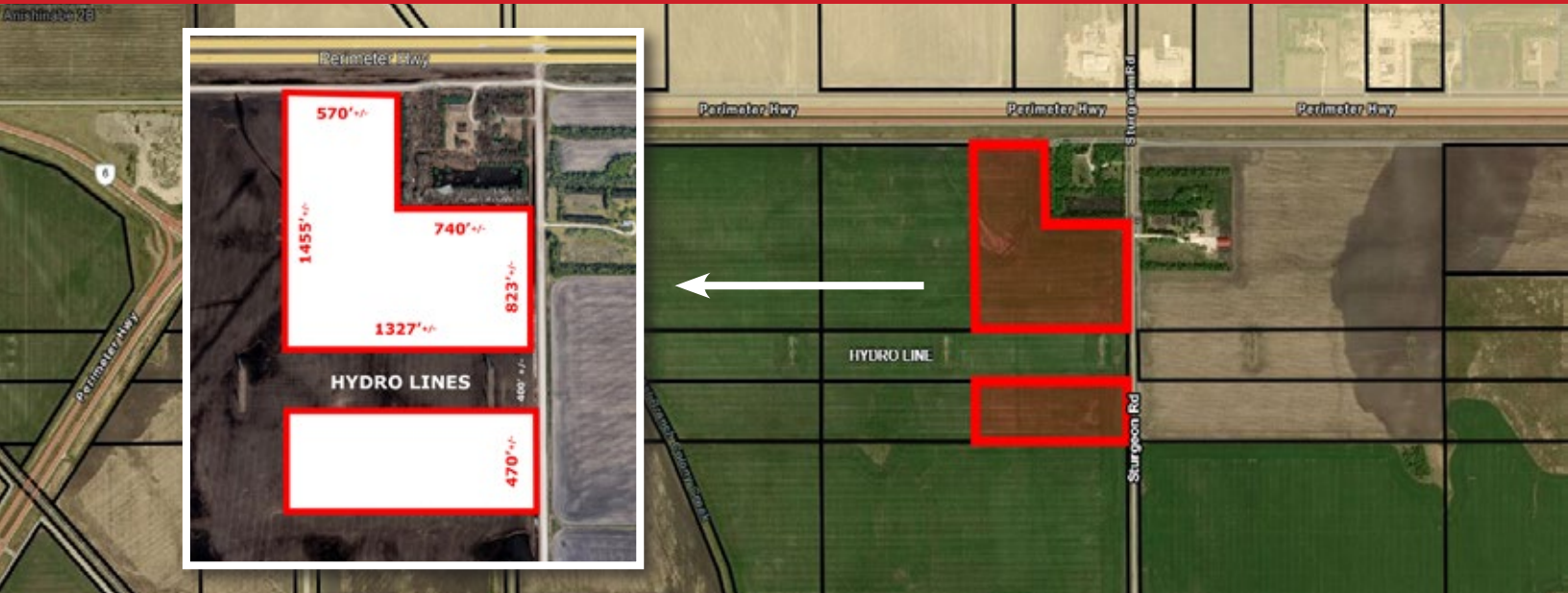


FOR SALE

Development Land in the RM of Rosser

Perimeter Highway & West of Sturgeon Road, RM of Rosser, Manitoba



PROPERTY SUMMARY

Lot Size	47.43 +/- Acres
Asking Price	\$1,795,000
Property Taxes (2022)	\$807.32
Assessed Value (2023)	\$1,776,700
Zoning	A - Agricultural
Designated Zoning	I2 - Industrial
Roll Number	96025

