

COMMERCIAL LAND DEVELOPMENT

406 – 420 Main Street (7 lots)



Grand Plains Minor Hockey Celebrates as two players are drafted to the NHL!

Colby Robak –
Gilbert Plains
Florida Panthers

Ryan Pollock –
Grandview
New York Islanders

Keep your stick
on the ice!

Project Description

Infill development to satisfy the immediate needs of existing business. There is inadequate business accommodations as several businesses are sharing offices.

The Grandview Credit Union is expanding their offices which has displaced 3 businesses, the grocery store burned down in 2012, the restaurant burned down in 2004, the pharmacy is interested in expanding, the historical newspaper building is being demolished in 2014 and 2 government offices would be interested in a more usable space.

Depending on the scale of development the types of businesses may include; an accountant, lawyer, community services, community newspaper, library, government offices, pharmacy, restaurant, fitness centre and a grocery store.

Land Description

7 Lots on Main Street, Town of Grandview, Manitoba

Block 3, Plan 287, each lot is 25' wide x 116' depth (joined)

Zoning: CC – Commercial Central Zone

Set-backs: 25' at rear back-alley but may qualify for a variance and 5' from pharmacy building

Services & Utilities: electrical, natural gas, phone, town water and sewer are available on site

Angle parking and paved sidewalks

Exposure: 6 inside lots and 1 corner lot onto Roland Avenue with all lots on the east side of Main Street face west

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- Lot 4 – Roll 8100 – 406 Main Street empty lot owned by the Town of Grandview
- Lot 5 – Roll 8200 – 408 Main St. Grandview Library owned by the Town/RM of Grandview
- Lot 27 – Roll 9500 – 412 Main St. abandoned & privately owned
- Lot 28 – Roll 9600 – 414 Main St. shared by PARC and the Exponent Newspaper
- Lot 29 – Roll 9700 – 416 Main St. abandoned owned by the Town of Grandview – building to be demolished by the Town
- Lot 30 – Roll 9800 – 418 Main Street lot vacant owned by Town of Grandview
- Lot 31 – Roll 9800 – 420 Main Street corner lot vacant owned by Town of Grandview

