

~ Industrial Development Opportunity in St. Boniface Industrial Park ~



FOR SALE

Black Diamond Boulevard

WINNIPEG, MB

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Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

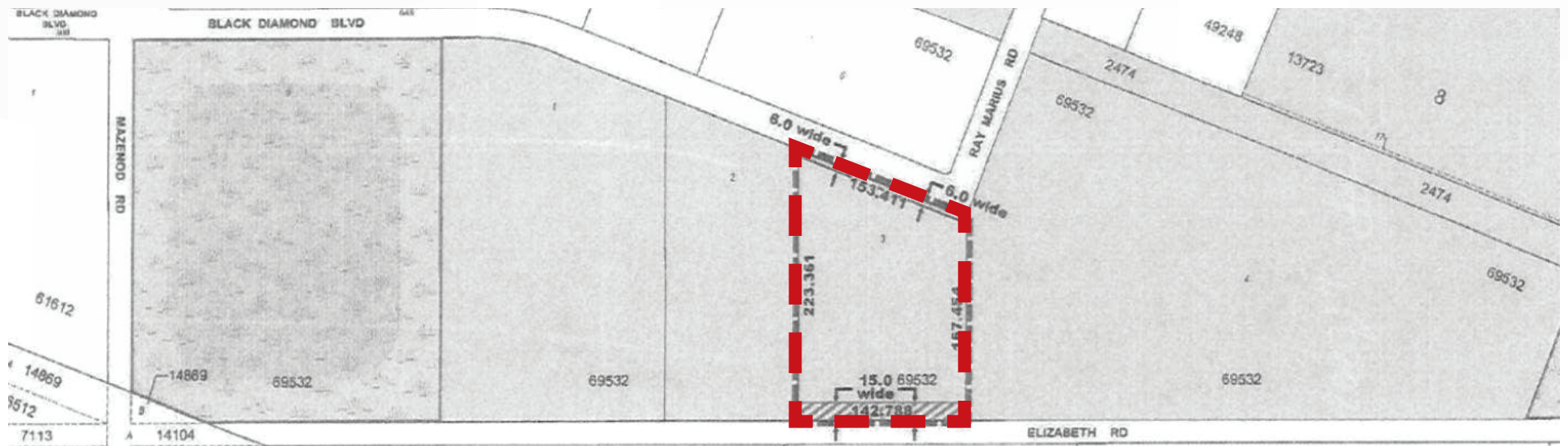
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Property Details

LAND AREA (+/-)	6.9 acres
SALE PRICE	\$2,250,000 (\$326,000 per acre)
LEGAL DESCRIPTION	LOT 3 PLAN 69532 WLTO IN LOTS 159, 166, 195, 201 AND 202 ROMAN CATHOLIC MISSION PROPERTY
TITLE NO.	3255412/1
ZONING	M3 - Manufacturing Heavy
FRONTAGE	485.90 ft.
ROLL NO.	06093475380
TAXES	\$16,050.19 (2024)



