

COMMERICAL & INDUSTRIAL LAND

40-300 acre site



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| 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 | |

