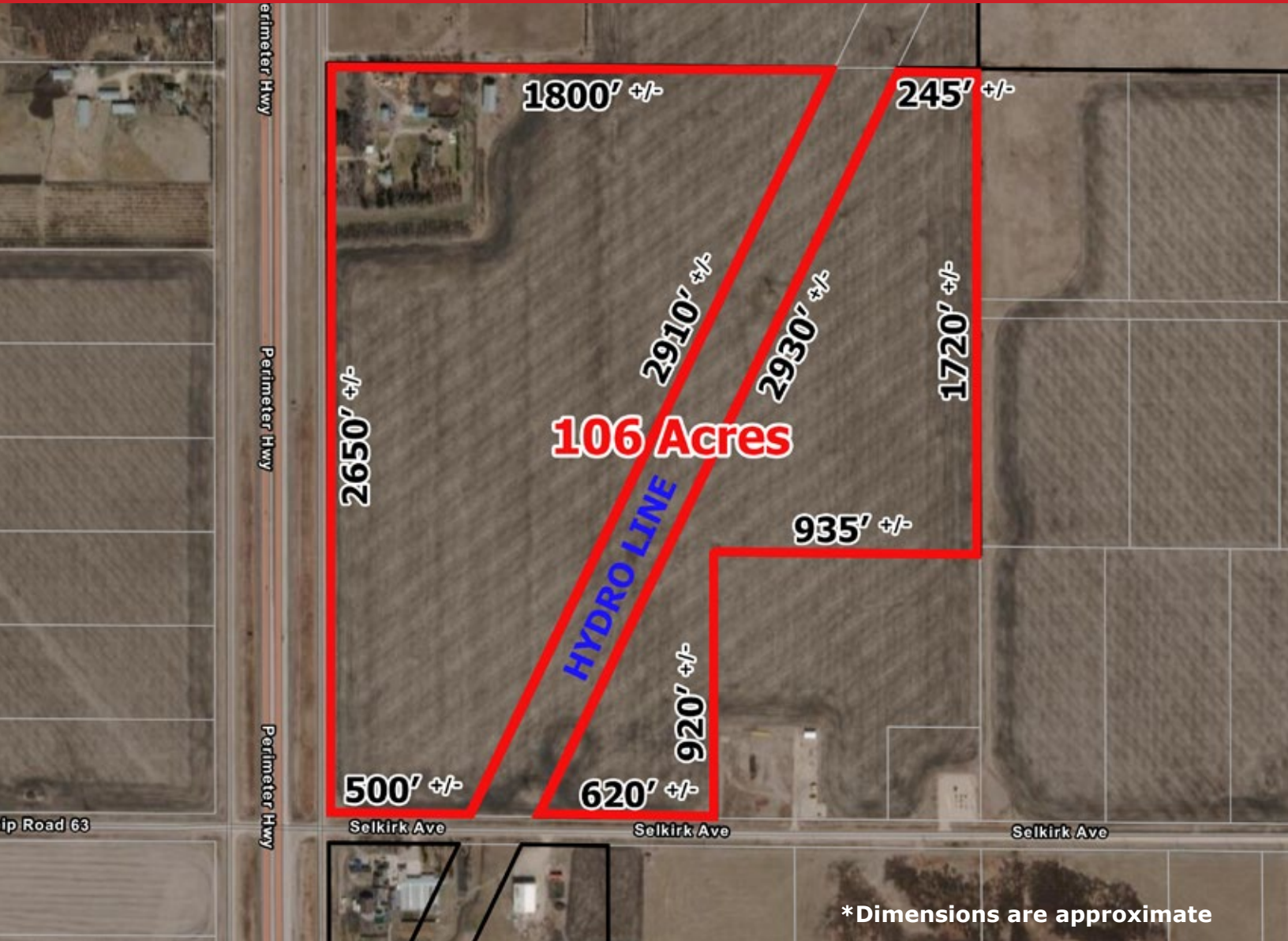


FOR SALE

Investment Land in CentrePort Canada

Perimeter Highway & Selkirk Avenue, RM of Rosser, Manitoba



EXCELLENT
FRONTAGE



CLOSE TO
TRANSPORATION ROUTES



SIGNAGE
OPPORTUNITIES

FOR SALE

Perimeter Highway & Selkirk Avenue, RM of Rosser, Manitoba



*Dimensions are approximate

204.474.2000

Shindico

FOR SALE

Perimeter Highway & Selkirk Avenue, RM of Rosser, Manitoba

PROPERTY SUMMARY

Lot Size	106.34 +/- Acres
Frontage	2,650 ft. +/- on Perimeter Hwy
Asking Price	\$5,850,000
Property Taxes (2023)	\$3,947.43
Zoning	A - Agricultural
Designated Zoning	I2 - Industrial
Roll Number	0080900

Access to Perimeter Hwy. at Selkirk Ave.