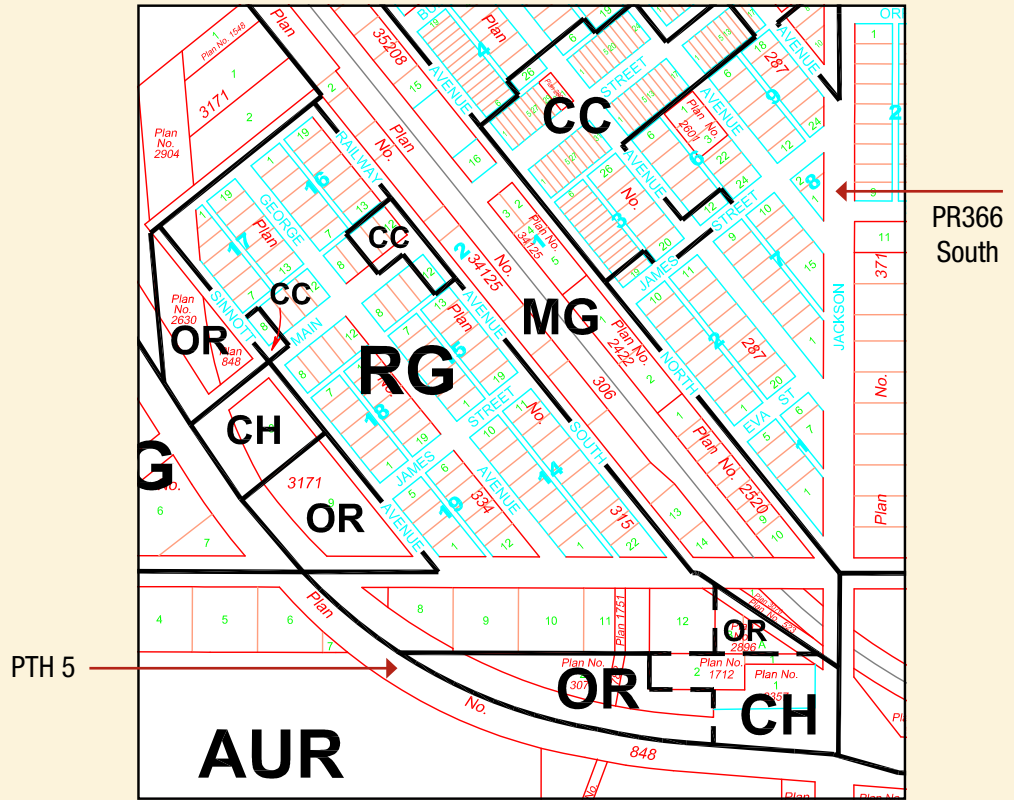


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Transportation Access



- Main Street location accessible from PR 366 and PTH 5 highways. Several paved streets are perpendicular to Main Street and to PR 366
- Grandview Municipal Airport turf runway 4 miles East
- Gilbert Plains Municipal Airport gravel runway 9 miles East and ½ mile South
- Dauphin Regional Municipal Airport 21 miles east, service by twice daily by Perimeter Airlines
- 126 km east of Yorkton or 46 km west of Dauphin
- Via Rail Service
- Two Canadian National Rail sidings available for use (in Town and also 7 miles west)

Grandview Community

Community Services

- Regional community services in Grandview include full-service hospital with laboratory and imaging services, ambulance, RCMP Detachment district office, Manitoba Hydro district office, Manitoba Agricultural Services Corp (MASC), municipal fire department, K-12 school, stocked fish pond, recreational complex (skating/curling/outdoor swimming pool/splash park/ball diamonds/hall), assisted living, clubs for all age groups and other services.
- Many businesses include; Grandview Chamber of Commerce, banking (CIBC/Credit Union), Canada Post Office, Community Futures Parkland, Parkland Ag Resource Co-op, accommodations (Grandview Hotel/Park-View Motel), pharmacy, florist, hair dressers, fitness centre, grocery store (Parkway Co-op), hardware (Home Hardware), Sears catalog outlet, construction supplies & lumber yard (McMunn & Yates), gas stations (Tempo and HLK Racetrak), farm supplies, agro-centre, insurance agency, tire shop (Ok Tire), auto repairs and several other businesses.



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Grandview Community *(continued)*

Grandview District

- Vibrant agricultural community. Solid history in forestry. Existing forest cut blocks with two of Manitoba's most successful forestry companies about 15 miles north of the town in the Duck Mountain Forest.
- Gateway to the Duck Mountain Provincial Park (north) and the Riding Mountain National Park (south). Provincially designated hunting zones. Lots of camping and outdoor adventures.
- Direct access to the surplus capacity rail spurs with adjacent vacant land (last in the Parkland)
- 8 miles west of the Town of Gilbert Plains for joint recreation and shared services are referred to as Grand Plains
- Town of Grandview joined the regional rural water pipeline for high quality aquifer water
- Access to regional landfill for projects requiring environmental approvals

About PARC and Incentives

- PARC is a regional industry development organization of 8 municipalities that include RM of Hillsburg, TN/RM Grandview, TN/RM Gilbert Plains, V/RM of Ethelbert and the RM of Dauphin.
- Board of Director's including the Mayors, Reeves and farm producer representatives.
- Regional municipal agreements & shared services include: tax sharing, rural water pipeline, waste management, land use planning, fire department mutual aid and economic development.
- PARC focuses on the needs of industry and we will work alongside business to help as needed. We can assist with connecting or partnering with farmers, businesses, education & training providers, liaison with government & programs, etc.
- Incentives may be available and are based on needs.



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