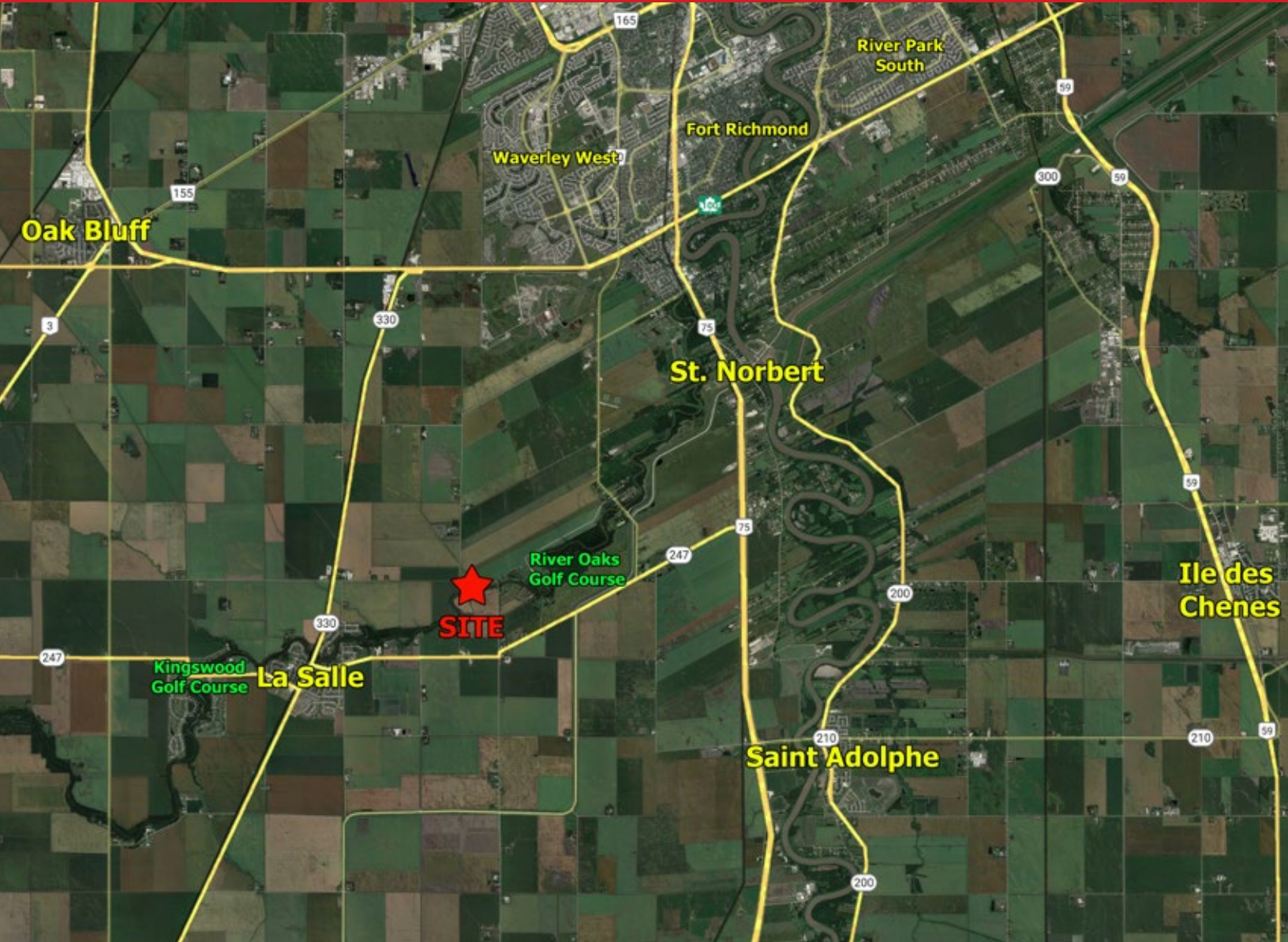


# FOR SALE

Land in the RM of Ritchot

4 Mile Road & Brady Road, RM of Ritchot, Manitoba



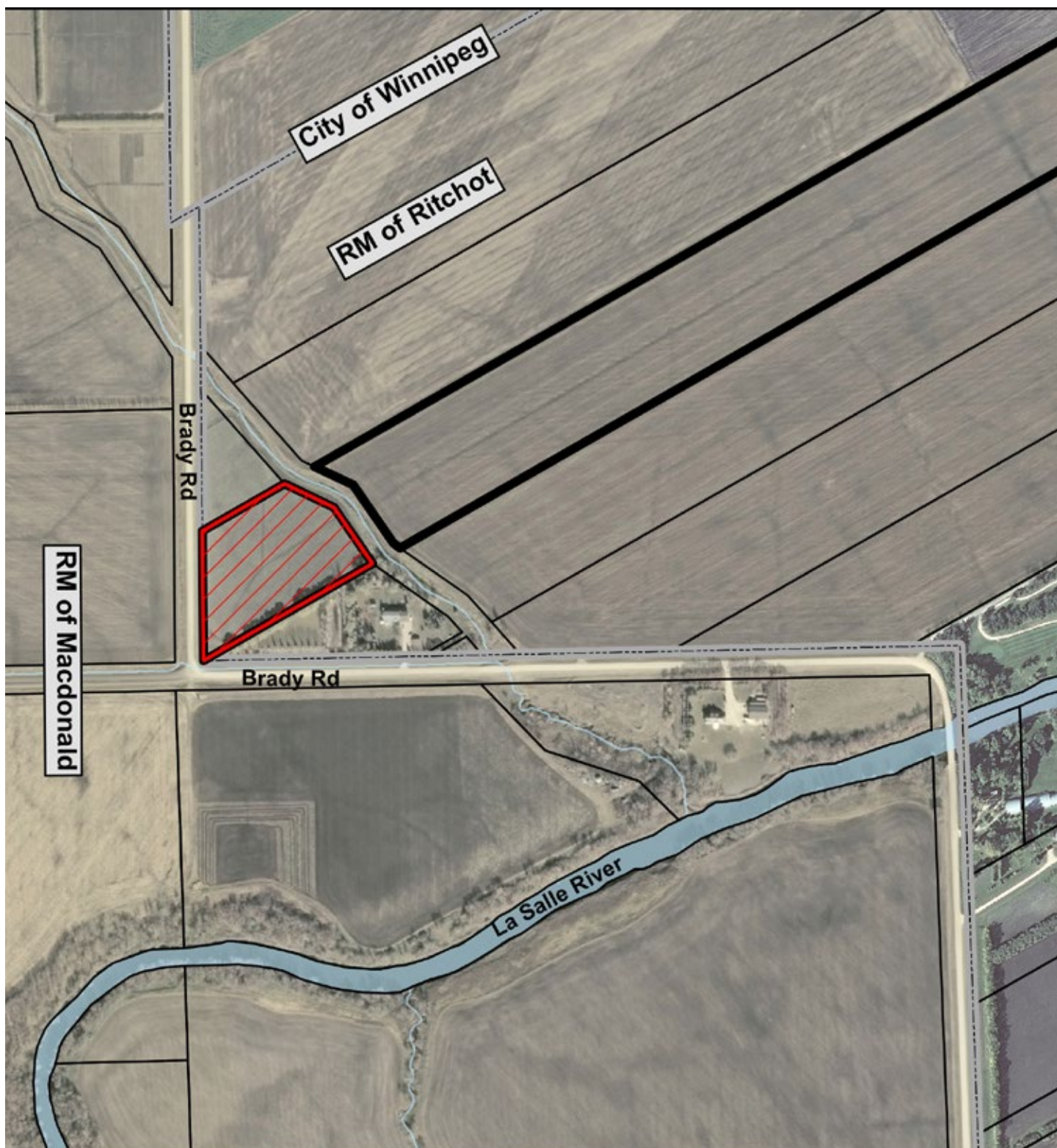
**CLOSE TO  
TRANSPORTATION  
ROUTES**



**CLOSE TO  
WINNIPEG**

# FOR SALE

4 Mile Road & Brady Road, RM of Ritchot, Manitoba

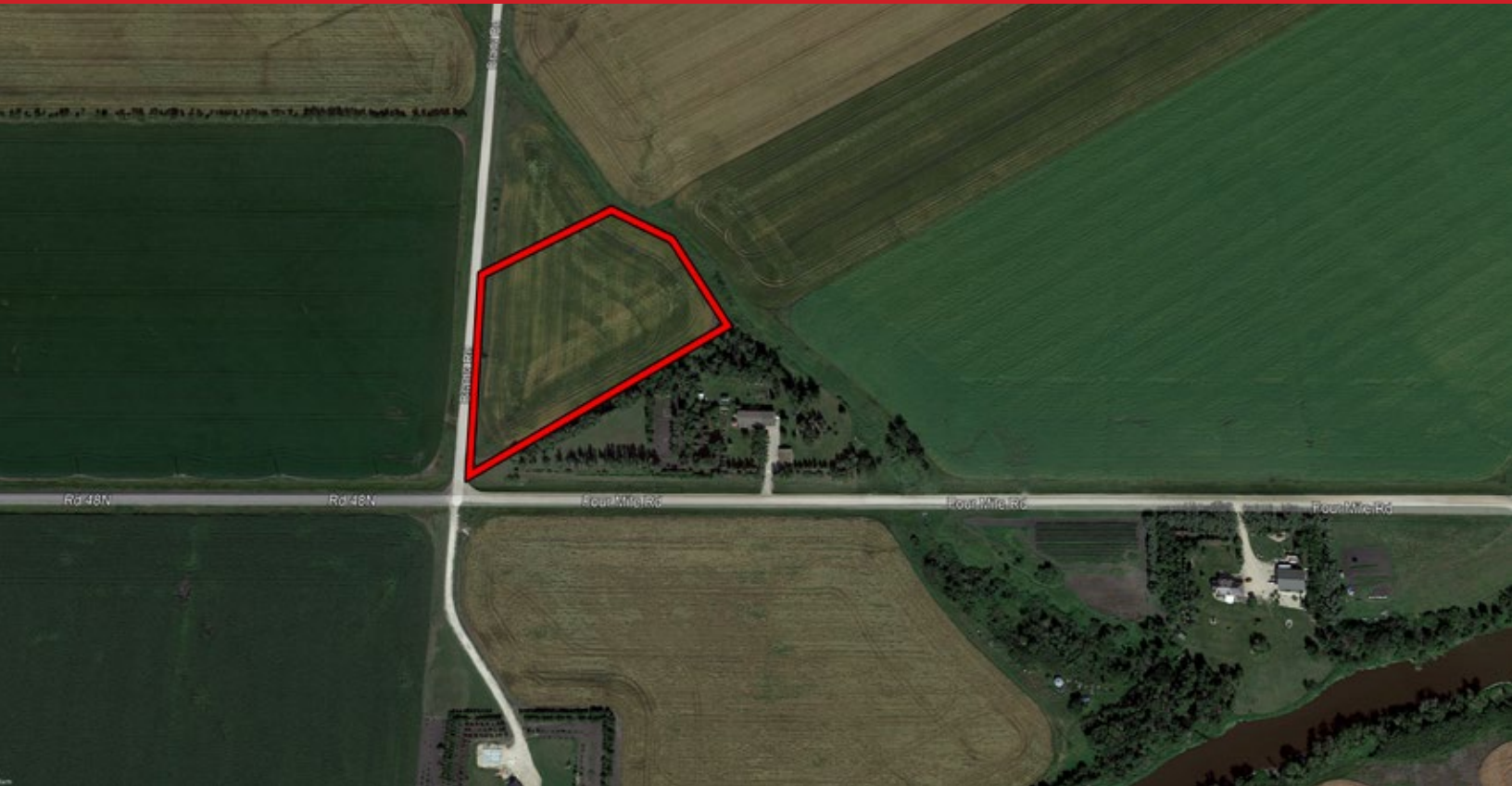


204.474.2000

**Shindico**

# FOR SALE

4 Mile Road & Brady Road, RM of Ritchot, Manitoba



## PROPERTY SUMMARY

Lot Size	4.83 +/- Acres
Asking Price	\$350,000
Zoning	AL

## LEGAL

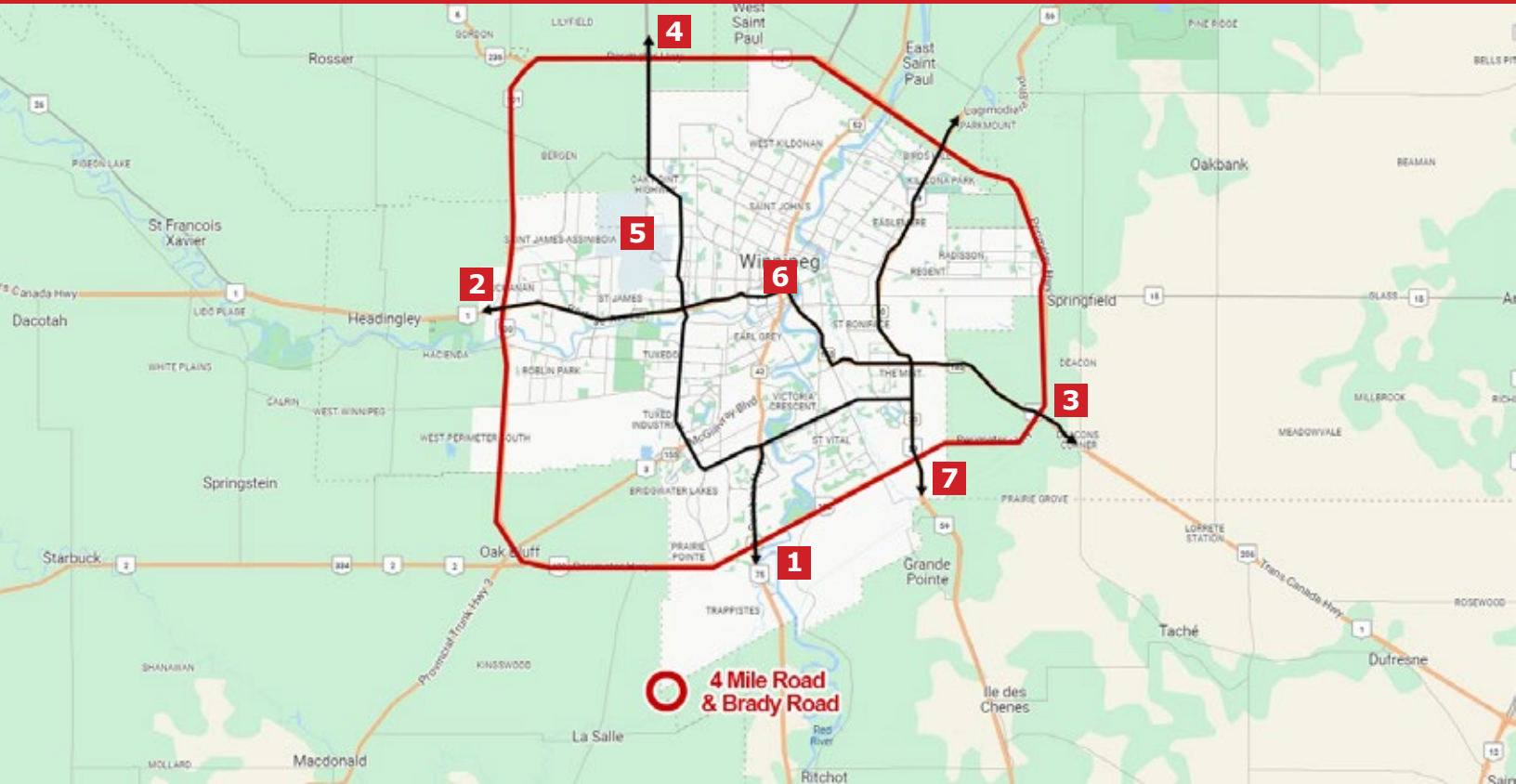
Legal Description	LOT 1 PLAN 71788 WLTO IN OTM LOT 67 PARISH OF ST. NORBERT
