

FOR SALE

Development Land in the RM of MacDonald
La Salle Road, RM of MacDonald, Manitoba



**CLOSE TO
TRANSPORTATION
ROUTES**



**NO CITY OF
WINNIPEG
BUSINESS TAX**

FOR SALE

La Salle Road, RM of MacDonald, Manitoba



Route from Subject Lands	Distance (km.)	Drive Time
1 South Perimeter Highway (Hwy 100) & Rte 90	11.9	12 min
2 West Perimeter Highway (Hwy 100) & Trans-Canada Highway West (Hwy 1)	16.5	16 min
3 East Perimeter Highway (Hwy 100) & Trans-Canada Highway West (Hwy 1)	27.8	22 min
4 North Perimeter Highway (Hwy 100) & Rte 90	34.2	24 min
5 Winnipeg Richardson International Airport	13.9	22 min
6 Downtown (Portage Ave & Main St)	13.3	21 min
7 Lagimodiere Boulevard (Hwy 59) & Fermor Avenue	17.2	23 min
U.S. Border Crossing via Hwy 75	95.4	1 hr 9 min
U.S. Border Crossing via Hwy 59	132	1 hr 32 min
Brandon, Manitoba	214	2 hr 9 min

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PROPERTY SUMMARY

Lot Size	311.26 +/- Acres
Asking Price	\$12,450,000
Property Taxes (2021)	\$6,588.65
Zoning	A - Agricultural

LEGAL

Legal Descriptions:

PARCEL 1: NLY 1320 FEET PERPOF THE NW ¼ OF 34-9-2 EPM EXC ALL THAT PORTION TAKEN FOR WATER CONTROL WORK PLAN NO. 9484

PARCEL 2: NE ¼ OF 34-9-2 EPM EXC ALL THAT PORTION TAKEN FOR WATER CONTROL WORK PLAN NO. 9484 WLTO

PARCEL 3: W ½ OF THE NW ¼ OF 35-9-2 EPM EXC FIRSTLY: ALL THAT PORTION FOR WATER CONTROLWORK PLAN NO. 9484 WLTO, SECONDLY: THE RIGHT-OF-WAY OF THE CANADIAN PACIFIC RAILWAY AS SAID RIGH-OF-WAY IS SHOWN ON PLAN 374 WLTO

Title Number	1301602/1
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Roll Numbers	85000.10/84900.00/85900.00
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FEATURES

- Three parcels, all under one title located in the RM of MacDonald within the city limits of Winnipeg.
- Future designation - Industrial zoning.
- Minutes from Tuxedo, Lindenwoods, Whyte Ridge, Lindenridge, Waverley West & Oak Bluff.
- Close proximity to Perimeter Highway, McGillivray Boulevard & future expansion of Bishop Grandin Boulevard.

RM OF MACDONALD INDUSTRIAL AREA

- Located 5 minutes from Kenaston & McGillivray retail business zone.
- South of the South Landing Business Park with tenants that include C&T Rentals, Deluca's, Fort Rouge Glass and more.
- Close proximity to the upcoming Terracon Business Park - Prairie Business Centre, the McCreary Business Park & proposed future Business Park and the new 50 Below Sports n Entertainment Proposed Business/ Entertainment Park - home of the WHL Winnipeg ICE Arena.

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FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

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