FEATURES

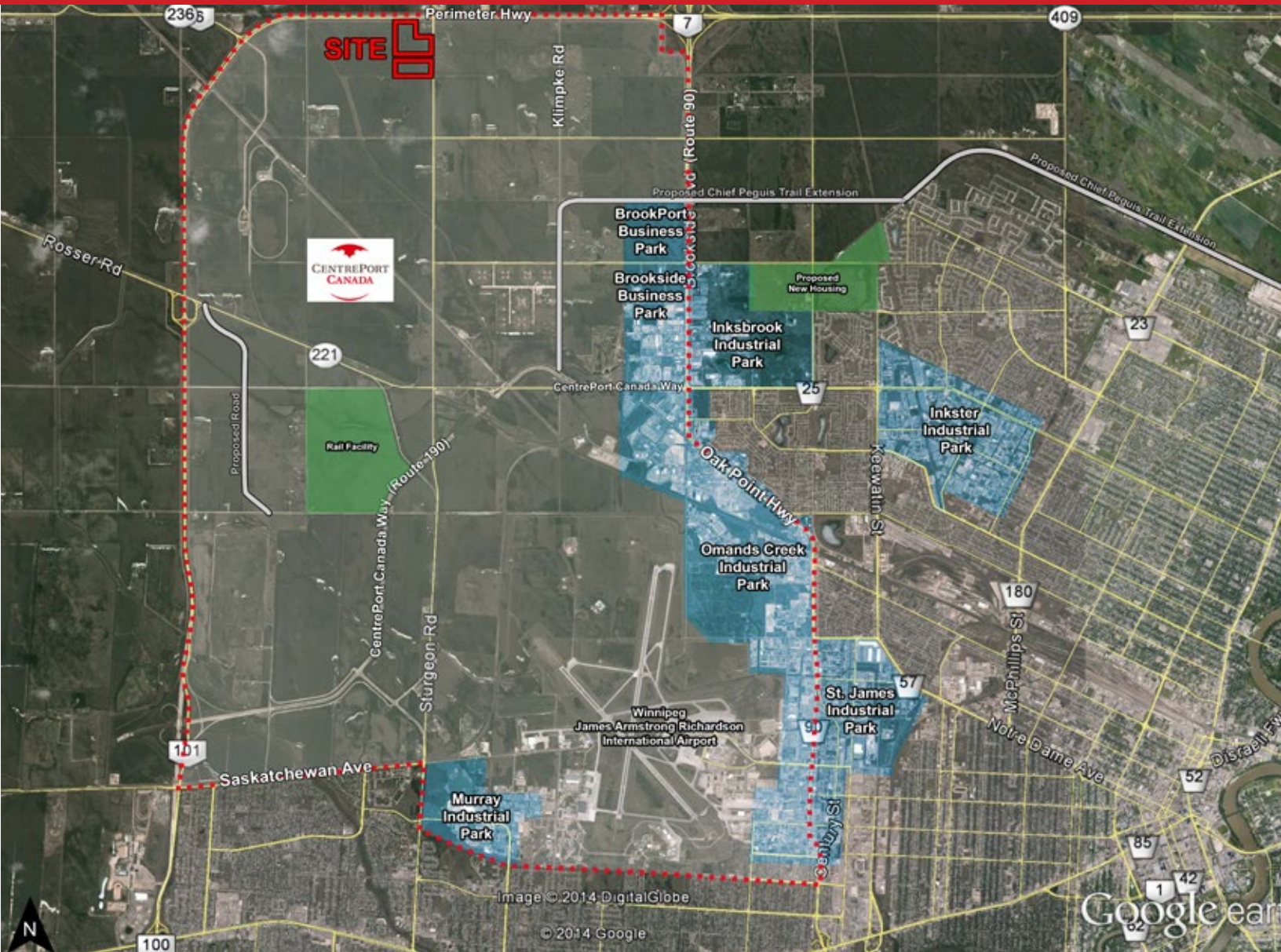
- No City of Winnipeg business tax.
- Frontage on Perimeter Highway & Sturgeon Road.

CENTREPORT CANADA

- Strategically located within Centreport Canada, North America's newest 20,000 acre inland port and Foreign Trade Zone.
- 20 minutes to Winnipeg James Armstrong Richardson 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.

FOR SALE

Perimeter Highway & West of Sturgeon Road, RM of Rosser, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

Exclusively Marketed By: Ian Corbett

P (204) 928-8231

C (204) 688-7653

icorbett@shindico.com

Shindico Realty Inc.

200-1355 Taylor Avenue

Winnipeg, Manitoba R3M 3Y9

P (204) 474-2000

inquire@shindico.com

www.shindico.com

Shindico

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