

# COMMERCIAL & INDUSTRIAL LAND



## Highway Frontage

<b>Land Owner</b>	RM of Gilbert Plains
<b>Land Description</b>	SW 10-25-22W, Lots 12-19, Plan 1620 – Rural Municipality of Gilbert Plains Each lot has 100' frontage, 148.08' deep with 66' municipal service road on south side
<b>Land Cost</b>	Negotiable
<b>Site Features</b>	Various lot sizes already subdivided, central location, fronting PTH 5
<b>Road Access</b>	PTH 5 and Municipal Road 130W, municipal service road
<b>Current Zoning</b>	Agricultural General Zone – Mountainview Planning District
<b>Service Connection</b>	3-Phase power, natural gas and municipal piped rural water to property line, septic system required
<b>Amenities Nearby</b>	Grassed municipal landing strip (1 mile South) or regional airport (21 miles East), VIA Rail passenger train stop, Hydro substation, 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

