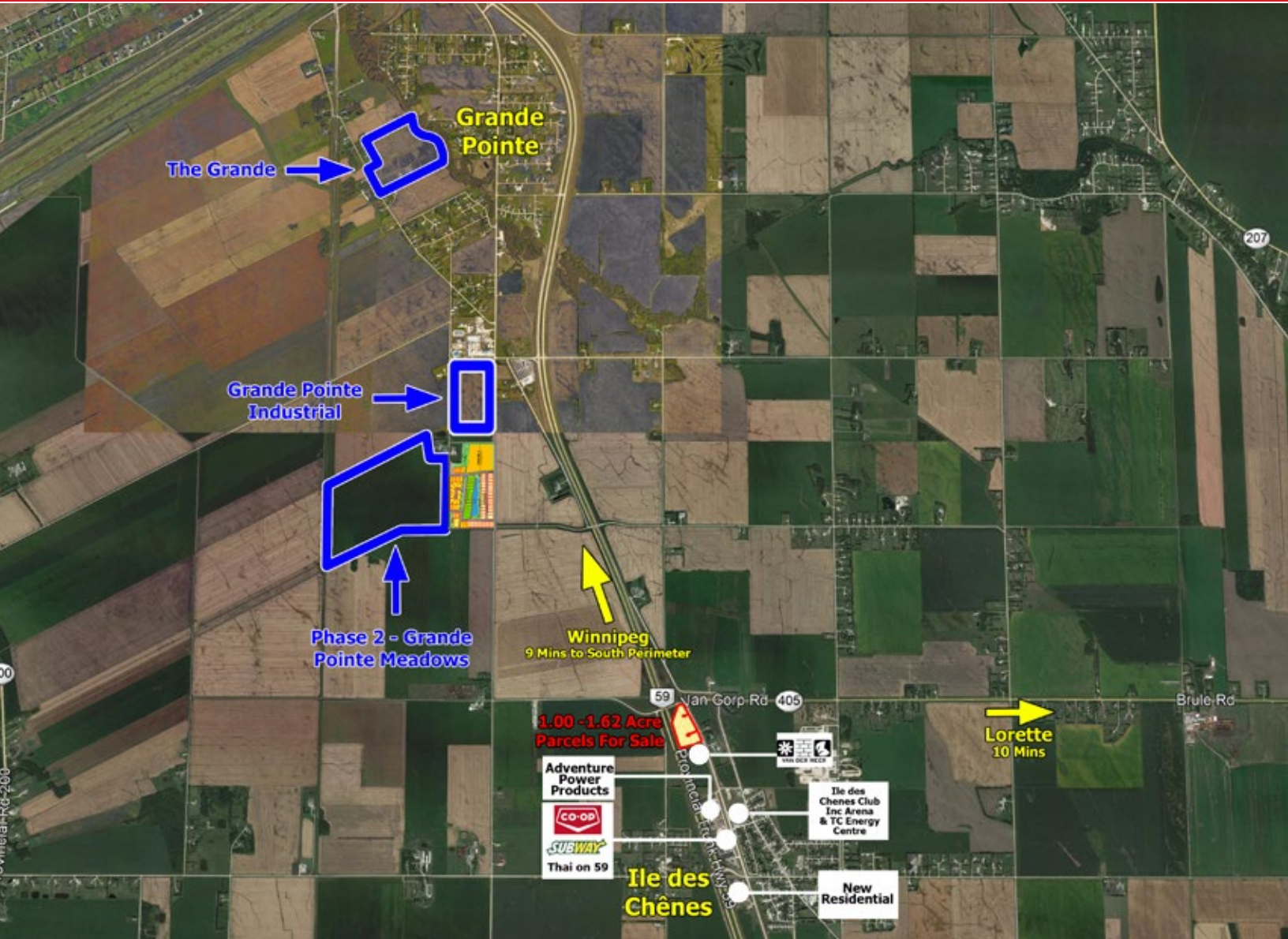


# FOR SALE

Commercial Serviced Lots Available

Cedar Bay & Juniper Bay, Ile des Chênes, Manitoba



**HIGHWAY  
EXPOSURE**



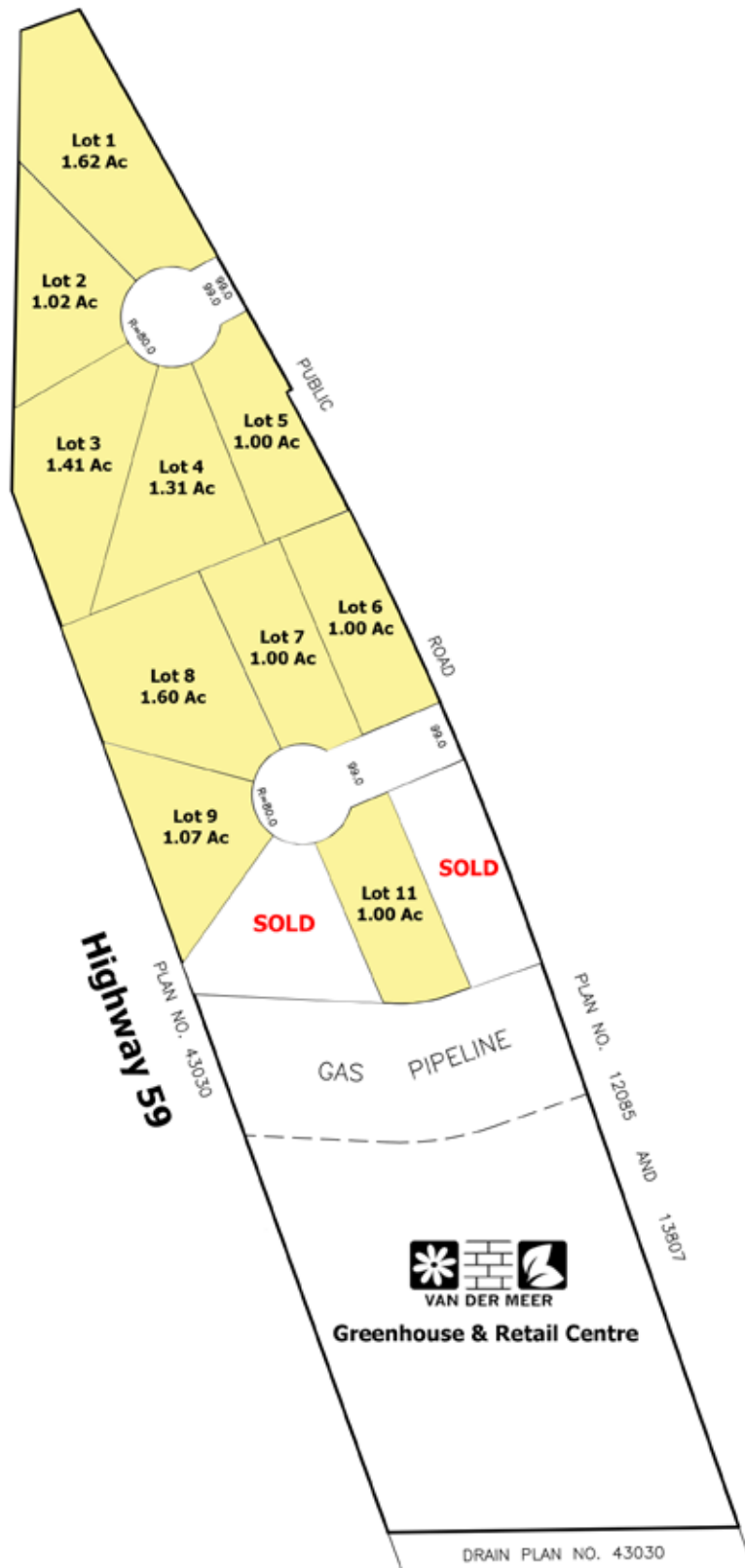
**EXCELLENT  
FRONTAGE**



**SIGNAGE  
OPPORTUNITIES**

# FOR SALE

Cedar Bay & Juniper Bay, Ile des Chênes, Manitoba



# FOR SALE

## Cedar Bay & Juniper Bay, Ile des Chênes, Manitoba

### PROPERTY SUMMARY

**A. Juniper Bay** - 6.36 +/- Acres  
- Lot Sizes - 1.00 - 1.62 +/- Acres  
- Lots 1, 2, 3 have frontage to Hwy 59

**B: Cedar Bay** - 7.86 +/- Acres  
- Lot Sizes - 1.00 - 1.60 +/- Acres  
- Lots 8, 9, 10 have frontage to Hwy 59

**Sale Price** \$175,000/Acre

**Zoning** CH

### FEATURES

- Several lots have excellent exposure to Highway 59 (over 16,000 vehicles per day pass the development).
- The development has access to town water, hydrants, 3 phase power, street lights and low pressure sewer.
- Cedar Bay & Juniper Bay will be paved.
- **Tax breaks may be available from the R.M. of Richot - Business Incentive By Law.**
- Current owner/developer building a green house & retail garden centre adjacent to development.

### AMENITIES IN THE AREA:

- Subway
- Co-op Gas Bar
- Thai on 59
- TC Energy Centre
- Ile des Chenes Club Inc. Arena
- Shadow Ridge Condominiums
- Adventure Power Products

### LOCATION

- Property directly across from development is proposed mixed residential development.
- Town of Ile des Chenes has 2 schools and a growth of rate of 25.1%.
- 7 minute drive to Winnipeg.
- Growing communities of Niverville, Landmark, Grande Pointe, Sage Creek, Ste. Adolphe, are within minutes of the development.
- Nearby in Grande Pointe, North Grassie Properties has a 400+ new home development, Grande Pointe Meadows currently underway.
- Town of Niverville (south of development) is a growing community with over 100 new residential single family homes being built in 2019/2020.
- Town of Landmark (southeast of development) currently developing 200 new residential lots.
- R.M. of Tache ranked #5 on Macleans list for best communities in Canadian Prairies (2019).

