

FOR SALE

Industrial Development Land in Centreport Canada

Mollard Road, RM of Rosser, Manitoba



PROPERTY SUMMARY

Lot Size	39.66 +/- Acres
Dimensions	660 ft +/- x 2,619 ft +/-
Asking Price	\$2,195,000
Property Taxes (2024)	\$5,472.13
Zoning	A - Agricultural
Designated Zoning	I2 - Industrial
Roll Number	95200

FEATURES

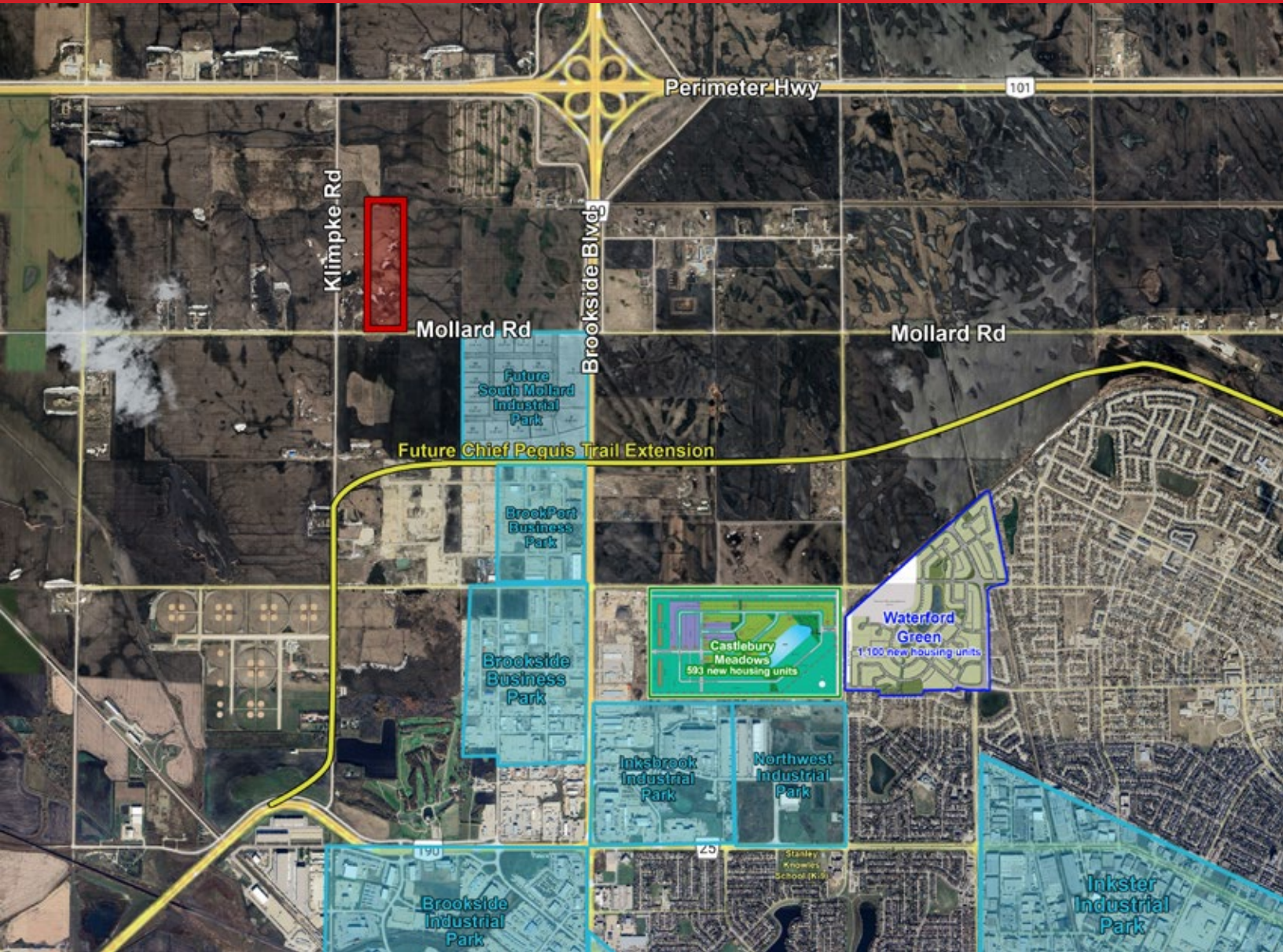
- Located in the RM of Rosser, within CentrePort Canada.
- No City of Winnipeg business tax.
- Close proximity to the future expansion of Chief Peguis Trail.

CENTREPORT CANADA

- Strategically located in Centreport Canada, North America's newest 20,000 acre inland port and Foreign Trade Zone.
- 20 minutes to James Armstrong International Airport, one of Canada's top cargo airports.
- Provides companies easy access to major national international road, rail and sea gateways.
- Conveniently located in the Central Time Zone.
- 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.
- Lowest energy costs in Canada.

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FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

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