FEATURES

- 7.7 acre yard site with shelter belt and 2 residences and outbuildings.
- Located east of Perimeter Highway & north of Selkirk Avenue, within CentrePort Canada.
- Close proximity to transportation routes and Centre Port Rail Park.

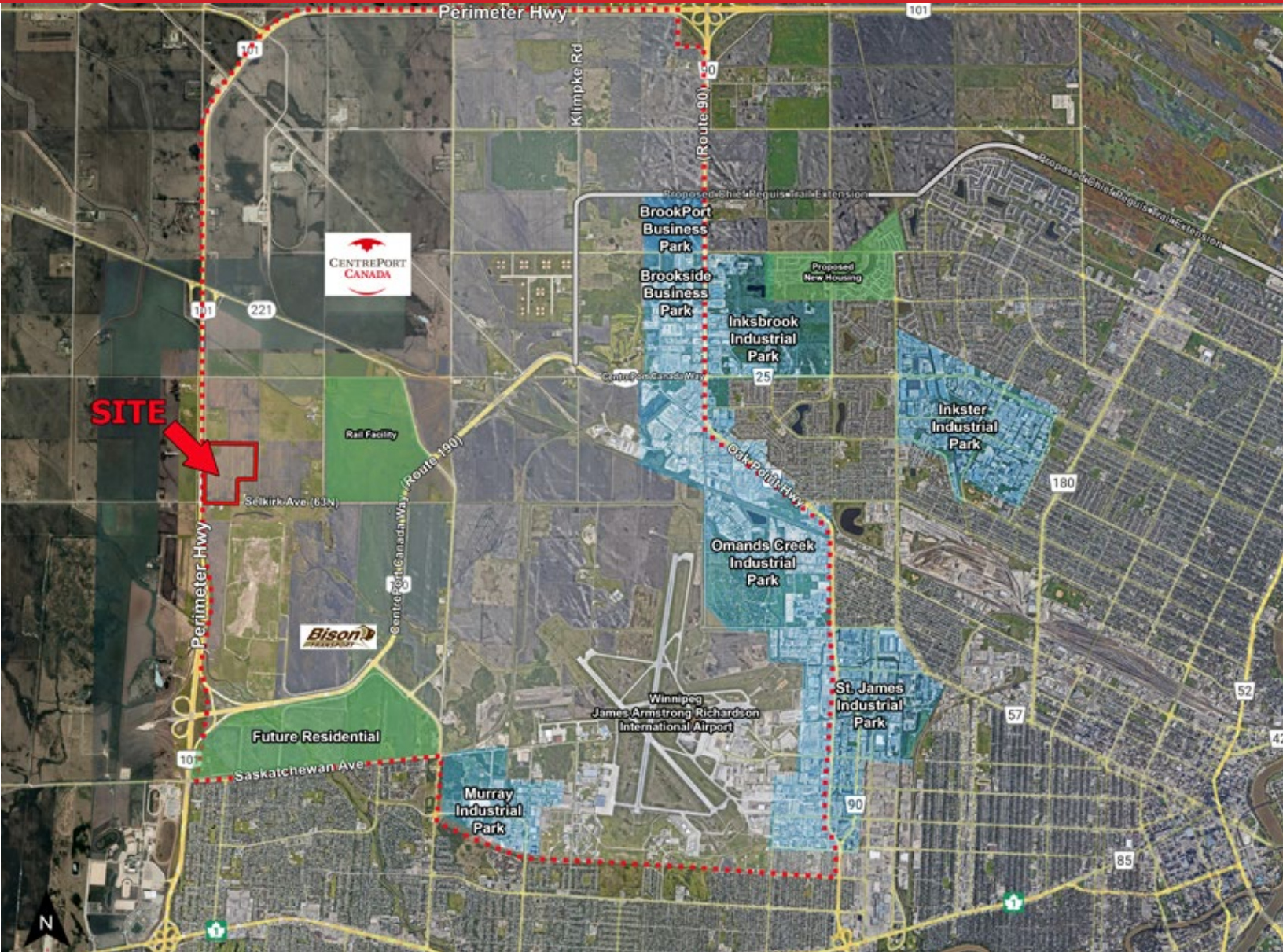
CENTREPORT CANADA

- 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.
- 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 & Selkirk Avenue, RM of Rosser, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

Succeeding by Helping Others Succeed

CORFAC
INTERNATIONAL



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