









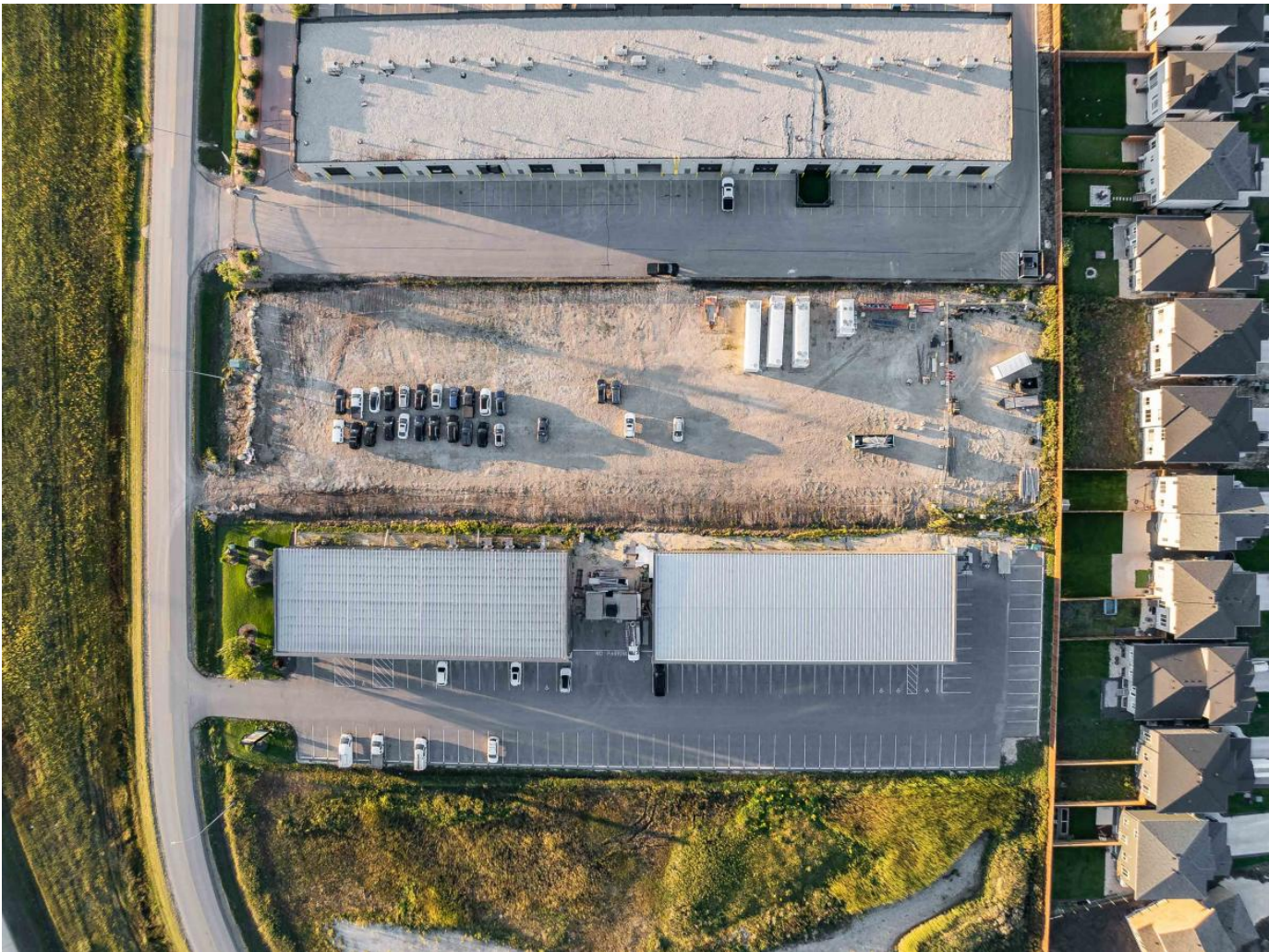






