

FOR SALE

Ready to Build Commercial Lot

53 Gold Sun Drive - Lot 10, RM of Springfield, Manitoba



**READY
TO BUILD**



**GREAT
ACCESS**



**PAVED
ROADS**

FOR SALE

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204.474.2000

Shindico

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PROPERTY SUMMARY

Available	1.13 Acres
Price	\$349,900
Zoning	Industrial Business

LOCATION

Situated in the 200+ acre Plessis Commercial Centre near the eastern boundary of Winnipeg, this site is located on the east side of Plessis Road between Fermor Avenue and St. Boniface Road inside the Perimeter. Boasting a great location close to Highway 1 in the RM of Springfield, it is exempt from City of Winnipeg business taxes.

TRAFFIC

12,100 vehicles per day on Plessis Road

City of Winnipeg Public Works Department 2022

DEMOGRAPHICS

	5 km. Radius	10 km. Radius	20 km. Radius
Total Population	73,413	353,793	810,581
Daytime Population	72,290	382,543	828,724
Households	27,796	150,101	322,435
Median Age	38.9	38.8	38.5
Avg. Household Income	\$117,708	\$101,426	\$109,744

Environics Analytics ©2023

LEGAL DESCRIPTION

LOT 10 BLOCK 1 PLAN 69350 WLTO IN LOTS 95, 96, 120, 121, 122, 131, 132 AND 133 ROMAN CATHOLIC MISSION PROPERTY

FEATURES

- Ready-to-build commercial building lots.
- Underground gas and Hydro.
- Geotechnical report has been done and the culvert approach is installed already.
- Lot elevation are at building level and drainage work is in place.
- Paved roads.
- No city of Winnipeg business taxes.
- Access from Plessis road.
- Access to Perimeter and Trans Canada Hwy.

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FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

Succeeding by Helping Others Succeed



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