

FOR SALE

16.79 Acres (+/-) - Brunkild Development Land

BRUNKILD, MB

~ Development Land Available Adjacent to the Town of Brunkild ~



RENNIE ZEGALSKI, Principal
(204) 985-1368

rennie.zegalski@capitalgrp.ca

Services provided by Rennie Zegalski Personal Real Estate Corporation

capitalgrp.ca

Property Details



| | |
|------------------------|-------------------------------|
| LAND AREA (+/-) | 16.79 acres |
| SALE PRICE | \$275,000 (\$16,370 per acre) |
| TAXES | \$534.95 (2023) |
| TAX ROLL # | 280620 |
| TITLE NUMBER | 2770184/1 |

LEGAL DESCRIPTION LOT 1 PLAN 49837 WLTO (PR 332) BRUNKILD, MB

ZONING

GD - General Development Zone

This zone provides for the development of mixed uses containing commercial and residential components. This zone can accommodate mixed uses in two forms. First, single buildings with commercial and retail uses located on the ground floor with residences located on the upper floors. Second, uses can be mixed on a single site in separate buildings. (RM of MacDonald Zoning By-Law 5-2018)

Likely Uses

Permitted uses include single family and duplex dwellings, professional services (office), personal services (retail), carpenter or cabinet shops, and government offices. Conditional uses are many but include general agriculture, grain and agricultural product storage and handling, multi-family dwellings, animal care services, veterinary clinics, auto body and automotive repair, restaurants, contractor services, repair and service shops along with many other commercial and industrial uses.

FRONTAGE (+/-) 685 ft. on PR 332

UTILITIES AND PUBLIC IMPROVEMENTS

Electricity: Hydroelectricity (overhead lines)

Sewer: Municipal low pressure sewer service is available (75 mm low pressure sewer line on west side of property per RM of MacDonald)

Water: Municipal water is available (150 mm water mainline on west side of property per RM of MacDonald)

Natural Gas: Natural gas service is not available

Drainage System: Open ditches

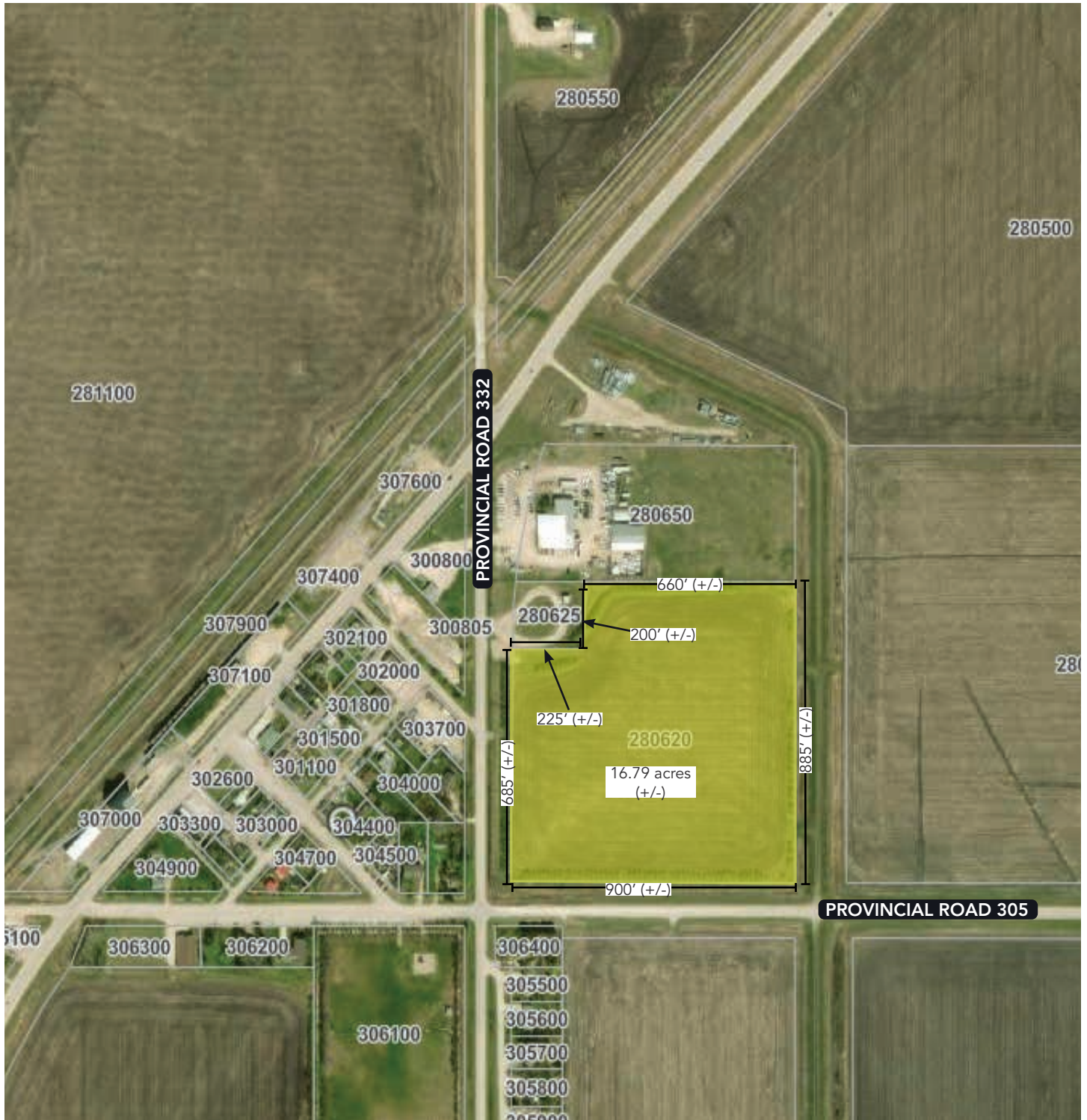
Telephone/Internet: High speed Internet access and both cellular and land line telephone service are in the area

