

# FOR SALE

Industrial Land in the Northwest Quadrant of Winnipeg

100 Commercial Avenue, Winnipeg, Manitoba



**INDUSTRIAL  
SITE**



**CLOSE TO  
TRANSPORTATION  
ROUTES**



**MINUTES FROM  
INTERNATIONAL  
AIRPORT**



**CITY WATER  
& SEWER**

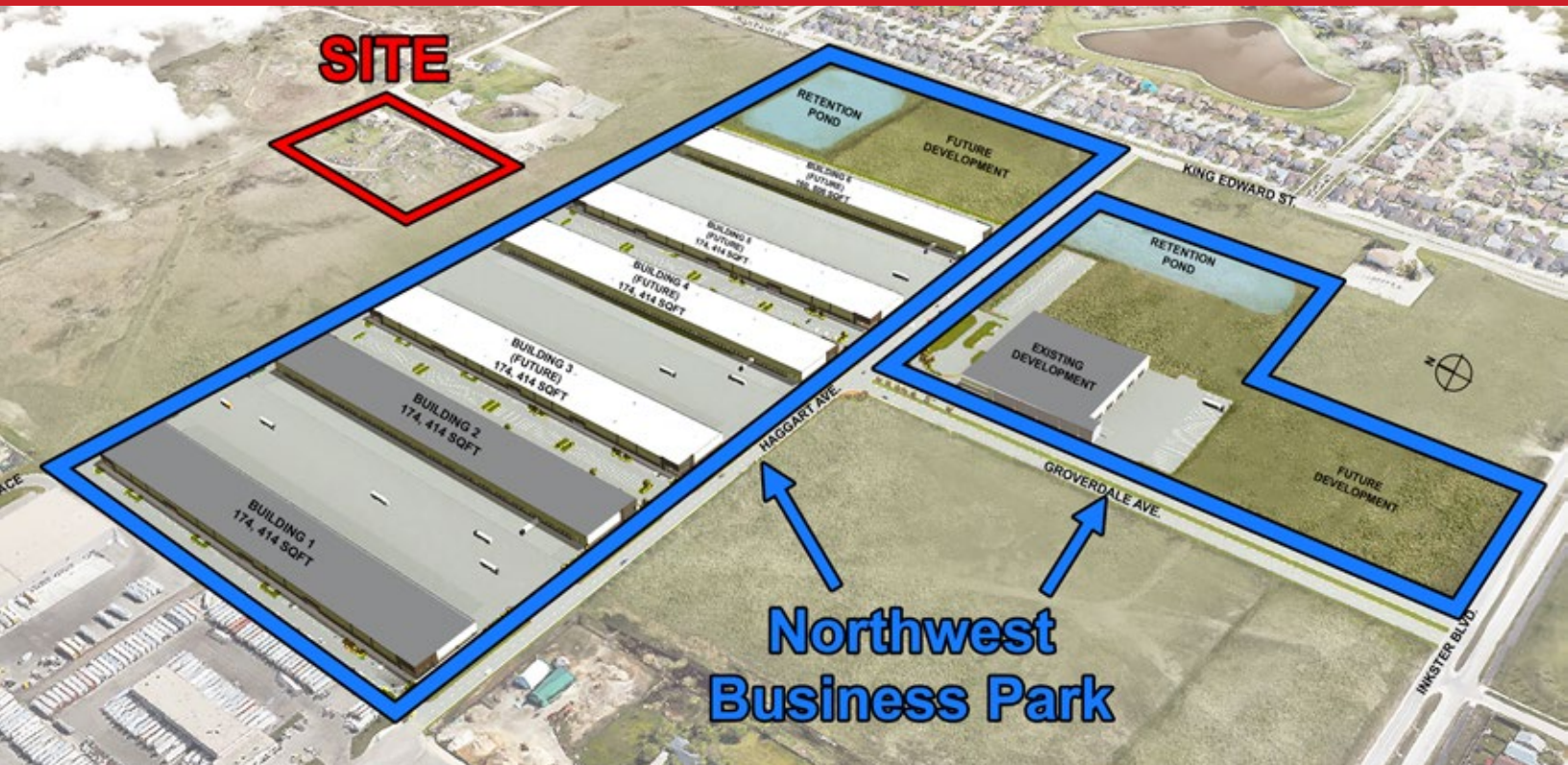
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## PROPERTY SUMMARY

Lot Size	5.0 +/- Acres
Asking Price	\$2,475,000
Property Taxes (2022)	\$6,367.68
Zoning*	R1

### Policies General Industrial

#### 1.1 Ensure that General Industrial areas:

- Provide for light and medium industrial development;
- Provide for limited employment-supportive commercial uses to serve the needs of employees within the employment area. These areas should be subordinate to the larger intent of General Industrial areas;
- Provide for quasi-industrial uses that are more commercial in nature but may not fit well within other commercial designations due to their needs for large sites. These uses include, but may not be limited to: purpose-built commercial recreation enterprises, places of assembly, car dealerships, and self-storage facilities; and
- Provide for limited Small Office uses.

\*City of Winnipeg has designated this parcel as Employment Lands as part of the City's Complete Community document.

\*Property is in the General Industrial Zone.

## FEATURES

- The parcel is located just north of the newly developed NorthWest Business Park.
- Located near Inkster Gardens, Meadow West, Garden Grove and Tyndall Park neighborhoods.
- Easy access to Inkster Boulevard, Jefferson Avenue, Route 90, North Perimeter Highway and CentrePort Canada Way.
- Access to public transit nearby the subject site.
- Close proximity to Winnipeg International Airport and CentrePort Canada Way.
- Plenty of amenities such as restaurants, fast food and retail shops just a short drive away.

