

DEVELOPMENT LAND FOR SALE

MOLLARD ROAD

RM OF ROSSER, MB



PERIMETER HIGHWAY

KLIMPKE ROAD

BROOKSIDE BOULEVARD

MOLLARD ROAD

BOB ANTYMNIUK, Vice President, Sales & Leasing
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PROPERTY DETAILS

LAND AREA (+/-)

39.66 acres

ROLL NO.

95000; RM of Rosser

LEGAL

SUBDIVISION 3 OF SW SECTION 03-12-02 EPM

LOCATION

North side Mollard Road; West of Brookside Boulevard

DIMENSIONS (+/-)

13,201 ft. frontage on Mollard; 1,310.06 ft. west of property line perpendicular to Mollard Road

ZONING

A - Agricultural

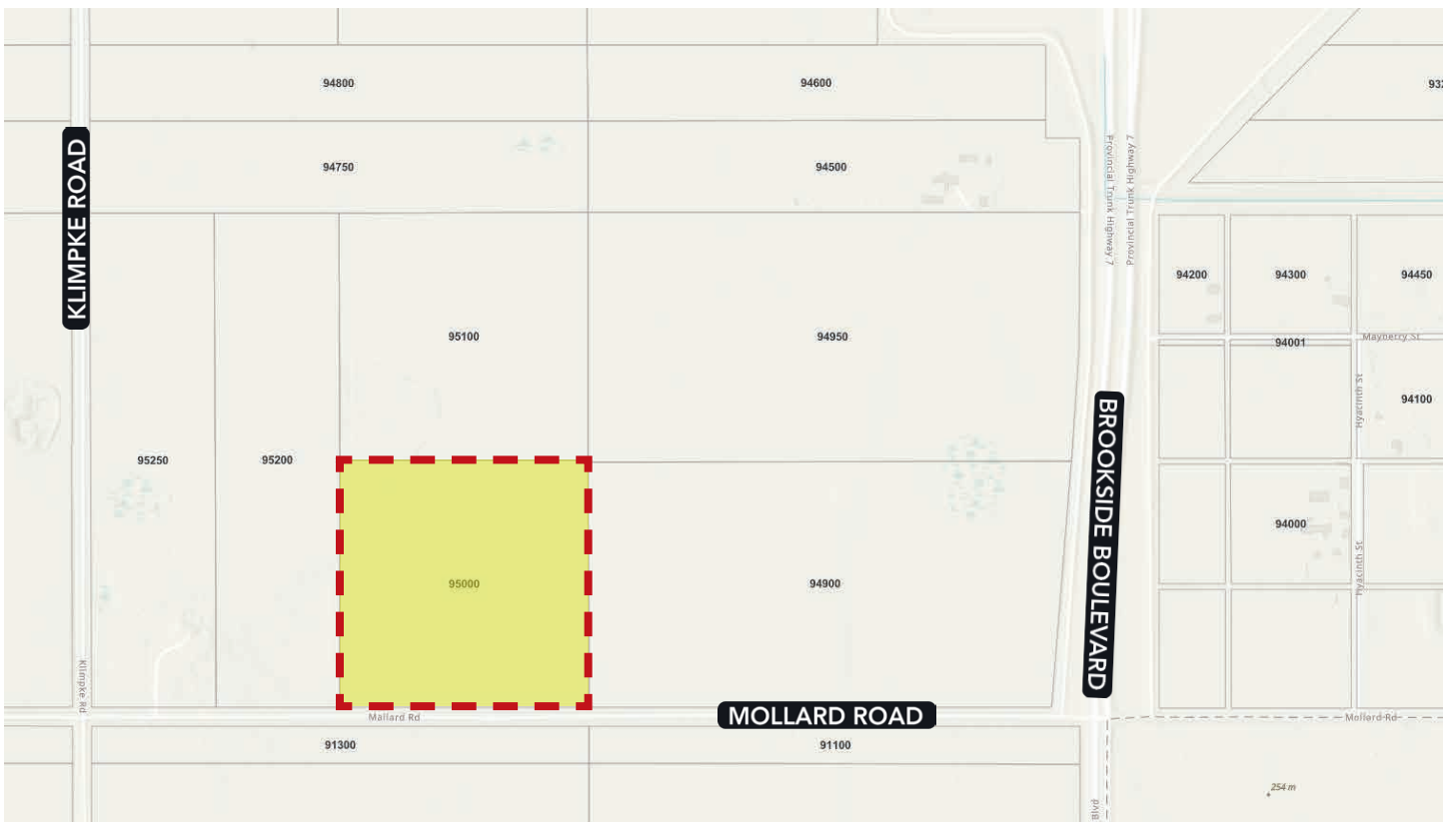
SALE PRICE

\$2,379,600 (\$60,000.00 per acre)

PROPERTY TAXES

\$920.90 (2025)

LOT MAP



LOCATION OVERVIEW

PRIME INDUSTRIAL DEVELOPMENT OPPORTUNITY IN CENTREPORT CANADA

Strategically Located 39-Acre Parcel with Unmatched Transportation Access

This exceptional 39-acre (±) parcel offers a premier industrial development opportunity within CentrePort Canada—Canada’s only inland port, distinguished by its tri-modal transportation infrastructure and Foreign Trade Zone (FTZ) advantages. CentrePort Canada is recognized as the fastest-growing industrial hub in Manitoba.

Ideally situated, this site is in close proximity to some of the country’s leading trucking operations and is minutes from Winnipeg’s Richardson International Airport. Located within the Rural Municipality of Rosser, the property benefits from direct access to major transportation corridors, including Route 90, the Perimeter Highway, and the Trans-Canada Highway via CentrePort Canada Way. The site also enjoys close proximity to the future Chief Peguis Trail extension, further enhancing its connectivity and accessibility for industrial users.

A significant advantage for businesses, the RM of Rosser imposes no business taxes, further enhancing the site’s appeal. CentrePort Canada’s central North American location and tri-modal logistics capabilities—comprising trucking, rail, and air—provide unparalleled connectivity for distribution and supply chain operations.



Contact

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Services provided by Rennie Zegalski Personal Real Estate Corporation

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