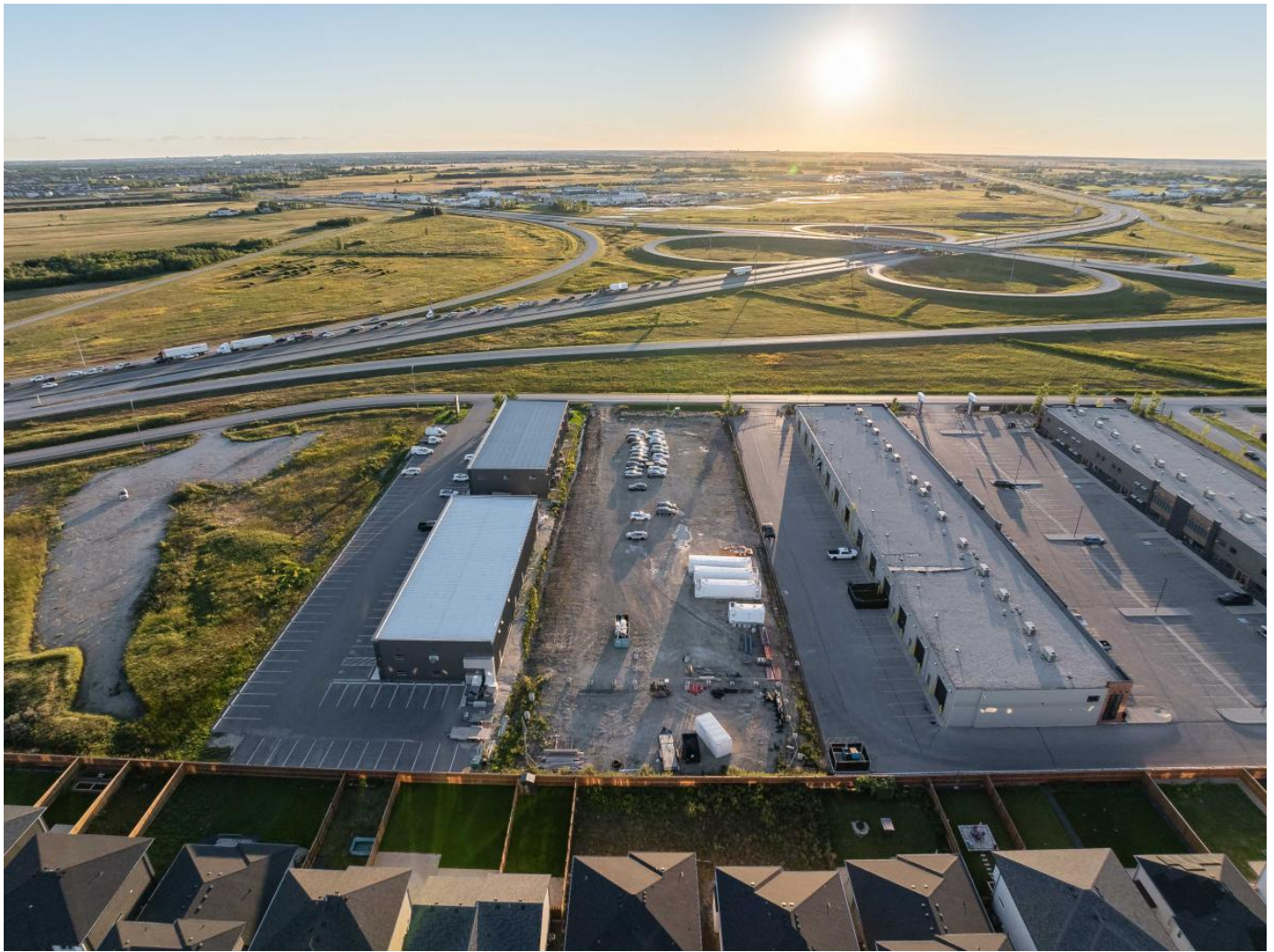
























