

FOR SALE

Strategically Located in CentrePort Canada

8056 Park Royale Way, RM of Rosser, Manitoba



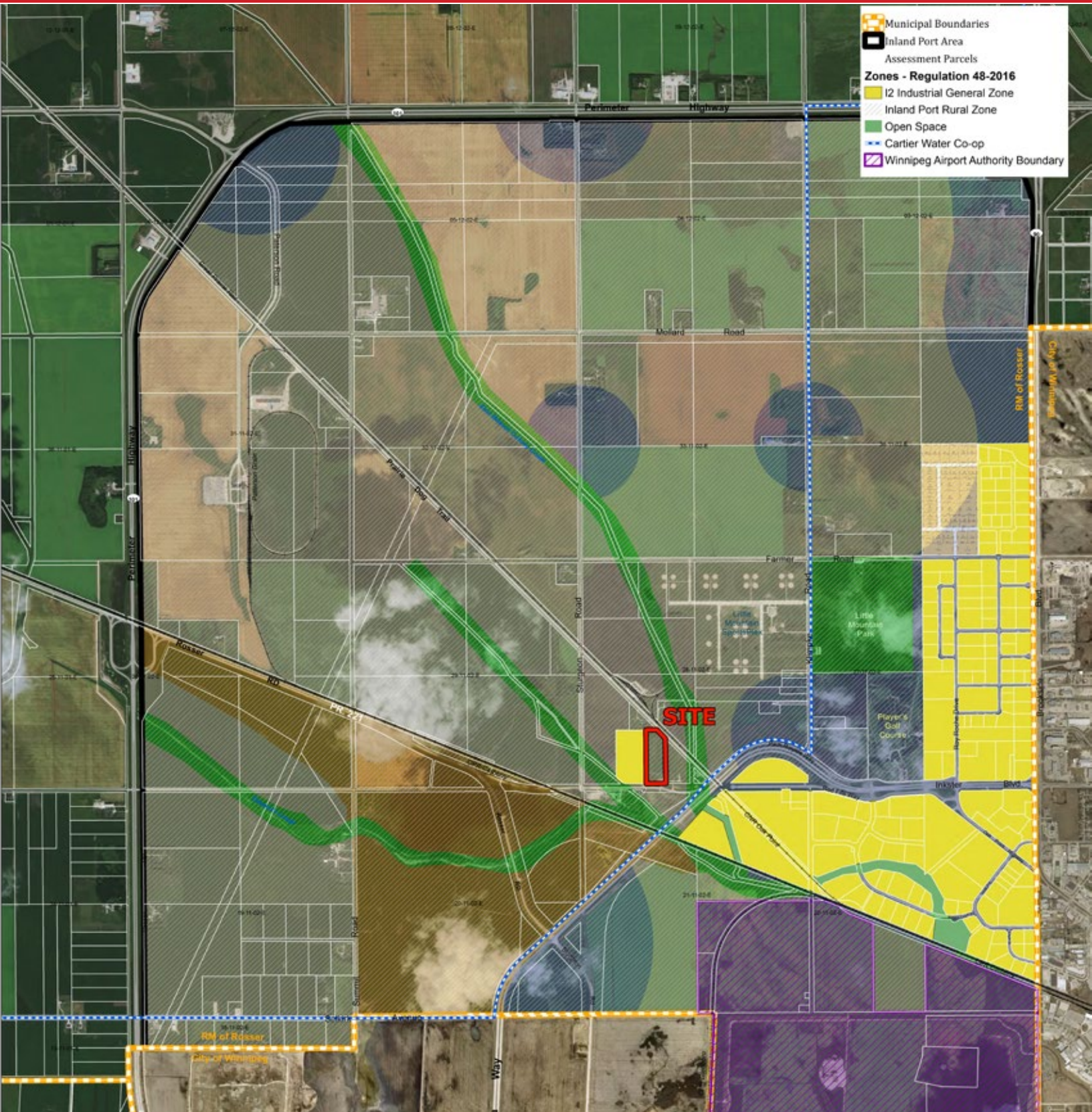
**CLOSE TO
TRANSPORTATION
ROUTES**



**EXCELLENT
FRONTAGE**

FOR SALE

8056 Park Royale Way, RM of Rosser, Manitoba



Exclusively Marketed By: **Ian Corbett**
Direct: (204) 928-8231 - Cell: (204) 688-7653
Email: icorbett@shindico.com