## LEGAL DESCRIPTION

PARCEL 8 PLAN 5528 WLTO IN NE 1/4 26-11-2 EPM.

Title Number 1113976/1

Roll Numbers 1409837000

204.474.2000

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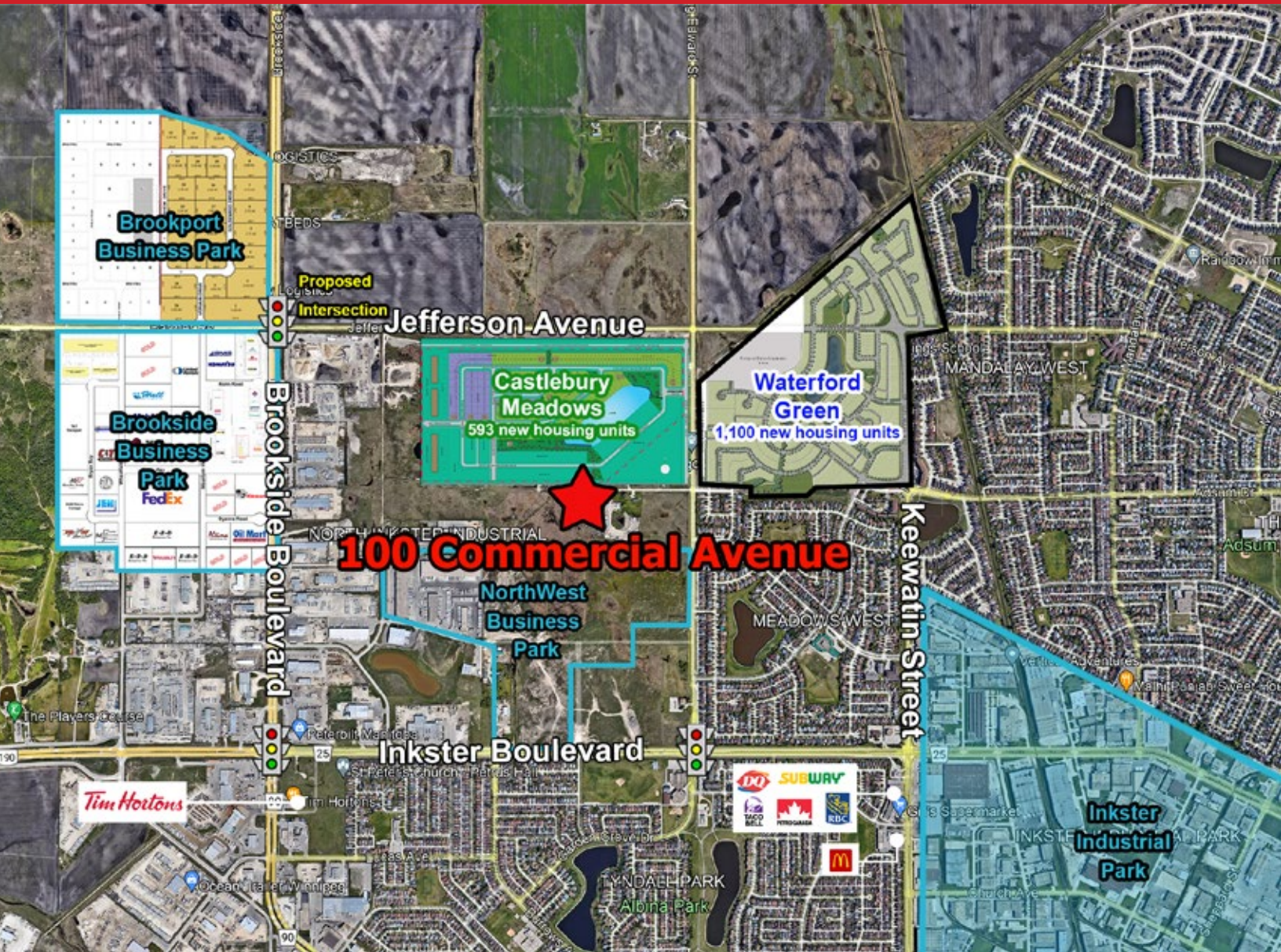


Route from Subject Lands	Distance (km.)	Drive Time
<b>1</b> South Perimeter Highway (Hwy 100) & Rte 90	27.1	35 min
<b>2</b> West Perimeter Highway (Hwy 100) & Trans-Canada Highway West (Hwy 1)	16.2	15 min
<b>3</b> East Perimeter Highway (Hwy 100) & Trans-Canada Highway West (Hwy 1)	33.9	26 min
<b>4</b> North Perimeter Highway (Hwy 100) & Rte 90	4.3	5 min
<b>5</b> Winnipeg Richardson International Airport	10.1	16 min
<b>6</b> Downtown (Portage Ave & Main St)	10.6	18 min
<b>7</b> Lagimodiere Boulevard (Hwy 59) & Fermor Avenue	20.6	31 min
U.S. Border Crossing via Hwy 75	119	1 hr 36 min
U.S. Border Crossing via Hwy 59	170.8	1 hr 58 min
Brandon, Manitoba	256	2 hr 18 min



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FOR MORE INFORMATION, PLEASE CONTACT:

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# Shindico

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*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

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