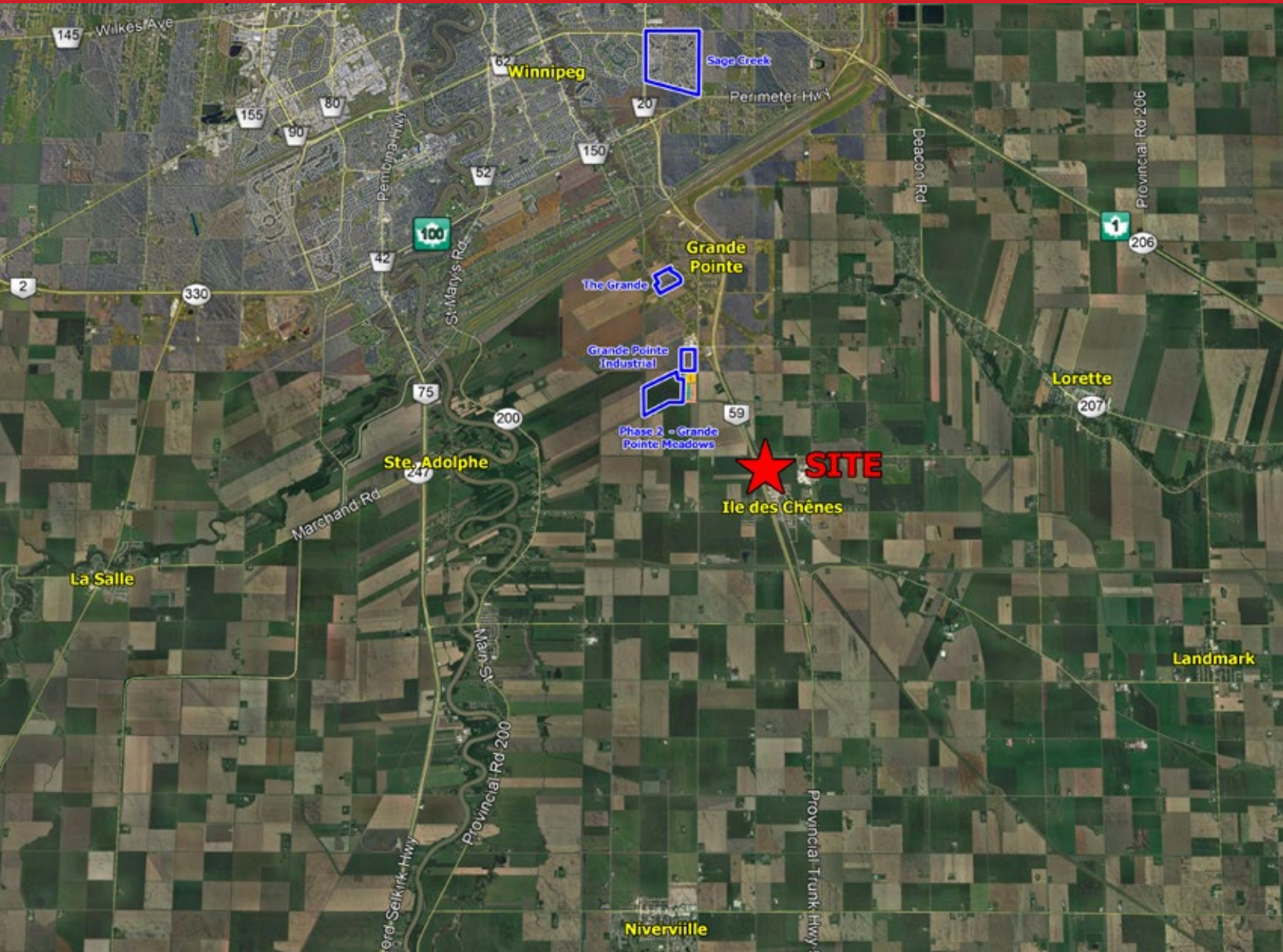
### POTENTIAL USES

- Warehouse
- Display/Showroom
- Contractor
- Offices
- Light Industrial
- Retail/Flex
- Automotive
- Veterinary



# FOR SALE

Cedar Bay & Juniper Bay, Ile des Chênes, Manitoba



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**  
Manager, Industrial  
P (204) 928-8223  
C (204) 510-3754  
[mcaletta@shindico.com](mailto:mcaletta@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*

**CORFAC**  
International



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

The accuracy of the information set out herein has not been confirmed, and Shindico Realty Inc. and its affiliates make no representations or warranties as to the accuracy of the information and assumes no responsibility for errors or omissions. The recipient is responsible to verify the accuracy of any information and bears all risk related to any inaccuracies.011221