

FOR SALE/LEASE



COMMERCIAL REAL ESTATE
SERVICES INC.

23 South Landing Drive

RM OF MACDONALD, MB

~ Vacant Lot Available in South Landing Business Park ~



GARY GOODMAN, Vice President, Sales & Leasing
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Property Details



LAND AREA (+/-) 1.37 acres

SALE PRICE \$664,450 (\$485,000/acre)

PROPERTY TAXES (2022) \$7,015.36

CERTIFICATE OF TITLE NO. 3006121/1

LEGAL LOT 17 BLOCK 1 PLAN 57910 WLTO IN N 1/2 AND SW 1/4 3-10-2EPM

ZONING ML - Light Industrial

TAX ROLL 87824.00

ADDITIONAL DETAILS Building and landscaping design criteria required

BUILD-TO-SUIT FOR LEASE

- The owner will build a new building on the land to lease to a tenant site based on the tenants specifications. The lease rates and terms will be negotiated based on land value, cost to build and length of lease term.
- Additional Rent is estimated to be \$4.95 per sq. ft. based on typical industrial construction.
- Following are renderings of a building as an example of potential new building.

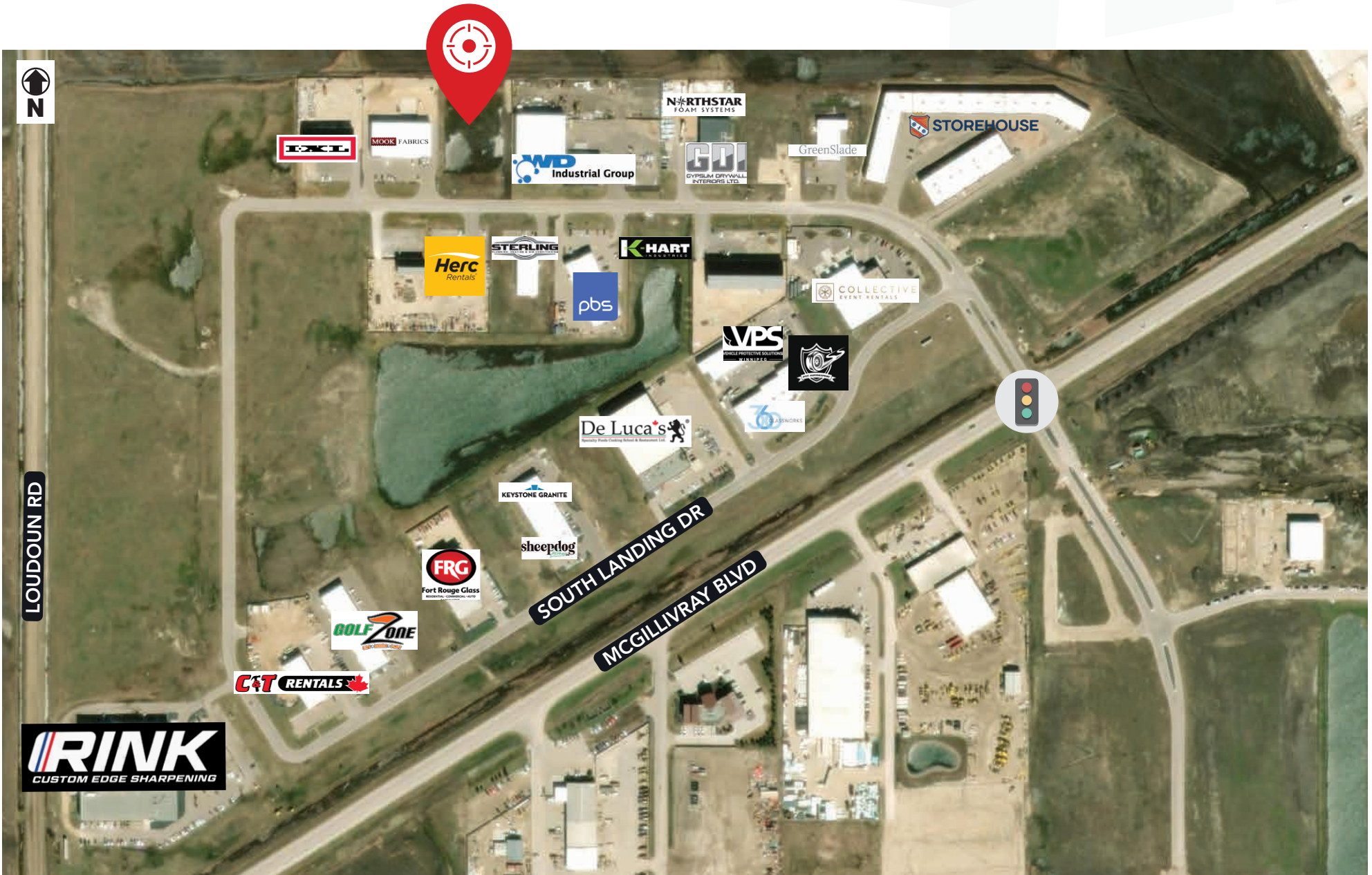
HIGHLIGHTS

- 1.37 acre (+/-) serviced lot available in southwest Winnipeg's newest business park
- Excellent visibility and access from McGillivray Boulevard
- Located in the RM of MacDonald with no business tax
- Close proximity to the amenities of Kenaston Boulevard and McGillivray Boulevard
- Paved roadways to allow for heavy truck traffic
- Build-to-suit location

Southwest Winnipeg Overview Aerial



South Landing Business Park



Contact

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