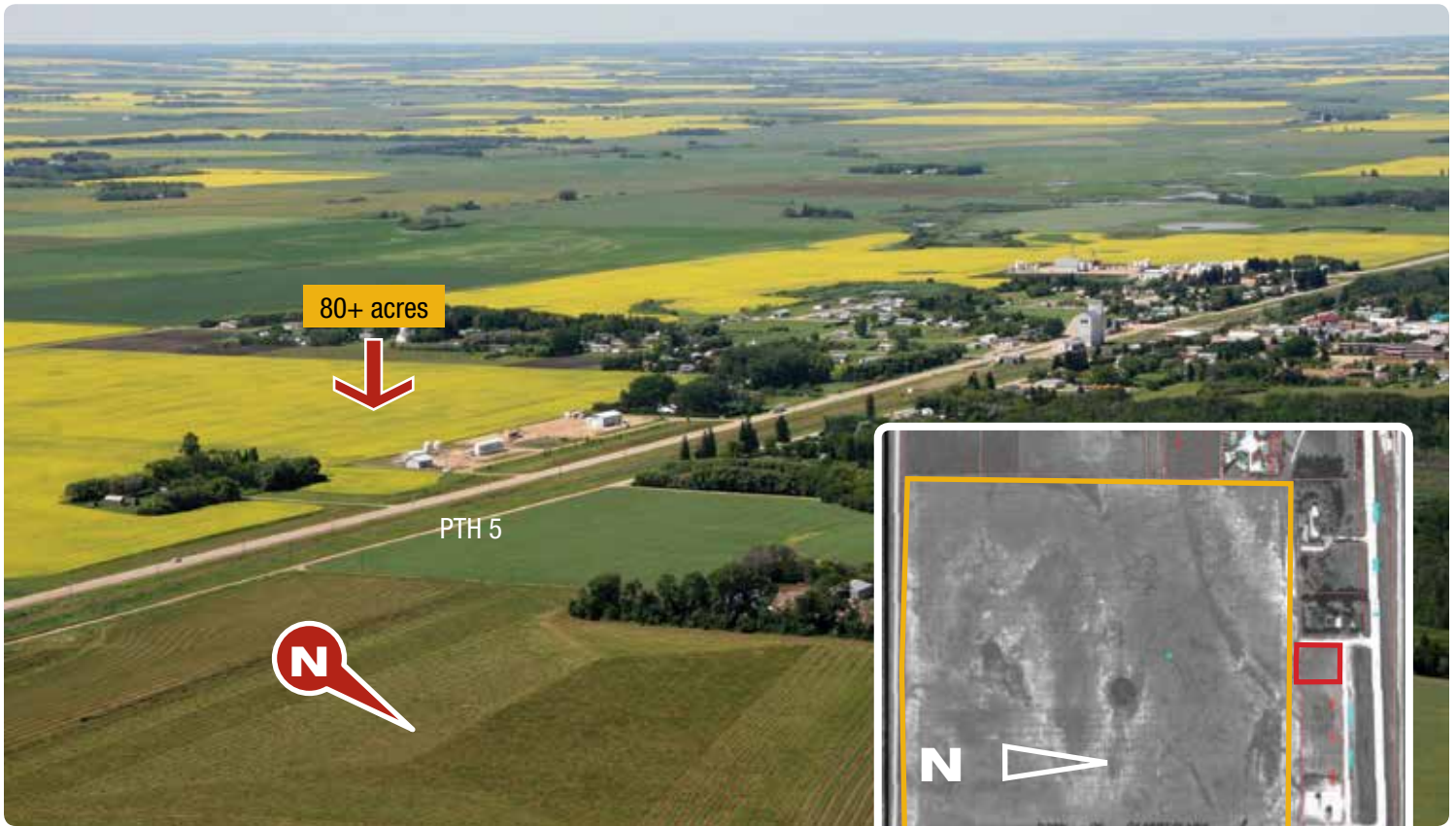


# COMMERICAL & INDUSTRIAL LAND



## 80+ Acres and Commercial Lot

<b>Land Owner</b>	Brent Crowe
<b>Land Description</b>	<ul style="list-style-type: none"> <li>• SW 10-25-22W Town of Gilbert Plains</li> <li>■ Lot 1, Plan 31903, 200.05' frontage, 214.43' deep corner lot with 66' service roads on two sides</li> <li>■ Plan 2688 (approx. 80 acres), adjacent to municipal airport</li> </ul>
<b>Land Cost</b>	Negotiable
<b>Site Features</b>	Central location, highway approach, sub-dividable lot
<b>Road Access</b>	PTH 5 in a 80 km limit zone, two entrances off highway on Turner Road
<b>Current Zoning</b>	Agricultural Urban Reserve Zone – Mountainview Planning District
<b>Service Connection</b>	3-Phase power and natural gas to property line, Town water and sewer available
<b>Amenities Nearby</b>	Grassed municipal landing strip (1 mile SW) or regional airport (21 miles East), VIA Rail passenger train stop, Hydro substation, land allocation for rail spur, Junction 5 & 10 (8 miles East), Junction between Duck Mountain Provincial Park and Riding Mountain National Park (9 miles West).
<b>Area Services</b>	Medical Clinic, district hospital (9 miles West), 2 schools, grocery store, 2 banking institutions, 2 gas stations, bulk fuel station, pharmacy, shopping, skating/hockey arena, curling rink, bowling alley, 18 hole golf course, parks, outdoor swimming pool (9 miles West), playgrounds and churches.
<b>Rights</b>	Unknown

