

**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

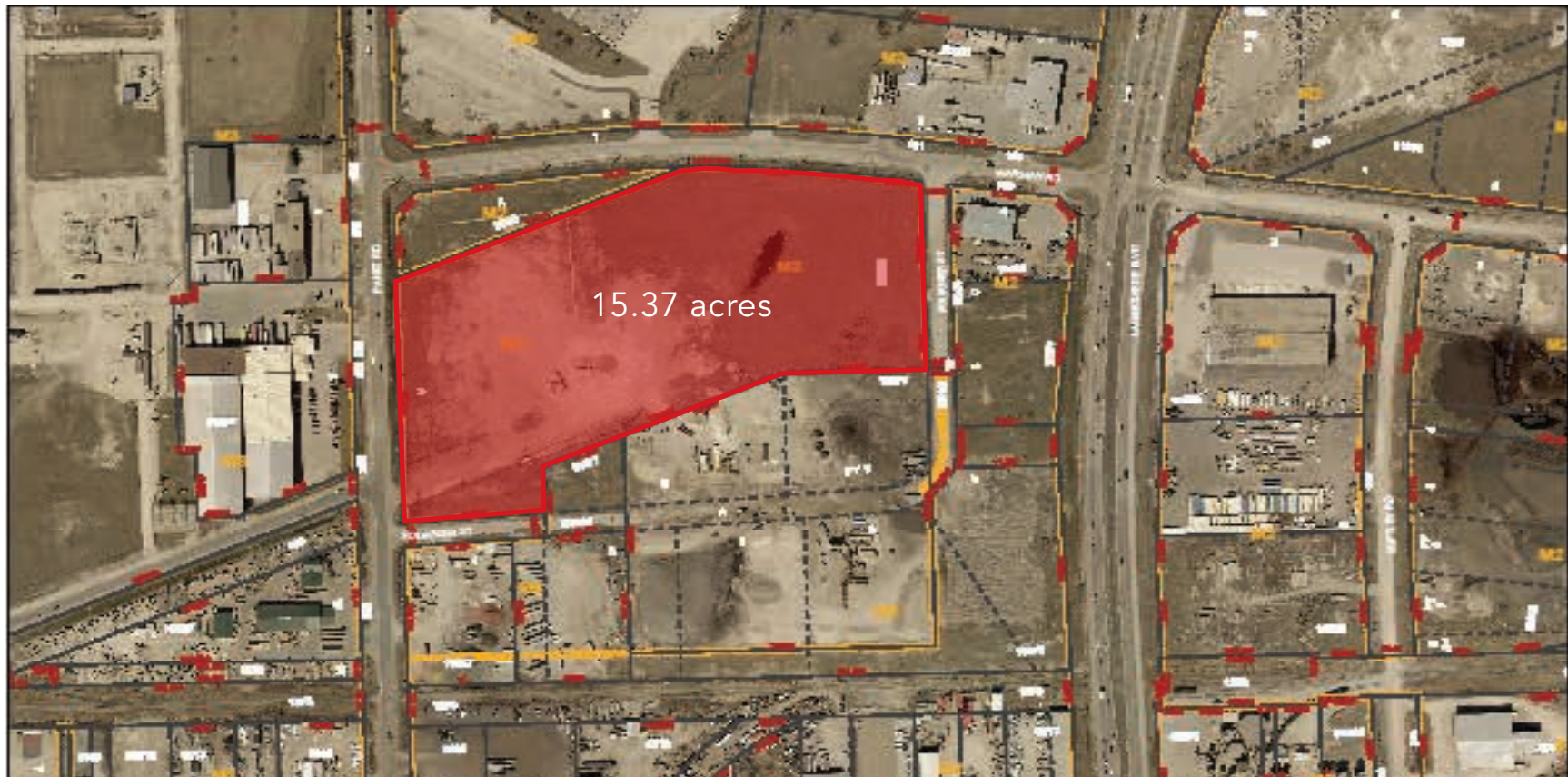
- 15.37 acres of gravelled industrial land
- Quick access to Lagimodière Boulevard (Hwy 59) and Dugald Road
- Ideal location for warehousing, manufacturing, or trucking
- Located near the amenities of the Regent and Lagimodière retail node
- Bounded by roads on all four sides

# 221 Panet Road Winnipeg, MB

## PROPERTY DETAILS

|                   |   |
|-------------------|---|
| SALE PRICE        | \$6,000,000 (\$390,370 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

DUGALD ROAD

kildonan place

# 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](http://capitalgrp.ca)

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