RESIDENTIAL DEVELOPMENT LAND FOR SALE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

SE WEDGEWOOD PLACE
GIMLI, MB

BOB ANTYMNIUK, Vice President, Sales & Leasing
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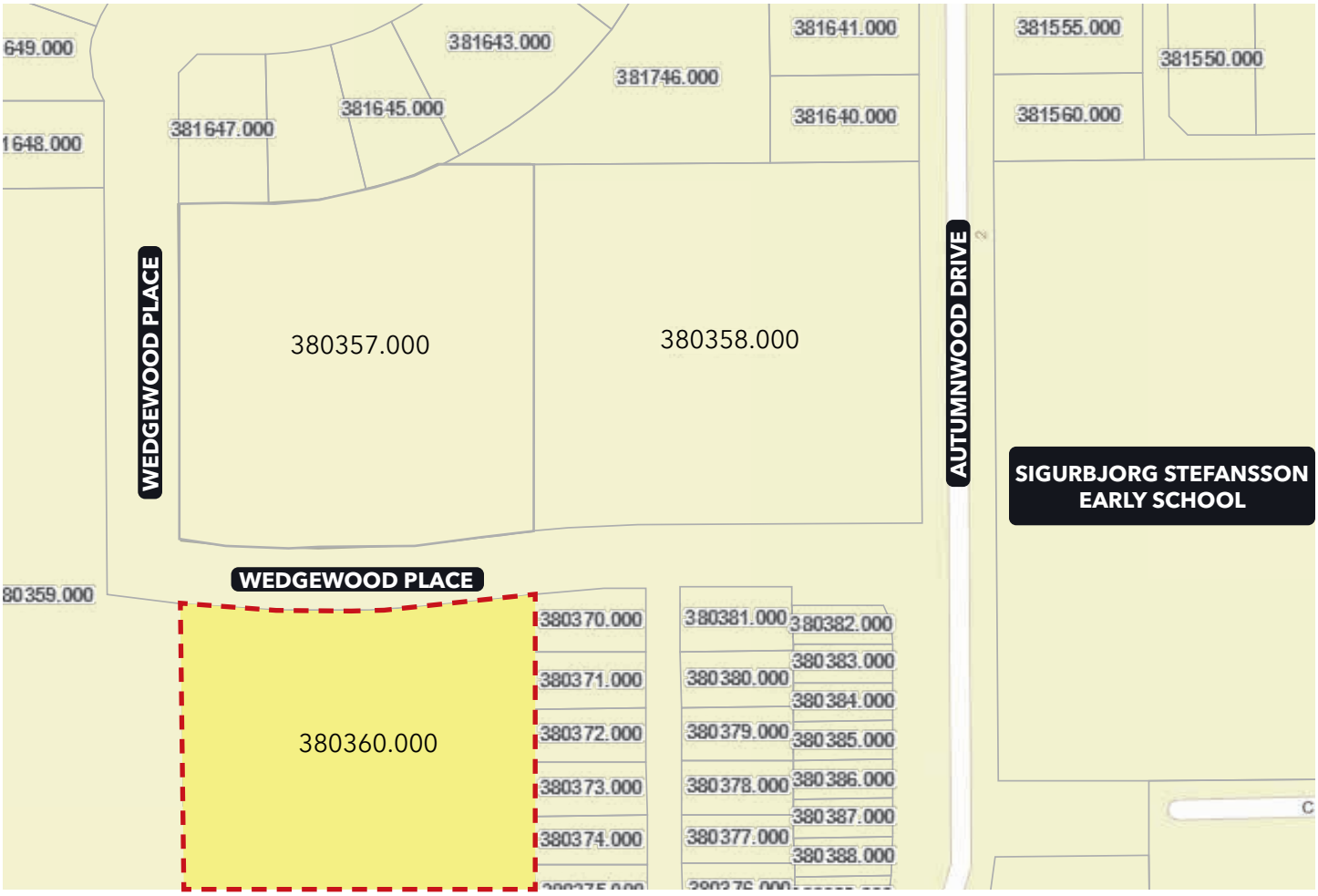
PROPERTY DETAILS

LAND AREA (+/-)	1.66 acres
SALE PRICE	$430,000.00
TAXES	$190.46 (2025)
TAX ROLL #	380360
LEGAL DESCRIPTION	LOT 2 BLOCK 3 PLAN 35117 WLTO IN NE 1/4 17-19-4 EPM
ZONING	R1
SERVICES	Site will be fully serviced with municipal sewer and water, hydroelectric power, natural gas, telephone and cable television utilities

