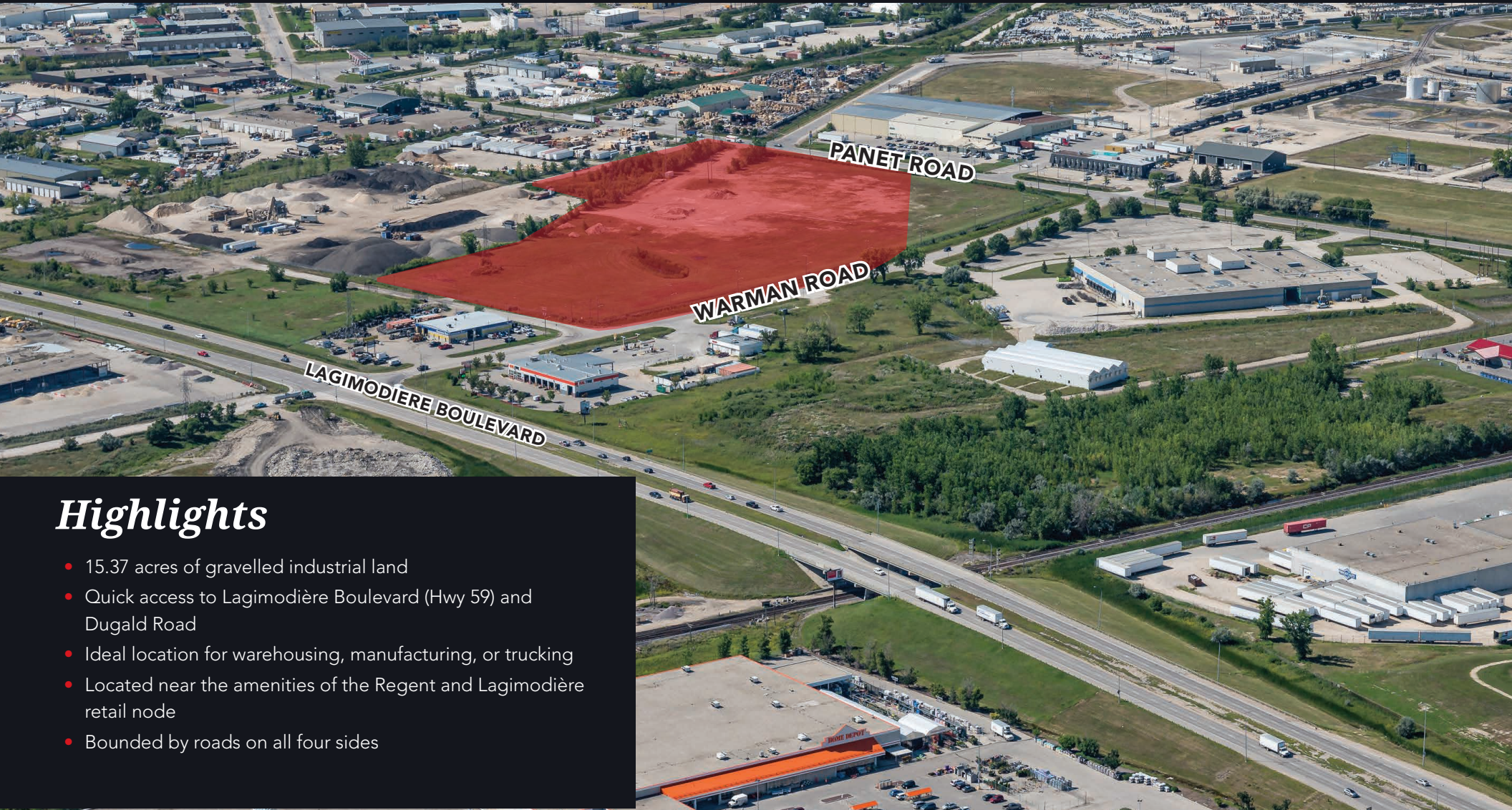
Vice President, Sales & Leasing
(204) 985-1362
peter.kaufmann@capitalgrp.ca

*Services provided by
Peter Kaufmann Personal Real Estate Corporation*

Eric Ott

Associate Vice President, Sales & Leasing
(204) 985-1378
eric.ott@capitalgrp.ca

*Services provided by
Eric A. Ott Personal Real Estate Corporation*



Highlights

- 15.37 acres of gravelled industrial land
- Quick access to Lagimodière Boulevard (Hwy 59) and Dugald Road
- Ideal location for warehousing, manufacturing, or trucking
- Located near the amenities of the Regent and Lagimodière retail node
- Bounded by roads on all four sides

221 Panet Road Winnipeg, MB

PROPERTY DETAILS

SALE PRICE ~~\$6,000,000~~ **\$5,225,800** (~~\$390,370~~ **\$340,000** per acre)

LAND AREA (+/-) 15.37 acres (669,504 sq. ft.)