Shindico

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PROPERTY SUMMARY

Land Area	13.57 +/- Acres
Dimensions	Frontage - 477 +/- Feet West - 1,269 +/- Feet East - 1,061.93 +/- Feet

Zoning Designated IG - Industrial General Zone

FINANCIAL

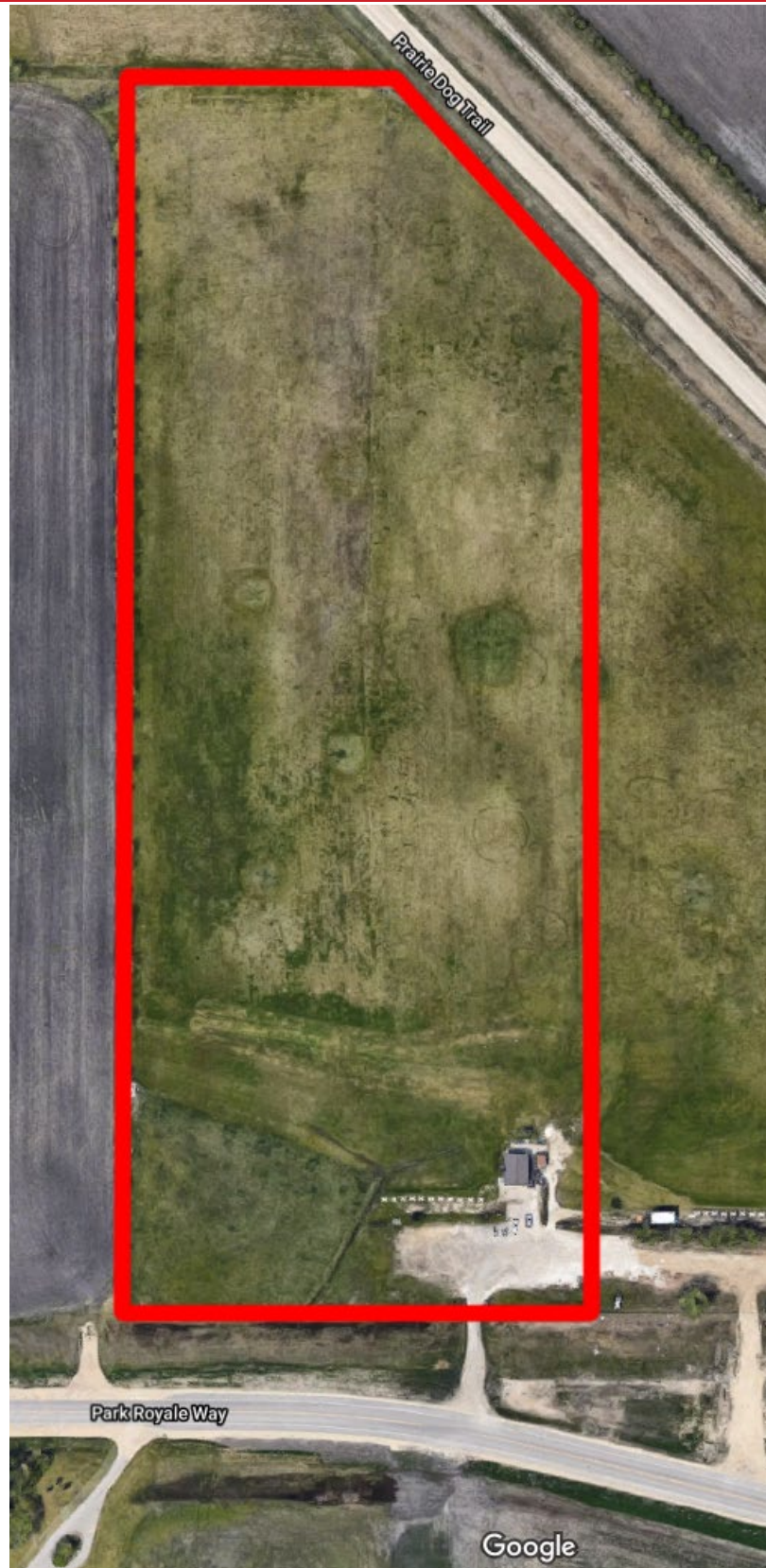
Sale Price	\$3,800,000
Property Taxes (2021)	\$1,790.65
Roll Number	86630

FEATURES

- Located in CentrePort Canada, east of the Perimeter Highway and north of Park Royale Way (formerly Inkster Boulevard).
- Excellent highway exposure.
- All weather paved road.
- No business tax.

