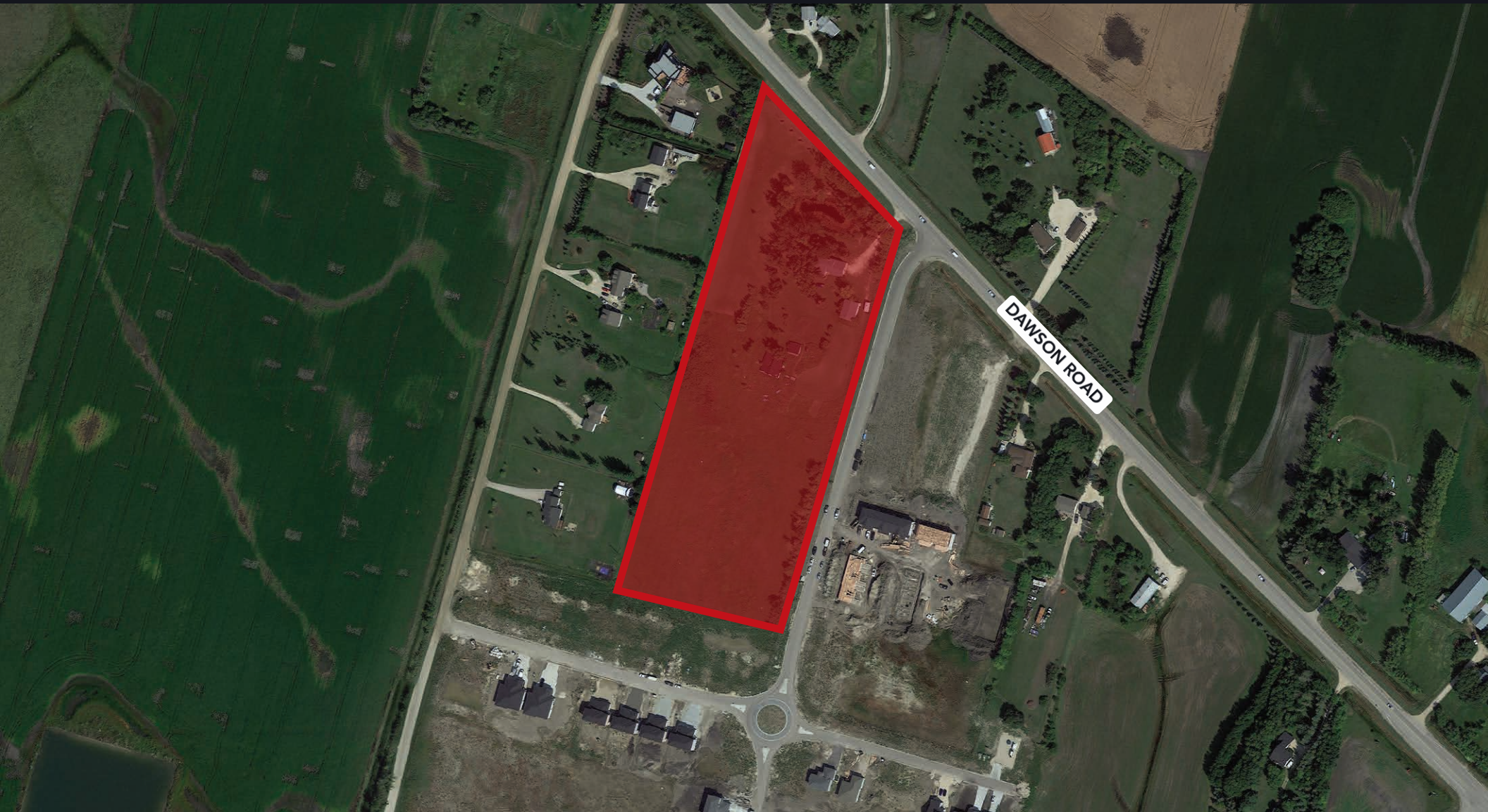


FOR SALE | 9.97 ACRES OF CM ZONED DEVELOPMENT LAND



998 DAWSON ROAD

LORETTE, MB



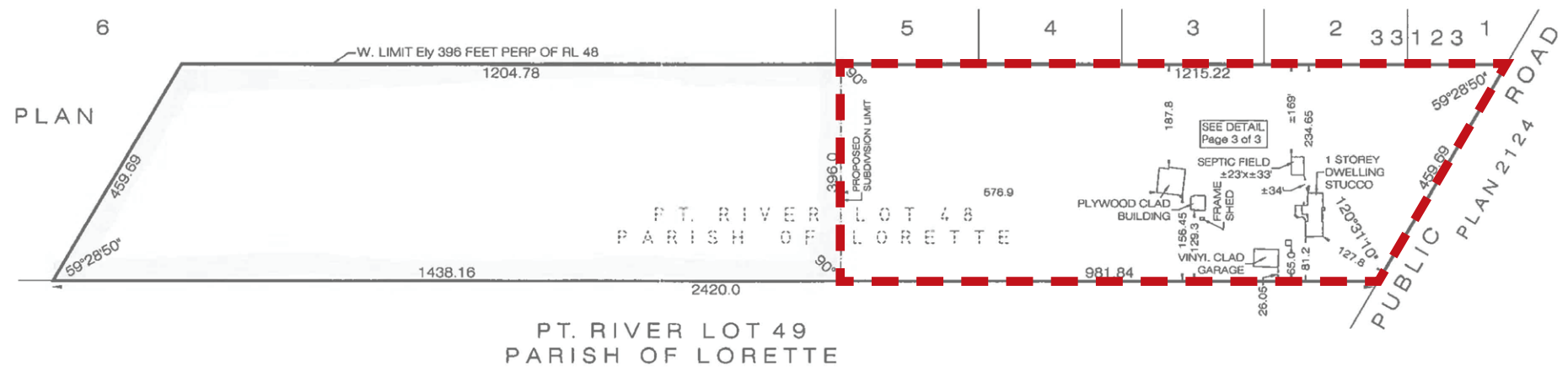
PROPERTY OVERVIEW

PROPERTY DETAILS

PROPERTY ADDRESS	998 Dawson Road, Lorette, MB	LAND AREA (+/-)	9.97 acres
LEGAL DESCRIPTION	Lot 1 Plan 50487 WLTO in RL 48 Parish of Lorette	ZONING	CM - Commercial Mixed Use
REGISTERED OWNER	Janice Witwicki as executor under the last will of Rosemarie Daku	FRONTAGE (+/-)	450.5'
TITLE NUMBER	83100.000	PROPERTY TAXES	\$1,838.43 (2025)
ROLL NUMBER	3277795/1	SALE PRICE	\$1,950,000



SITE PLAN



AREA OVERVIEW

Lorette, Manitoba is a thriving and family-oriented community located just 25 km southeast of Winnipeg in the Rural Municipality of Taché, offering small-town charm with modern convenience and strong commercial potential. With a population of 3,512 as of the 2021 Census and a median age of 33.6 years, the town boasts concentrated market activity and high average household incomes of around \$109,000. Residents benefit from excellent schools under the Seine River School Division, recreational facilities, parks, and essential services including grocery stores, restaurants, and healthcare, all of which support a vibrant local lifestyle. Its proximity to Winnipeg makes Lorette attractive for commuters while fueling demand for retail, professional services, and hospitality ventures, especially as new residential developments continue to expand.



HIGHLIGHTS

- 1** Dawson Trail School
- 2** Ecole Lorette Immersion
- 3** Lorette Collegiate
- 4** Red River Co-op
- 5** Jeanson Grocery
- 6** Lorette Home Hardware
- 7** Lorette Arena
- 8** Lorette Golf Course

CONTACT

TREVOR CLAY, Broker, Principal

(204) 985-1365

trevor.clay@capitalgrp.ca

Services provided by Trevor Clay Personal Real Estate Corporation

BRYN OLIVER, Principal

(204) 985-1379

bryn.oliver@capitalgrp.ca

Services provided by Bryn Oliver Personal Real Estate Corporation

LUKE PAULSEN, Vice President, Sales & Leasing

(204) 985-1358

luke.paulsen@capitalgrp.ca

Services provided by Luke Paulsen Personal Real Estate Corporation

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

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