FOR SALE

221 Panet Road

WINNIPEG, MB

HEAVY INDUSTRIAL LAND

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

Peter Kaufmann
Vice President, Sales & Leasing
(204) 985-1362
peter.kaufmann@capitalgrp.ca
Services provided by
Peter Kaufmann Personal Real Estate Corporation

Eric Ott
Vice President, Sales & Leasing
(204) 985-1378
eric.ott@capitalgrp.ca
Services provided by
Eric A. Ott Personal Real Estate Corporation

Highlights

- 15.37 acres of gravelled industrial land
- Quick access to Lagimodière Boulevard (Hwy 59) and Dugald Road
- Ideal location for warehousing, manufacturing, or trucking
- Located near the amenities of the Regent and Lagimodière retail node
- Bounded by roads on all four sides

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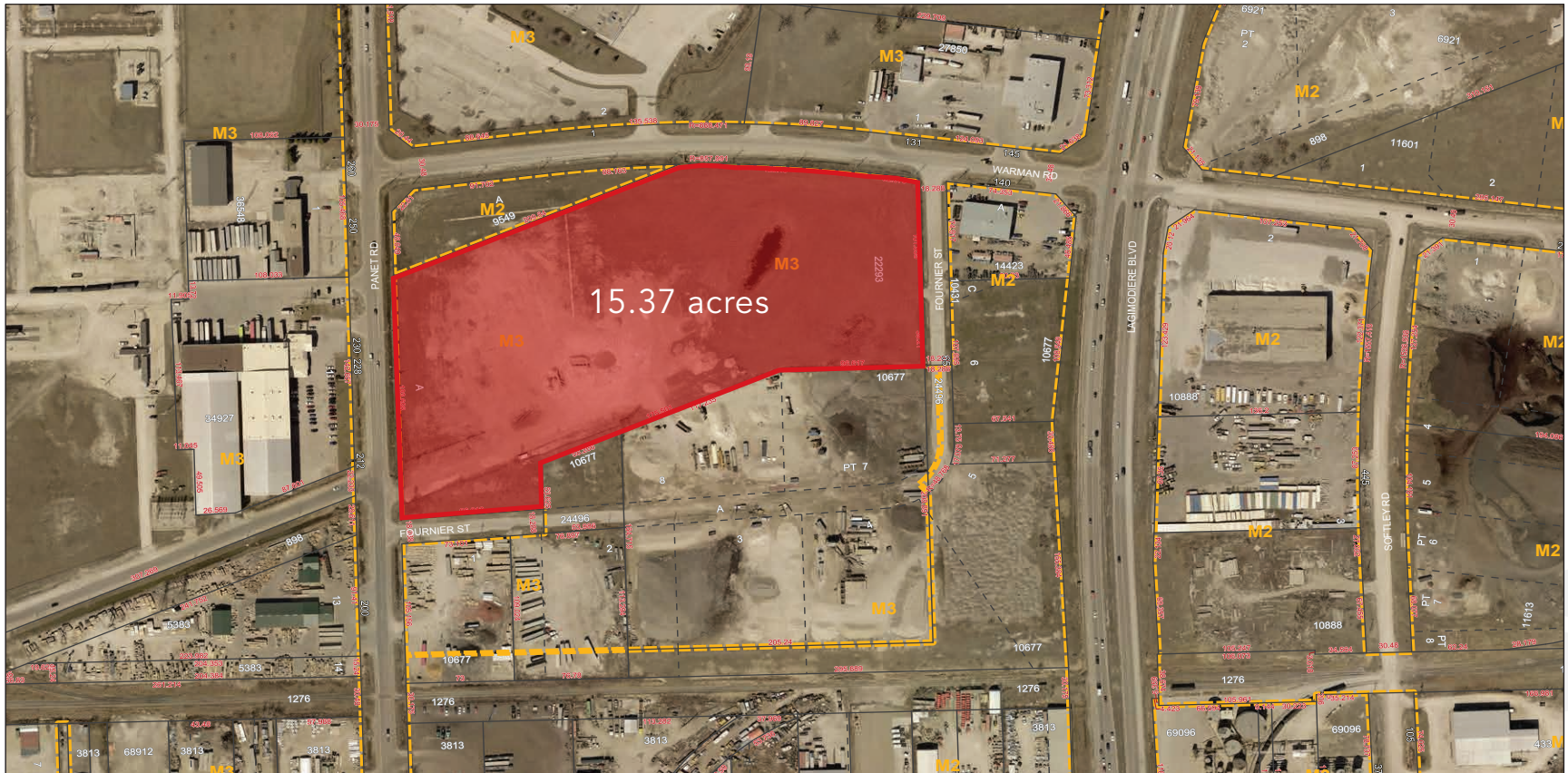
PROPERTY DETAILS

SALE PRICE	$~~6,000,000~~ $5,225,800 (~~$390,370~~ $340,000 per acre)
LAND AREA (+/-)	15.37 acres (669,504 sq. ft.)
ZONING	M3 - Heavy Industrial Zoning
LEGAL DESCRIPTION	PARCEL A PLAN 22293 WLTO IN LOT D ROMAN CATHOLIC MISSION PROPERTY
TITLE NUMBER	2252618/1 WLTO
ROLL NUMBER	06051747000
TAXES	$11,843.62 (2022)

ADDRESS OFFERS TO: 3274692 MANITOBA LTD.



