

# FOR SALE

10.00 Acres Vacant Land Available in CentrePort Canada

Lot 2, Plan 1249 - Selkirk Avenue, RM of Rosser, Manitoba



**CLOSE TO  
TRANSPORTATION  
ROUTES**



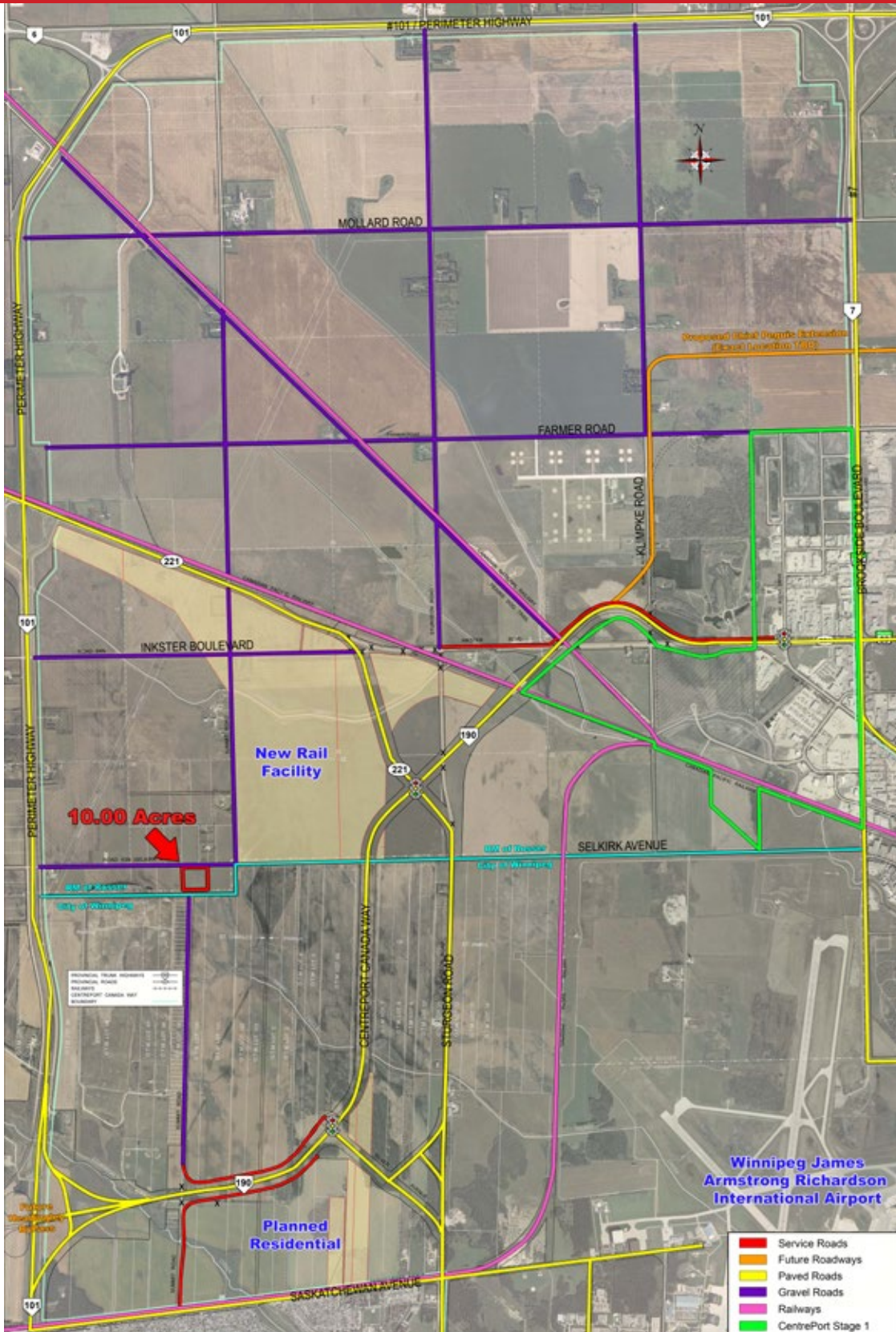
**EXCELLENT  
FRONTAGE**



**SIGNAGE  
OPPORTUNITIES**

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## PROPERTY SUMMARY

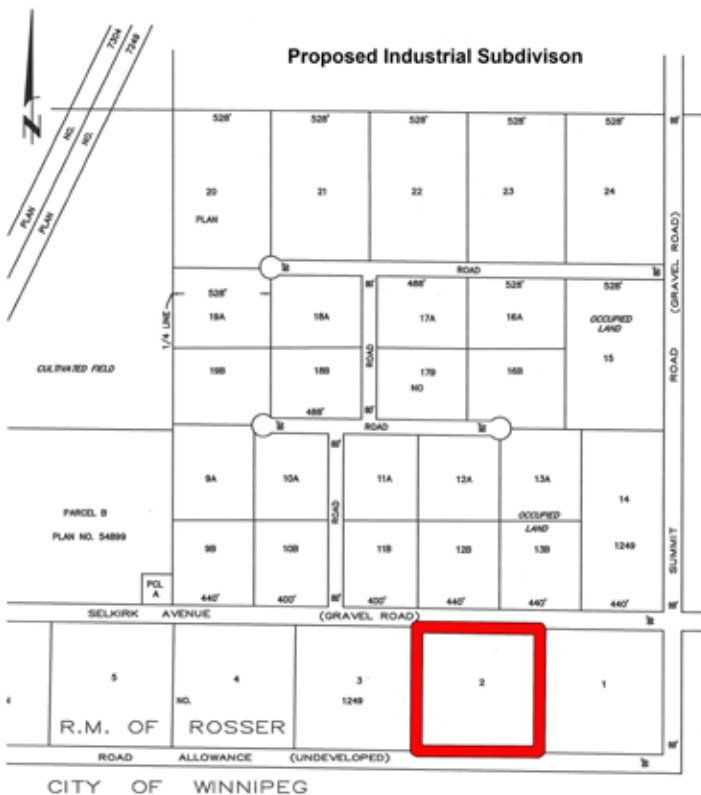
Lot Sizes	10.00 +/- Acres
Sale Price	\$1,100,000
Property Taxes (2013)	\$75.78
Zoning	AG - Agricultural (New Proposed I-2 Subdivision Planned)

## LEGAL

Legal	Lot 2 Plan 1249
Title Number	E79428
Roll Number	79400

## FEATURES

- Future development area.
- Next to new rail facility.
- No City of Winnipeg business tax.
- Strategically located in Centreport Canada, North America's newest 20,000 acre inland port and Foreign Trade Zone.
- Located next to James Armstrong International Airport, one of Canada's top cargo airports.
- Provide's 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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