

FOR SALE/LEASE

4 Industrial Lots in Stony Mountain

Rockwood Industrial Park, Stony Mountain, Manitoba



1,800+ NEW
RESIDENTIAL



2,160
POPULATION

Statistics Canada (2021)



INDUSTRIAL GENERAL
ZONING



+/- 2.5 ACRE
LOTS

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MOUNTAIN RIDGE PARK

- Located directly southwest of Rockwood Industrial Park
- New multi-phase residential development underway in Stony Mountain
- Planned development includes 81 single-family lots
- First two phases completed in Summer 2023
- Show homes currently under construction
- Development continues with Phases 3 and 4
- Serves as the precursor to the larger West Ridge Lakes development
- West Ridge Lakes is planned to add approximately 1,700 additional residential units to the community

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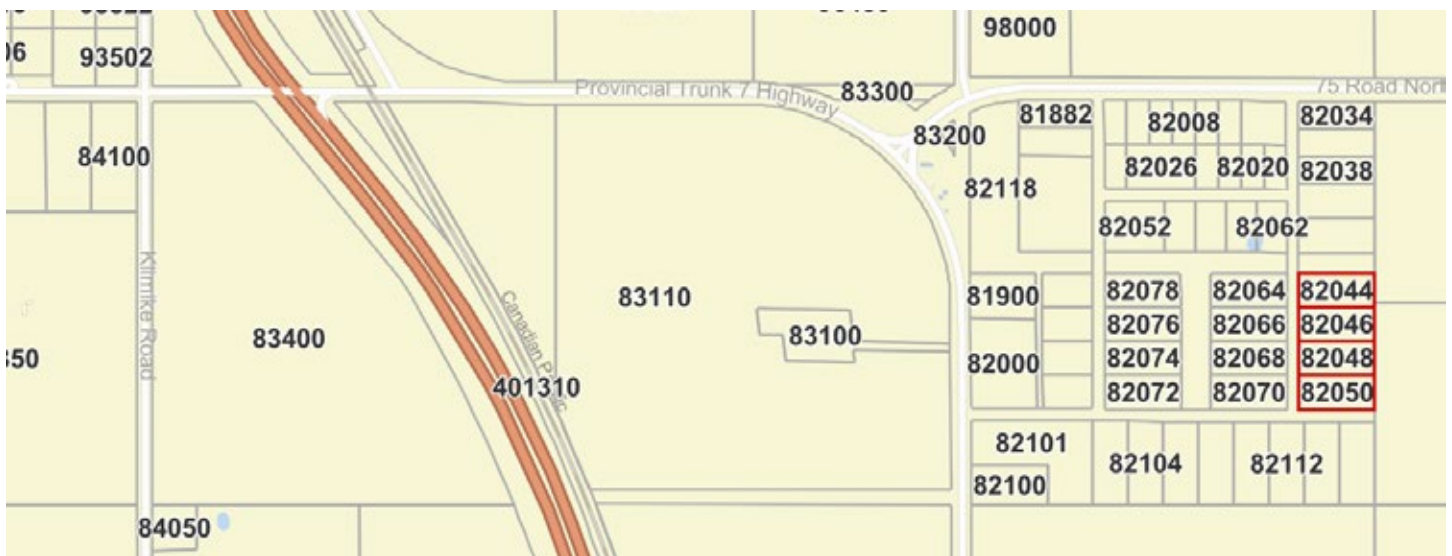
Rockwood Industrial Park, Stony Mountain, Manitoba

PROPERTY SUMMARY

Lot #	Civic Address	Roll #	Title #	Legal	Acres	Price	Price/Acre	Zoning
6	Eleventh St E	82044	3185312	6-3-47109	+/- 2.51 Acres	\$527,100	\$210,000/Acre	MG - Industrial General
7	Eleventh St E	82046	3185313	7-3-47109	+/- 2.51 Acres	\$527,100	\$210,000/Acre	MG - Industrial General
8	Eleventh St E	82048	3199063	8-3-47109	+/- 2.51 Acres	\$527,100	\$210,000/Acre	MG - Industrial General
9	Eleventh St E	82050	3199071	9-3-47109	+/- 2.62 Acres	\$550,200	\$210,000/Acre	MG - Industrial General

PRIME INDUSTRIAL LOTS IN STONY MOUNTAIN

- Lots 6, 7, 8, and 9 can be combined for a total of approximately 10.15 acres
- Four fully serviced industrial lots available for sale
- Located in Stony Mountain, Manitoba
- Only 10 minutes north of Winnipeg
- Excellent access to major transportation routes
- Ideal for industrial, logistics, and manufacturing uses
- Municipal water and sewer services available
- 3-phase power service included
- Natural gas service available



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FOR MORE INFORMATION, PLEASE CONTACT:

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