

COMMERICAL & INDUSTRIAL LAND

Ashville Development



Land Owner	James Galbraith
Land Description	<p>NW ¼ 24-25-21 WPM, unincorporated Village of Ashville in the RM of Gilbert Plains 63.97 acres, Block 1 and Block 2, Plan 2646</p> <p>Block 1</p> <ul style="list-style-type: none"> • Lots 1-2, 5, Roll #64820, Title #1624269, 6.55 acres • Lots 3-4, Roll #64824, Title #1624236, 4.35 acres • Lots 6-10, Roll #64830, Title #1624272, 10.87 acres • Lots 11-15, Roll #64840, Title #1624270, 10.72 acres • Lots 16-18, 20, Roll #64850, Title #1624266, 8.60 acres • Lot 19, Roll #64856, Title #1624268, 2.17 acres <p>Block 2</p> <ul style="list-style-type: none"> • Lot 1-5, Roll #64860, Title #1624274, 12.90 acres • Lot 6-10, Roll #64870, Title #1624276, 7.81 acres <p>70.99 acres, Roll #64800, Title #1611203, remaining portion of said 1/4 section which lies north boundary of CNR Right-of-way 306 DLTO and excludes Plans 2646 and 2943</p> <p>NE ¼ 24-25-21 WPM owned by Jim Galbraith 152.78 acres, Roll # 64700, Title #2392528, on portion of said 1/4 section which lies north boundary of CNR Right-of-way 306 DLTO and excludes Public Road 2646</p>
Land Cost	Negotiable
Site Features	North of Canadian National Rail line. Trees and pasture grass.
Road Access	In a 60 km limit zone adjacent to RTAC PTH 10 truck route, two gravel road entrances off highway and 1 ½ mile north of RTAC PTH 5 truck route.
Current Zoning	<p>NW ¼ 24-25-21 - General Development Zone (GD) – Mountainview Planning District, designed for residential development but is also suitable for commercial and industrial use.</p> <p>NE ¼ 24-25-21 - Agricultural General Zone (AG) – Mountainview Planning District</p>
Service Connection	Rural water line installed on west side of property, septic system required, telephone and hydro electric power adjacent to property
Amenities Nearby	Municipal landing strip (10 miles West) or regional airport (15 miles East), VIA Rail passenger train stop (9 miles West) and PTH Junction 5 & 10 (1 ½ miles South).
Area Services	Medical Clinic (9 ½ miles West), district hospital (18 miles West), regional hospital (10 miles East). In between the communities of Gilbert Plains and Dauphin for services and shopping such as schools, grocery stores, banking institutions, gas stations, bulk fuel station, pharmacy, shopping, skating/hockey arena, curling rink, bowling allies, 18 hole golf courses, parks, outdoor/indoor swimming pools, playgrounds and churches.
Rights	Unknown

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