ZONING M3 - Heavy Industrial Zoning

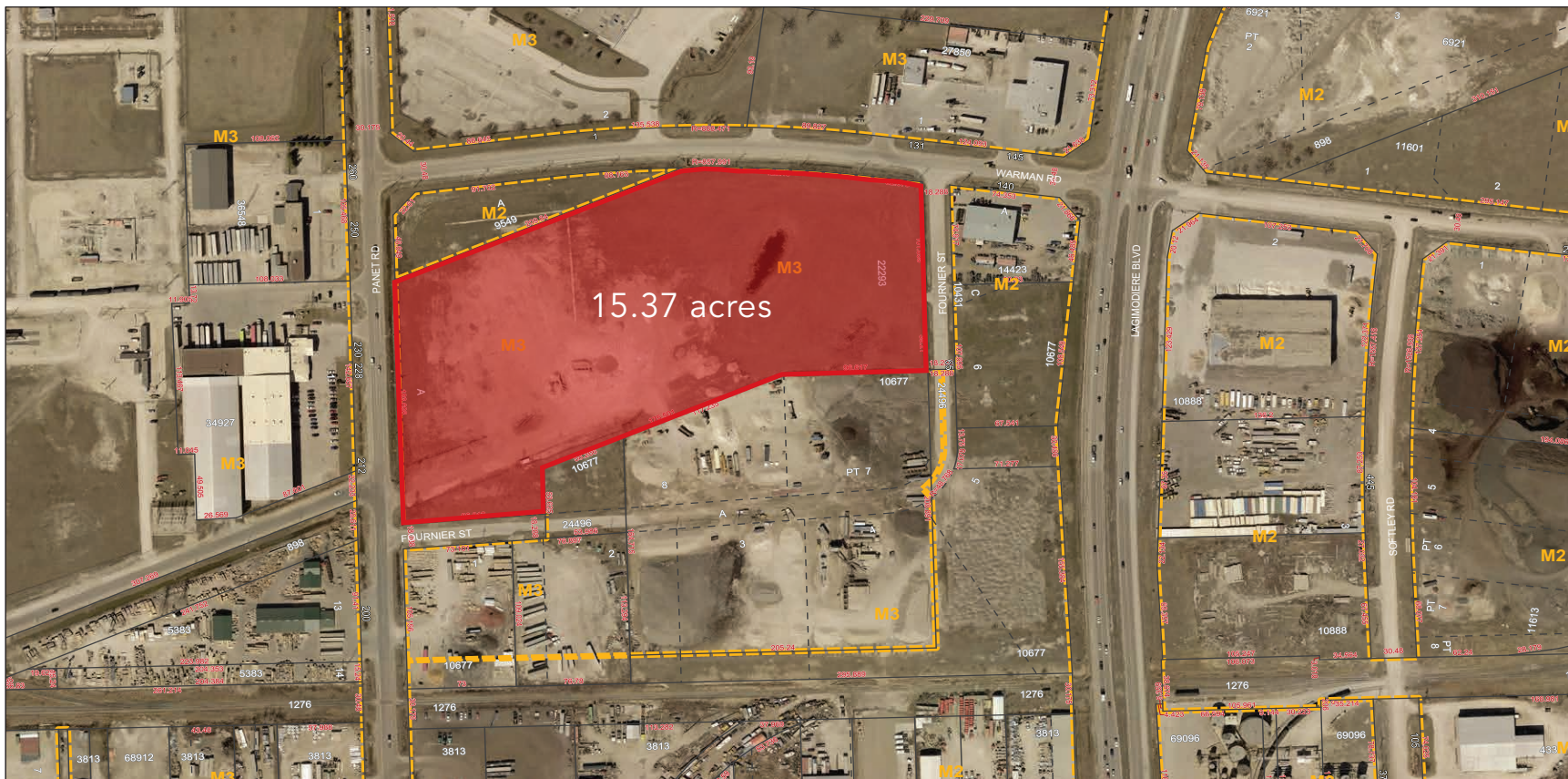
LEGAL DESCRIPTION PARCEL A PLAN 22293 WLTO IN LOT D ROMAN CATHOLIC MISSION PROPERTY

TITLE NUMBER 2252618/1 WLTO

ROLL NUMBER 06051747000

TAXES \$11,843.62 (2022)

ADDRESS OFFERS TO: 3274692 MANITOBA LTD.



221 Panet Road Winnipeg, MB



MISSION IND.

VersaCold **Dufresne**

Nelson River Construction **LAFARGE**

BRENTAG **ROOFMART**

CROSSROADS STATION SC

DUGALD IND.

TERRACON BUS. PK.

ST. BONIFACE IND. PK.

REGENT AVE. W

LAGIMODIERE BOULEVARD

PANET ROAD



WARMAN ROAD

kildonan place

DUGALD ROAD



221 Panet Road

Winnipeg, MB

Drive Times



HWY 59

1 minute



KILDONAN PLACE

5 minutes



PERIMETER HIGHWAY

14 minutes



CHIEF PEGUIS TRAIL

8 minutes





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Capital Commercial Real Estate Services Inc.

300 - 570 Portage Avenue, Winnipeg, Manitoba R3C 0G4
T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

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