Title Number	3248915/1
Roll Number	293700

## FEATURES

- Parcel is located between the town of La Salle & the Southwest quadrant of Winnipeg.
- Minutes from River Oaks Golf Course, Kingswood Golf Course, the town of La Salle and the town of St. Norbert.
- Close Proximity to Highway 75.
- The proposed lot will be serviced by a septic field and a cistern and will be accessed via a new driveway from Brady Road.
- La Salle, Manitoba is a town located in the Rural Municipality of Macdonald along the banks of the La Salle River, about 30 kilometres (19 mi) south of downtown Winnipeg.
- Two schools within close proximity in the Seine River School Division in La Salle.

# FOR SALE

4 Mile Road & Brady Road, RM of Ritchot, Manitoba



## Route from Subject Lands

Route from Subject Lands	Distance (k.m.)	Drive Time
1. South Perimeter Highway (Hwy 100) & Rte 75	10.1	10 min
2. West Perimeter Highway (Hwy 100) & Trans-Canada Highway West (Hwy 1)	35.0	28 min
3. East Perimeter Highway (Hwy 100) & Trans-Canada Highway West (Hwy 1)	25.8	23 min
4. North Perimeter Highway (Hwy 100) & Rte 90	49.0	36 min
5. Winnipeg Richardson International Airport	26.1	35 min
6. Downtown (Portage Ave & Main St)	25.8	33 min
7. Lagimodiere Boulevard (Hwy 59) & Fermor Avenue	24.1	25 min

FOR MORE INFORMATION, PLEASE CONTACT:

**Robert Scaletta**  
Senior Vice President, Industrial  
P (204) 928-8242  
C (204) 223-9777  
[rscaletta@shindico.com](mailto:rscaletta@shindico.com)

**Mark Scaletta**  
Vice President, Industrial  
P (204) 928-8223  
C (204) 510-3754  
[mscaletta@shindico.com](mailto:mscaletta@shindico.com)

**Shindico Realty Inc.**  
200-1355 Taylor Avenue  
Winnipeg, Manitoba R3M 3Y9  
P (204) 474-2000  
[inquire@shindico.com](mailto:inquire@shindico.com)  
[www.shindico.com](http://www.shindico.com)



# Shindico

*Succeeding by Helping Others Succeed*



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

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