Adequacy: Utilities are typical and adequate

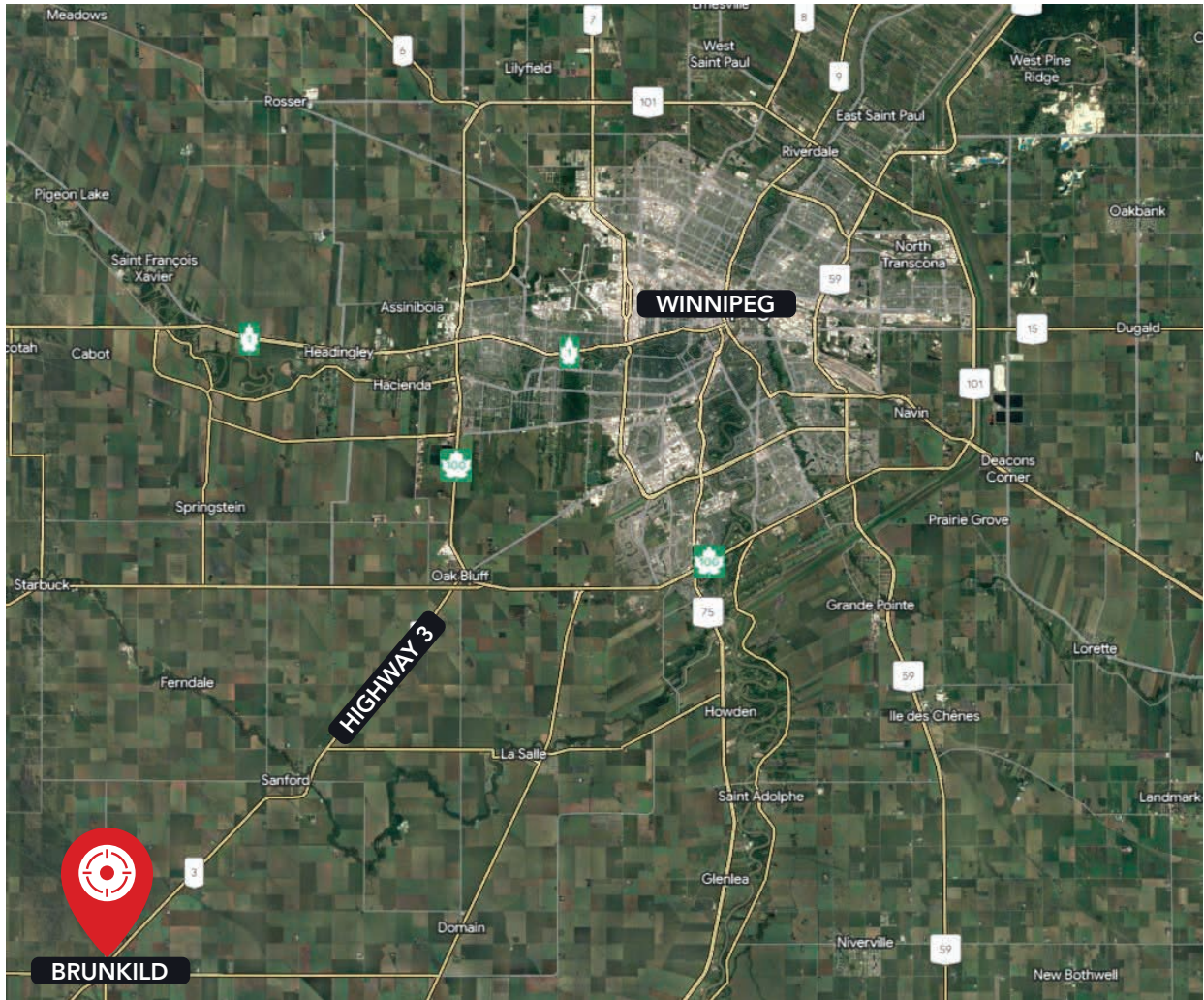
HIGHLIGHTS

- » Vacant agricultural land inside the ring dike of the community of Brunkild
- » The site is on the east side of PR 332 (First Avenue). The community is a rural agricultural hamlet with a grain elevator terminal and approximately 35 residences. The broader area includes productive cultivated farmland. A Canadian Pacific Railway (CPR) rail line runs along the west side of PTH 3.
- » The site is typical for the area and is suitable for agricultural cropping at present (with an MASC crop rating of 'E' which is above-average quality farmland). The site is composed of Red River Clay per assessment records, with minor discounts for water, erosion, solonetz and shallow phase.

Tax Roll Assessment Map



Drive Time Analysis



WINNIPEG
19 minutes

PORTAGE LA PRAIRIE
63 minutes

BRANDON
142 minutes

U.S. BORDER
73 minutes

Contact

RENNIE ZEGALSKI, Principal

(204) 985-1368

rennie.zegalski@capitalgrp.ca

Services provided by Rennie Zegalski Personal Real Estate Corporation

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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