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MISSION IND.
STAR BUILDING MATERIALS
MAPLE LEAF
dade
VersaCold LOGISTICS SERVICES
Dufresne
NELSON RIVER CONSTRUCTION
LAFARGE
BRENNTAG
ROOFMART
CROSSROADS STATION SC
THE HOME DEPOT
PRINCESS AUTO
CANADIAN TIRE
Tim Hortons
COSTCO WHOLESALE
REAL CANADIAN SUPERSTORE
Mobil
Walmart
staples
save on foods
DUGALD IND.
DYNAMIC MACHINE
MATRIX METAL CASTING
GREIF
ALL-FAB BUILDING COMPONENTS
OLYMPIC BUILDING CENTRE
CUSTOM CASTINGS
Crescent MULTI FOODS
VICKAR AUTOMOTIVE GROUP
TERRACON BUS. PK.
Reliance Superior HEATING AIR CONDITIONING
PINCHIN
CANADA MOVING
e.h.price
Phason
Accutech Engineering Inc.
ALI ARC
TERRACON DEVELOPMENT LTD.
CENTIMARK
ST. BONIFACE IND. PK.
FedEx Ground
parmalat
PREMIER PRINTING
mti
GENVION CORPORATION
MELET
SHOEMAKER
ColorAd
CGC
T.E.A.M.S.
encore-metals
SAMUEL
REGENT AVE. W
LAGIMODIERE BOULEVARD
kildonan place
SITE
WARMAN ROAD
PANET ROAD
DUGALD ROAD

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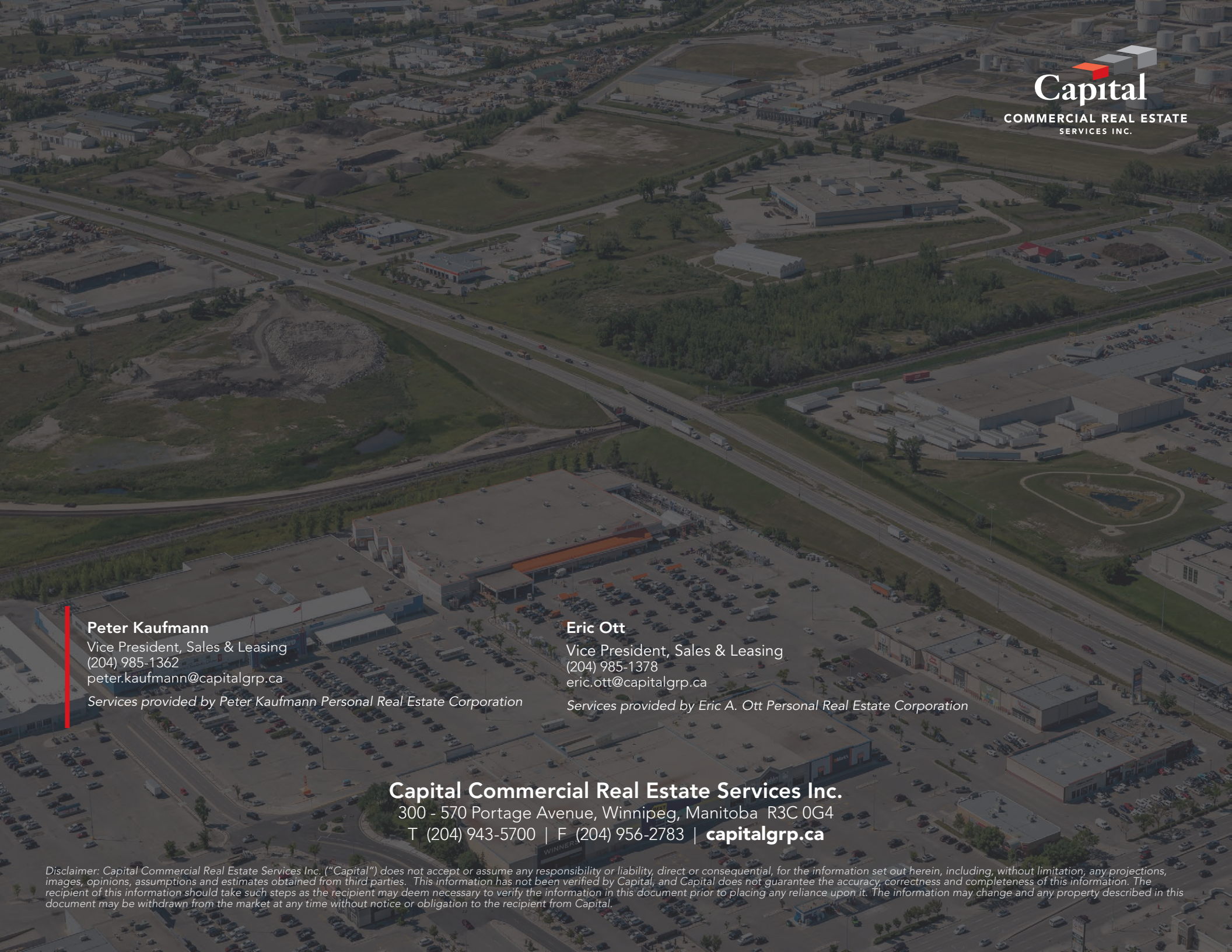
Drive Times

HWY 59
1 minute

KILDONAN PLACE
5 minutes

PERIMETER HIGHWAY
14 minutes

CHIEF PEGUIS TRAIL
8 minutes



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Capital Commercial Real Estate Services Inc.
300 - 570 Portage Avenue, Winnipeg, Manitoba R3C 0G4
T (204) 943-5700 | F (204) 956-2783 | **capitalgrp.ca**

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