

# FOR SALE

Two Aggregate Quarries Located along Lake Manitoba

Sheringham Road East, Saint Laurent, Manitoba

## THE OPPORTUNITY

Investment opportunity to purchase two gravel pits, located one hour northwest of Winnipeg and 5 kilometres east of Provincial Trunk Highway 6.

These quarries produce high-quality coarse aggregate suitable for asphalt, and concrete production. Drill holes, completed using a sonic core sample drill at five-foot depths, are available for viewing at both locations.

## ASKING PRICE \$6,000,000

### SITE 1

Land Area	+/- 320 acres
Estimated Volume	+/- 1.8 million cubic metres aggregate
Parcel Numbers	NE 6-17-3W SE 6-17-3W
Roll Number	0127600.000 141600.000
Zoning	AG
Property Taxes (2024)	\$842.83



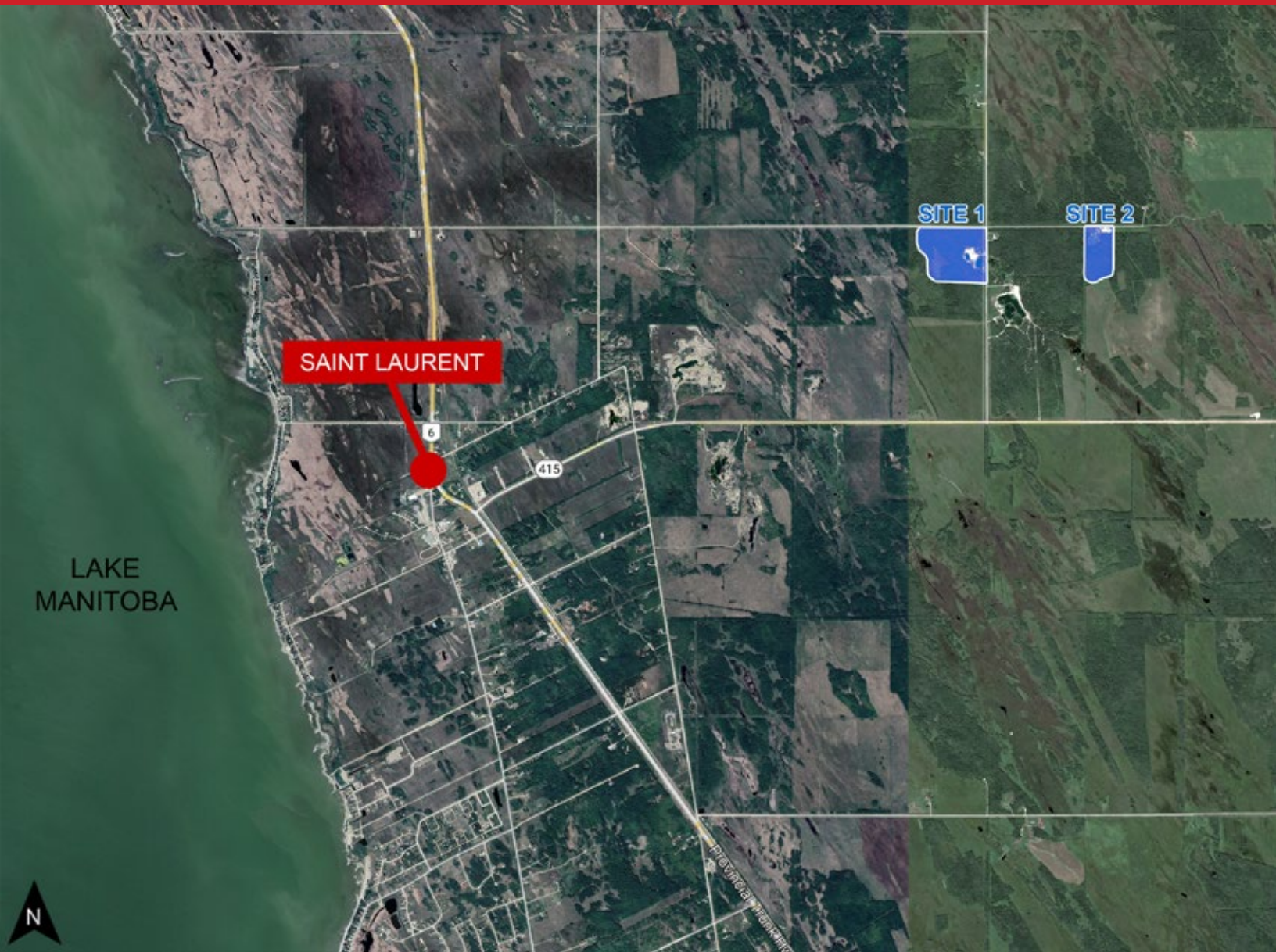
### SITE 2

Land Area	152 acres
Estimated Volume	+/- 4 million cubic metres aggregate
Parcel Number	NE 1-17-4W
Roll Number	0127800.000
Zoning	AG
Property Taxes (2024)	\$501.87



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## Shindico

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