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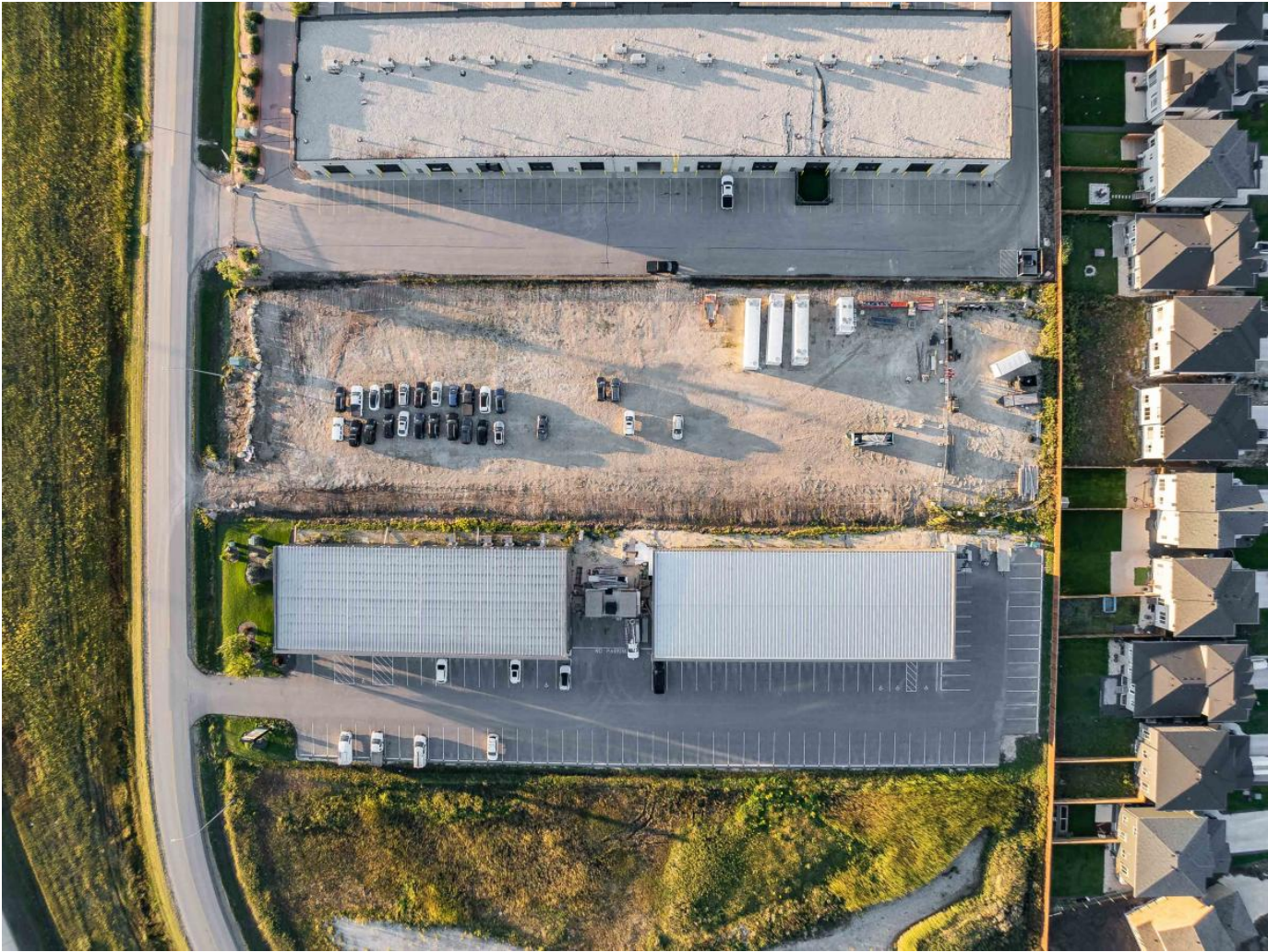






