

COMMERICAL & INDUSTRIAL LAND

40-300 acre site



Land Owner	Jack Bremner, 204-638-7268 (home) or 204-572-4268 (cell)
Land Description	SE/SW 21-25-20W, SE/SW 22-25-20W and SW 23-25-20W – Rural Municipality of Dauphin 40-300 acres available
Land Cost	Negotiable
Site Features	Along 2 miles of straight CN Rail line, nearest residence 1+ miles away, previous grain elevator (marked yellow), open pasture and some trees, central location, adjacent truck route, 230 kVa hydro transmission line crosses property
Road Access	Municipal Gravel Road 116W, 1.5 mile north of PTH #5 (RTAC) approx 4 miles west of City of Dauphin
Current Zoning	Agricultural General Zone – Lakeshore Planning District
Service Connection	Sewer by septic tank, rural water line proposed, 3-phase power is approximately 1km south at PTH #5. Natural Gas main extension is approximately 5km to the east.
Amenities Nearby	Riding Mountain National Park (14 miles S), regional airport (9 miles SW), Perimeter Air Service, Medevac Air Ambulance, City of Dauphin urban services (5 miles E), Canadian National Rail Line Spur, VIA Rail passenger train stop, Hydro substation and Manitoba Hydro regional office.
Area Services	Regional hospital, regional government offices, K-8 and 9-12 schools, 3 grocery stores, 5 banking institutions, 7 gas stations, 3 pharmacies, shopping, 2 skating/hockey arenas, indoor wave pool, movie theatre, outdoor amphitheatre, curling rink, bowling alley, baseball park, 18-hole golf course (16 miles east), parks, playgrounds and churches.
Rights	