LOT PLAN





DRIVE TIME ANALYSIS



PERIMETER HIGHWAY

9 km / 10 minutes



PORTAGE & MAIN

8.7 km / 18 minutes



CANADA / U.S. BORDER

118 km / 1.5 hours



MANITOBA / ONTARIO BORDER

149 km / 1.5 hours



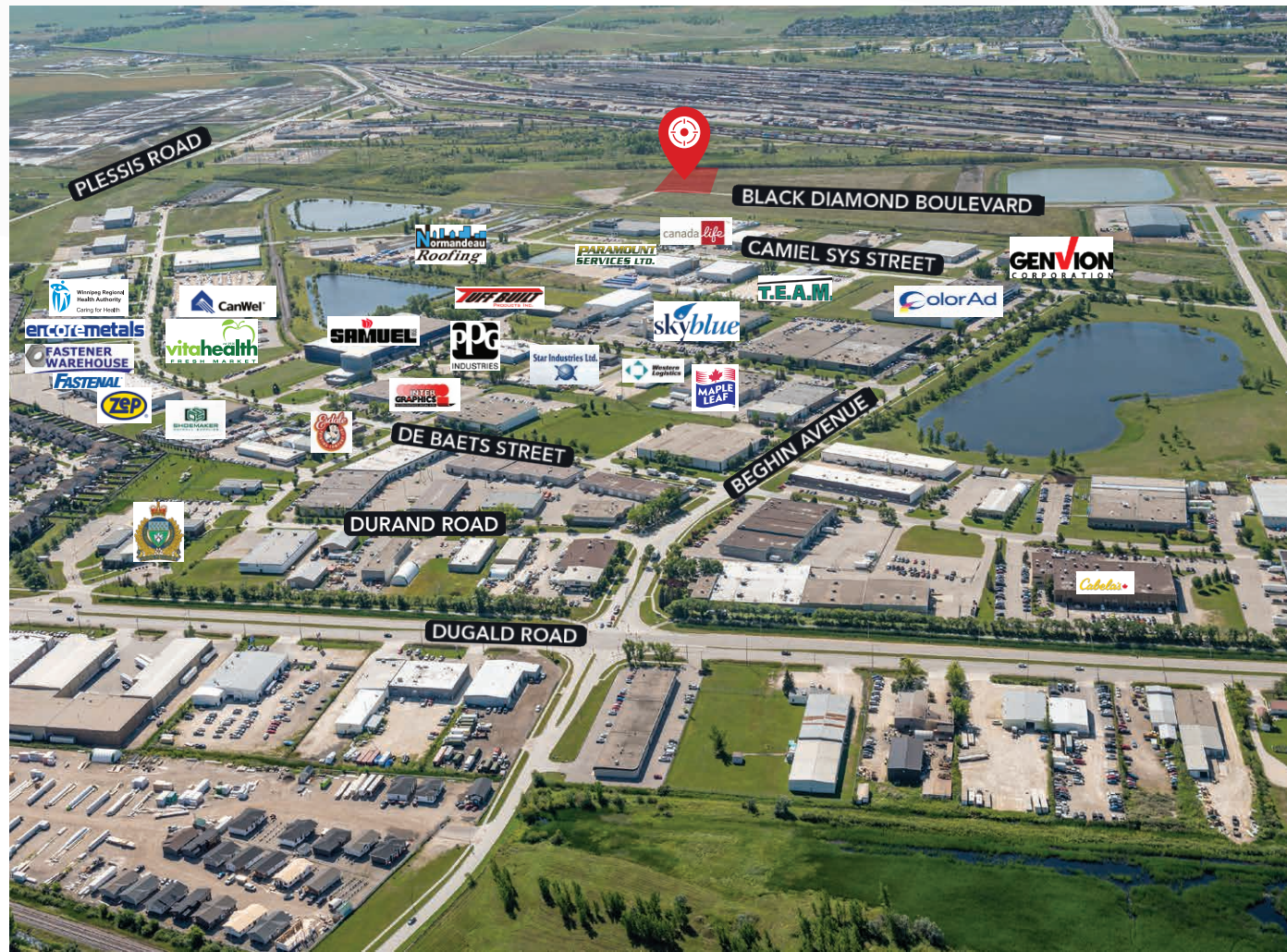
TRANSCANADA HIGHWAY

8 km / 11 minutes

St. Boniface Industrial Park

St. Boniface Industrial Park is Winnipeg's second largest industrial park, measuring over 700 acres. The Park is strategically located near major transportation routes, including Lagimodiere Boulevard, Dugald Road and Plessis Road. These routes provide easy, quick access to the Perimeter Hwy., Trans-Canada Hwy., and Downtown Winnipeg. The Park is fully serviced by public transportation and extensive nearby retail amenities. Residential density and a diversified workforce is strong, with existing adjacent residential neighbourhoods and new development currently under construction.

Winnipeg's main internal arteries provide immediate access to key regional and national transportation routes, including Trans Canada Highway that runs across Canada from east to west, the Perimeter Highway which allows ease of access around the City as well as Highways 75 and 59, which run south into the U.S. Winnipeg also acts as a gateway to Northern Manitoba via Highways 7, 8, and 9.



Contact

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