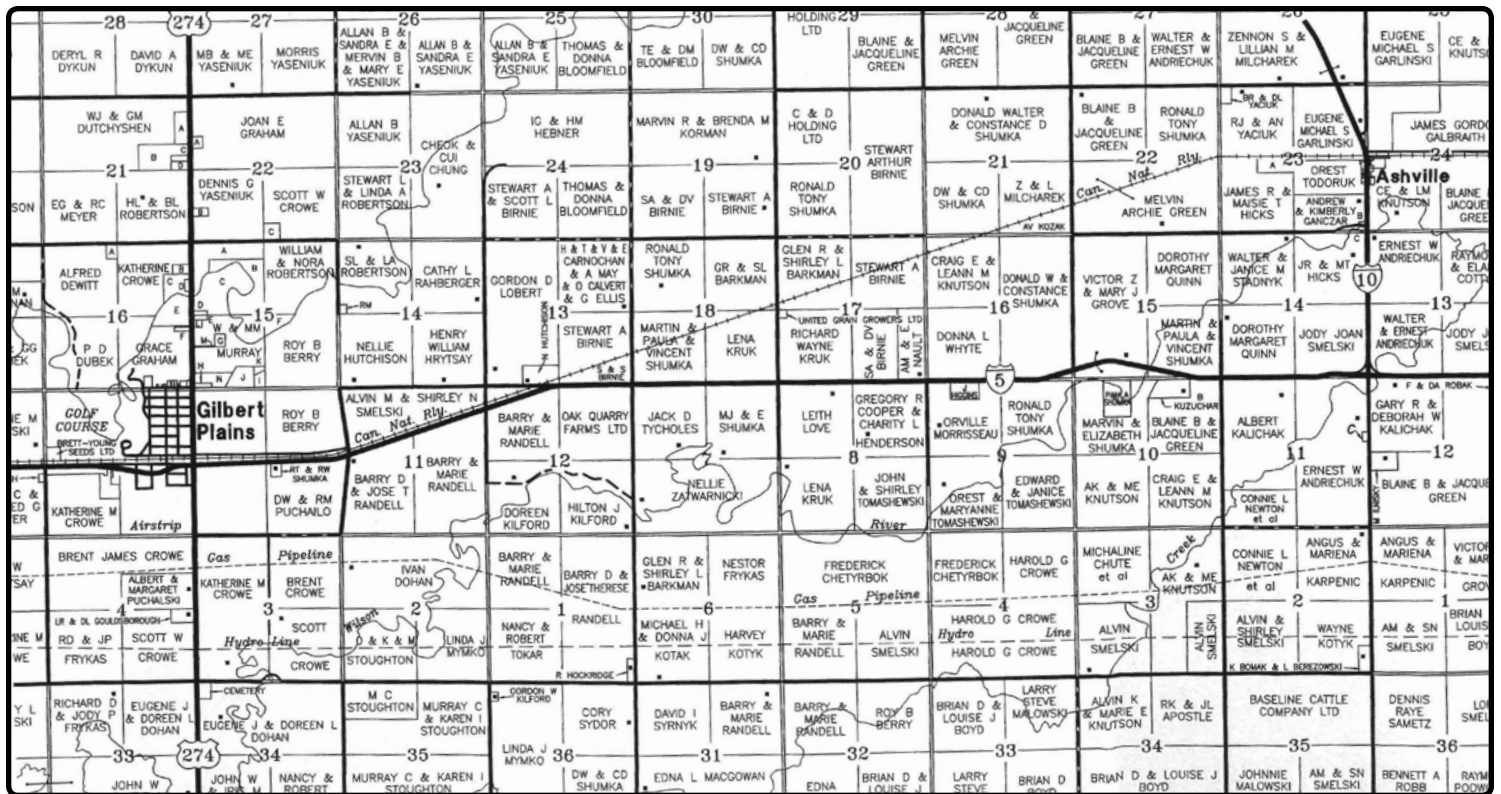
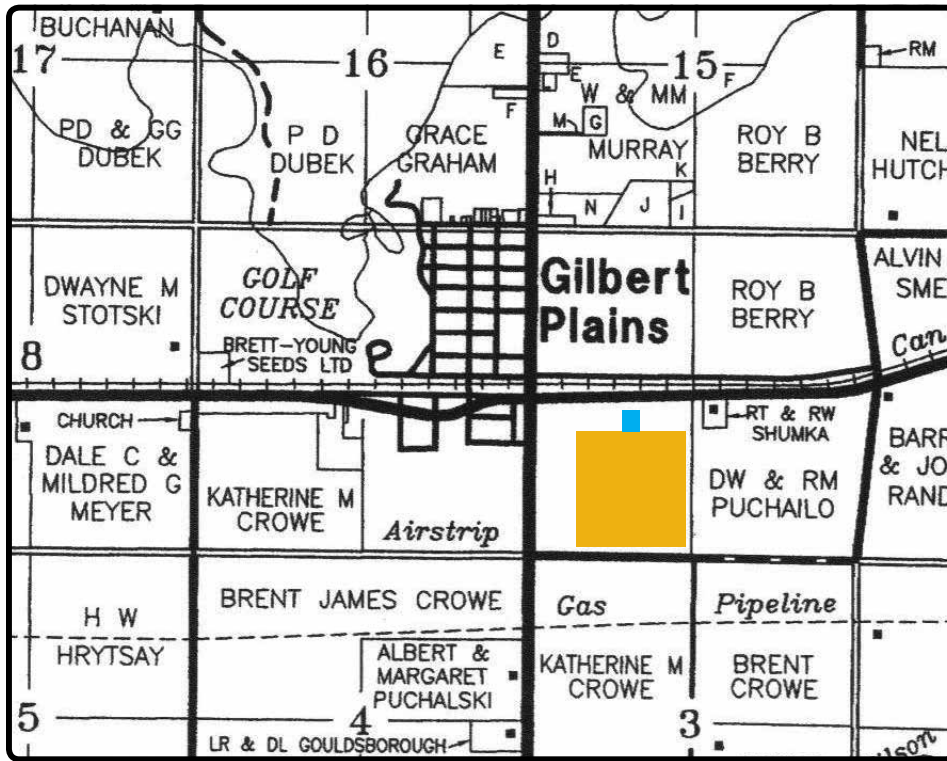


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