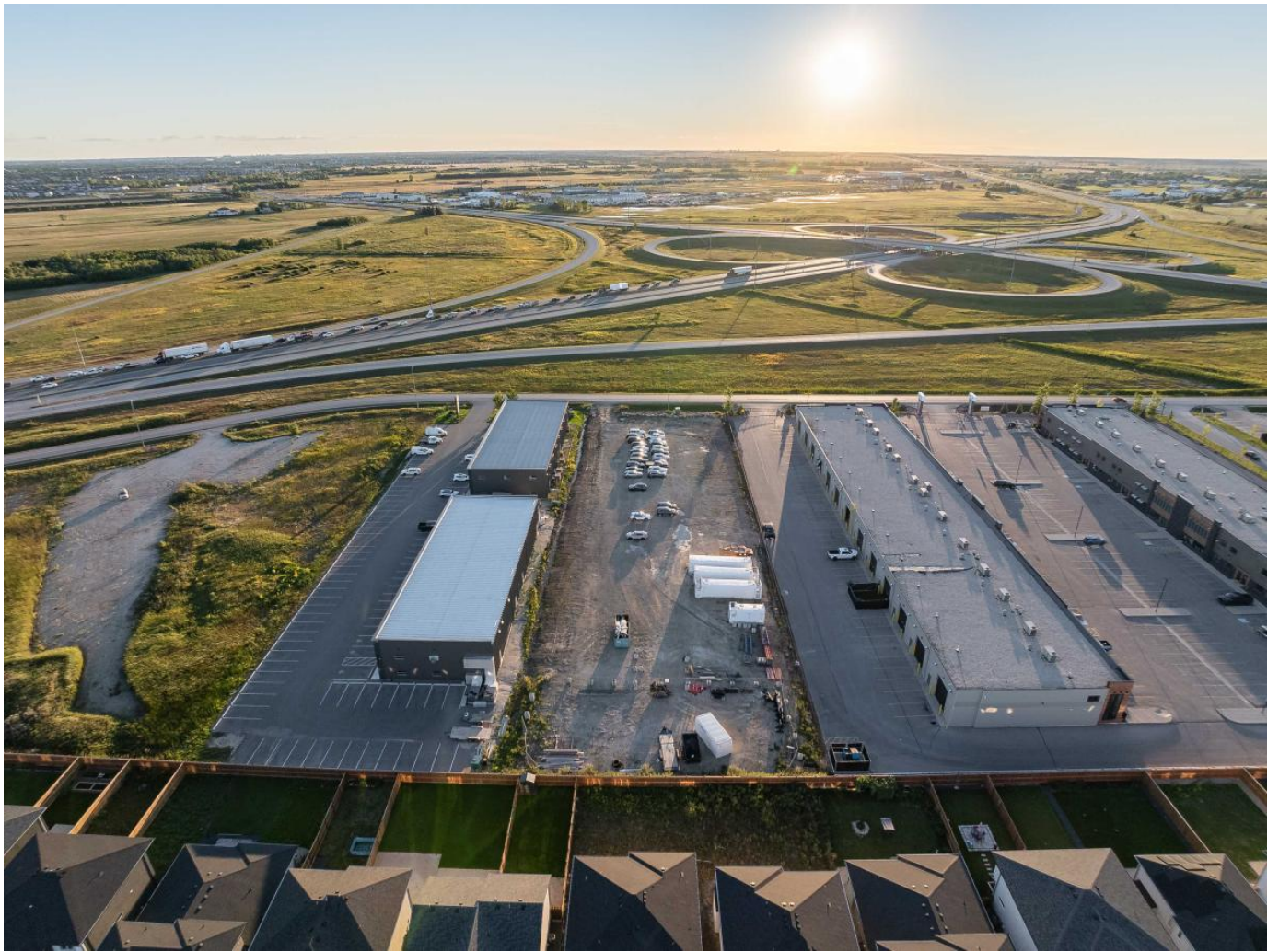
























Description

Shovel-ready commercial land in West St. Paul! Excellent opportunity to acquire 1.78 acres of prepared commercial land measuring approximately 150' x 492'. Ideally situated with easy highway access and excellent exposure, this site has been extensively prepared for future development. All overburden has been removed, with geotechnical work completed beneath the gravel, 4/6" rock, 2" rock, and compacted gravel in place. A 750 KVA transformer is located on the property, with the purchaser to assume the existing contract with Manitoba Hydro. Additional features include a gated property, fencing along one side, and a culvert approach with markers. An outstanding opportunity for businesses, investors, or developers seeking a well-prepared site with substantial groundwork and infrastructure already in place. Purchaser to conduct their own due diligence regarding zoning, permitted uses, services, and development requirements.

\$1,199,000.00

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