CENTREPORT CANADA:

- Centreport Canada is North America's newest 20,000 acre inland port & Foreign Trade Zone.
- Located next to James Armstrong International Airport, one of Canada's top cargo airports.
- Provide's companies easy access to major national international road, rail and sea gateways.
- Well established connections to important regional and international markets within Canada, U.S., Mexico, Latin America, as well as Europe and Asia.
- FTZ offers significant tax and cost savings for foreign investors looking to establish a North American marketplace.

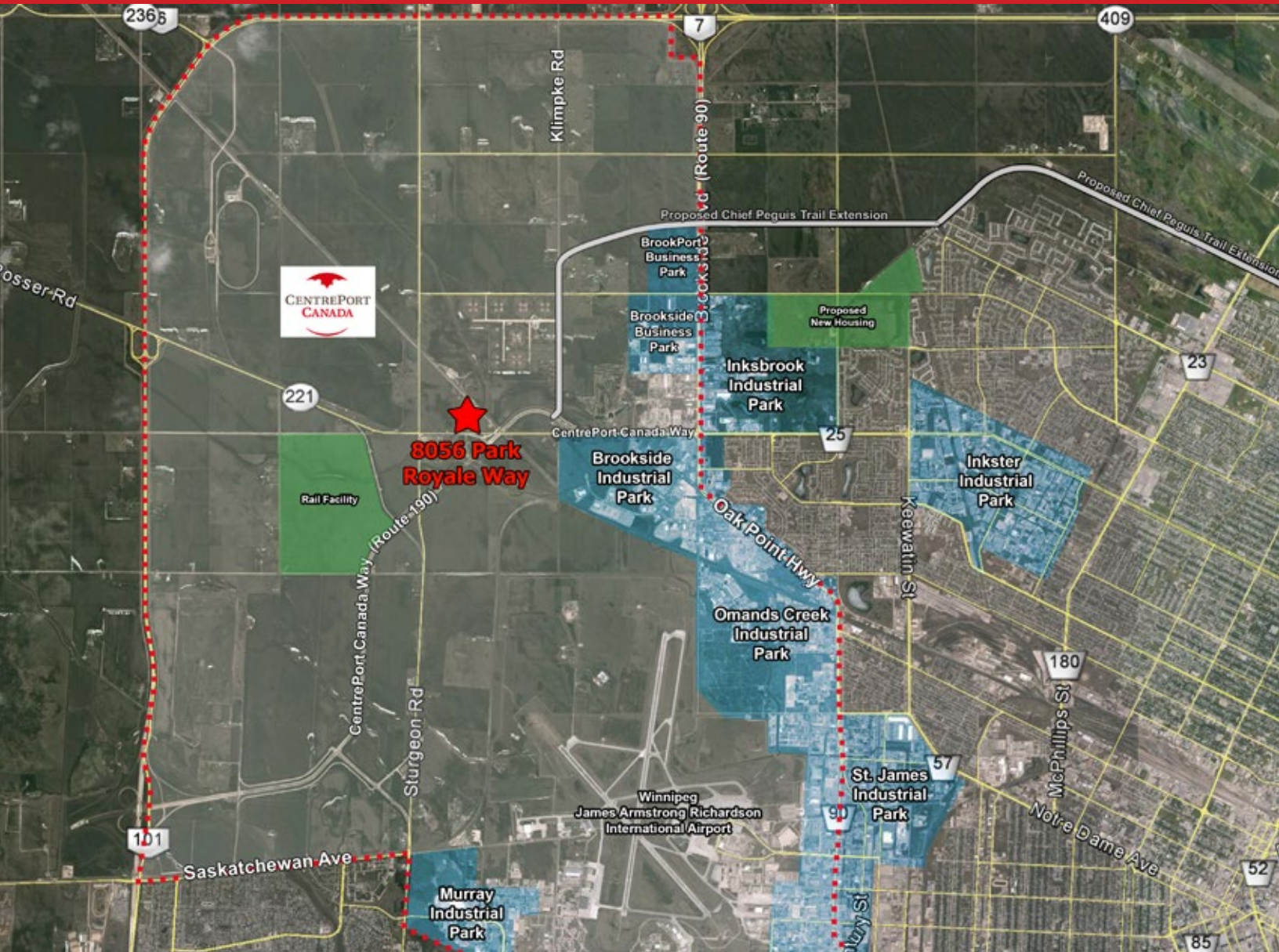


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FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

Succeeding by Helping Others Succeed

CORFAC
INTERNATIONAL



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

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