LOT MAP

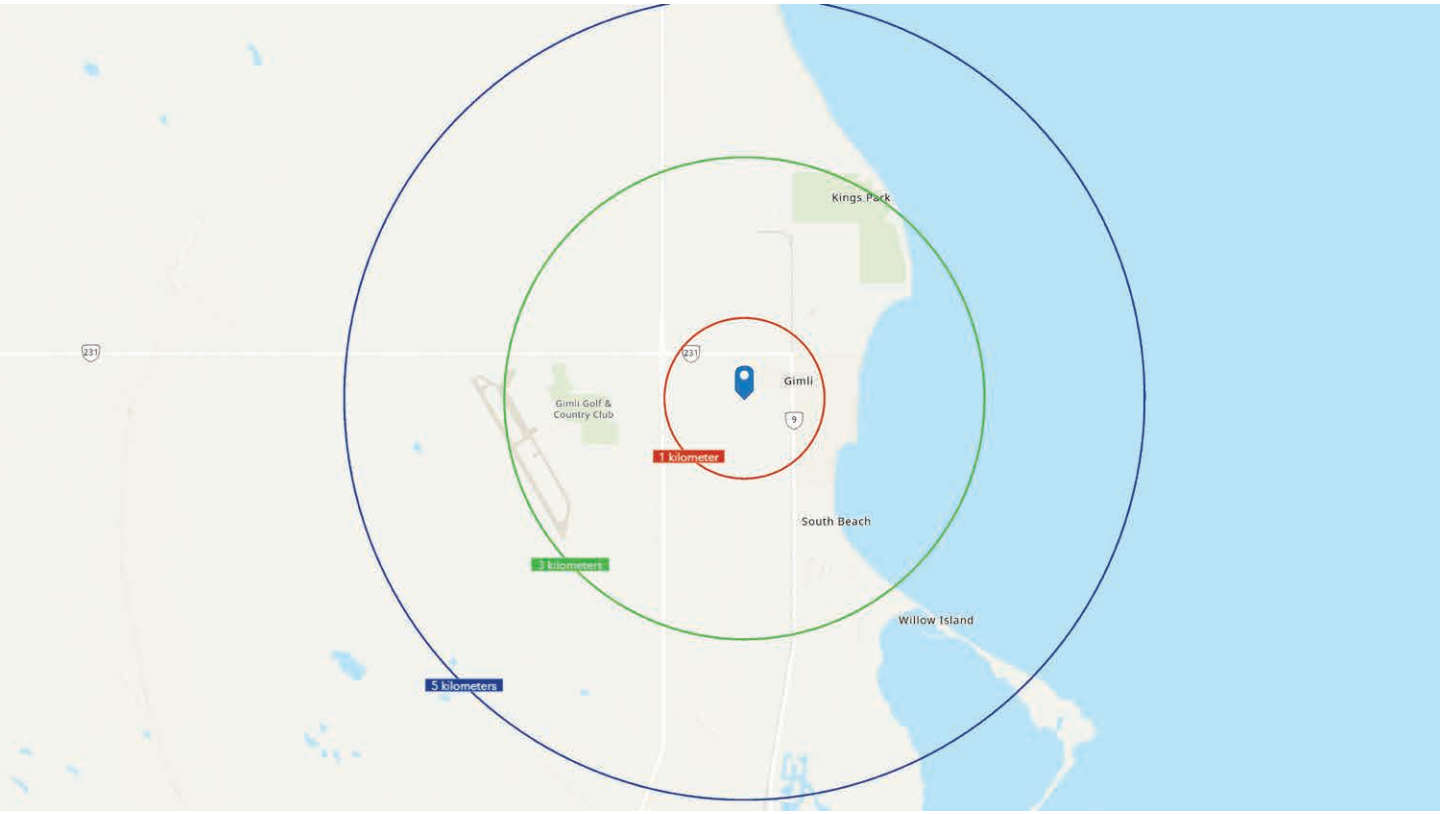


AREA OVERVIEW

The town of Gimli is located approximately 75 kilometers north of Winnipeg along the west shore of Lake Winnipeg. Gimli's population at the time of the 2016 census was 6,181, a 5.7% increase over the 2011 census. The RM of Gimli resides as a 318.75 square kilometer strip of land stretching north from Winnipeg Beach up to Silver Harbour. The western population of the RM is largely comprised of agricultural lots, while the eastern portion with direct lake access is comprised of single-family residential dwellings and occasional commercial nodes. The west shore of lake Winnipeg features a considerable amount of recreational use of the land both winter and summer. There is a number of small cottage communities within the eastern portion, although the Town of Gimli residing near the physical centre of the RM, is also the largest and most densely populated area within the RM. is a considerable amount of recreational use of the land both winter and summer.

In recent years' residential development has been slow, but continual, as new development sites are ample within Gimli's sprawling agricultural lands; some of these sites include Pelican Beach and Odin Green. Commercial development has existed primarily within the 1,396-acre Gimli Industrial Business Park, which resides on the former Royal Canadian Air Force Base, 6 kilometers west of the Town of Gimli.

DEMOGRAPHIC ANALYSIS



POPULATION

1 km	3 km	5 km
1,022	3,363	3,774

Projected (2030)

1,066	3,489	3,901

HOUSEHOLD INCOME

1 km	3 km	5 km
$98,579	$95,006	$95,354

Projected (2030)

$110,483	$107,503	$108,219

HOUSEHOLDS

1 km	3 km	5 km
456	1,494	1,674

MEDIAN AGE

1 km	3 km	5 km
51.1	58.1	57.7

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Contact

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