



Rare land sale opportunity in West St. Paul

- Located on the northwest corner of Main St and the Perimeter Hwy, just east of the Access Centre, a 17,000+/- sf recreation facility
- Excellent access and visibility to the Perimeter Hwy
- Close to the new mixed-use development coming to West St Paul - which will bring grocery, retail, restaurants, medical and office space to a fast growing residential development
- The site is ready for development immediately, with approach completed, overburden removed, GEO tech fabric, with bottom layer of base rock with 4-to-6-inch rocks in size, approximately 1 foot deep, and top layer of crushed rock 2 inches or less in size and approximately 1 foot deep for a total of 2 feet of foundation in place. This layered foundation system will provide excellent drainage, structural stability, frost protection against frost heave, and a stable surface for pouring concrete for the future building development
- 750kVA transformer installed with transferable agreement to new owner
- Ideal for the owner / user or developer ready to build



1.69 acres
(150 x 492 ft)



Zoning: CH-
Commercial
Highway



Offered at:
\$1,299,000

**Get more
information**

Steven Paulus, Principal
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Commercial Highway Development Land For Sale

1015 Kapelus Drive
RM of West St. Paul, MB

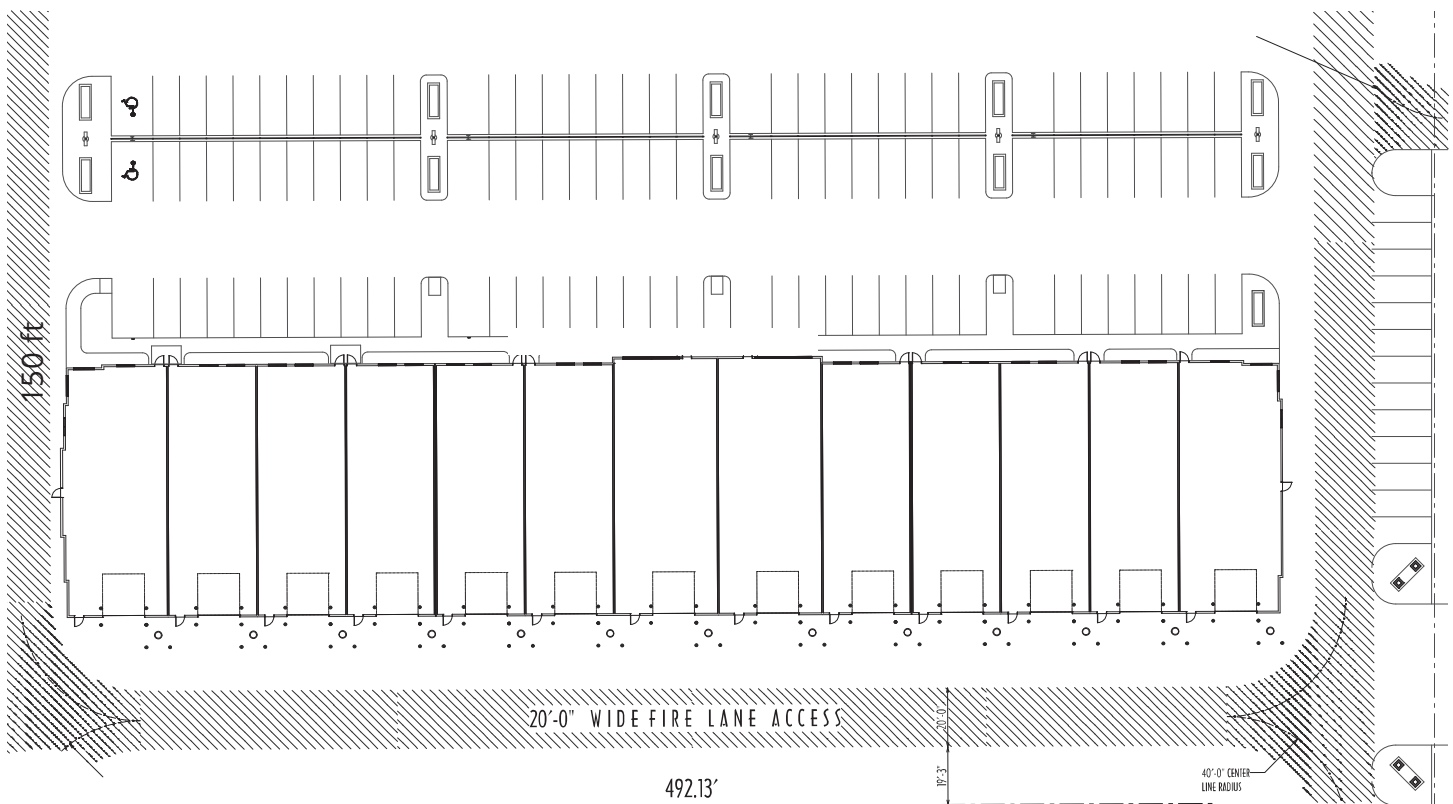
Permitted uses (no outside storage)

- Lumber and building supply, with all goods stored within building
- Contractor establishment
- Dispatch services
- Enclosed self storage
- Neighbourhood commercial retail stripmall or shopping center including gift shop, grocery, day care, restaurants
- Warehousing
- Manufacture / sales of carpentry or cabinetry, monument and memorial products
- Indoor amusement center, place of assembly, church
- Recreation vehicle and boat manufacture, sales and service
- Medical / professional / personal services

Conditional uses

- Vet clinics
- Animal shelter and compounds
- Any type of outdoor storage
- Truck service and repair
- Drive through facility
- Auto sales and service, repairs and washing establishments

Example Site Plan



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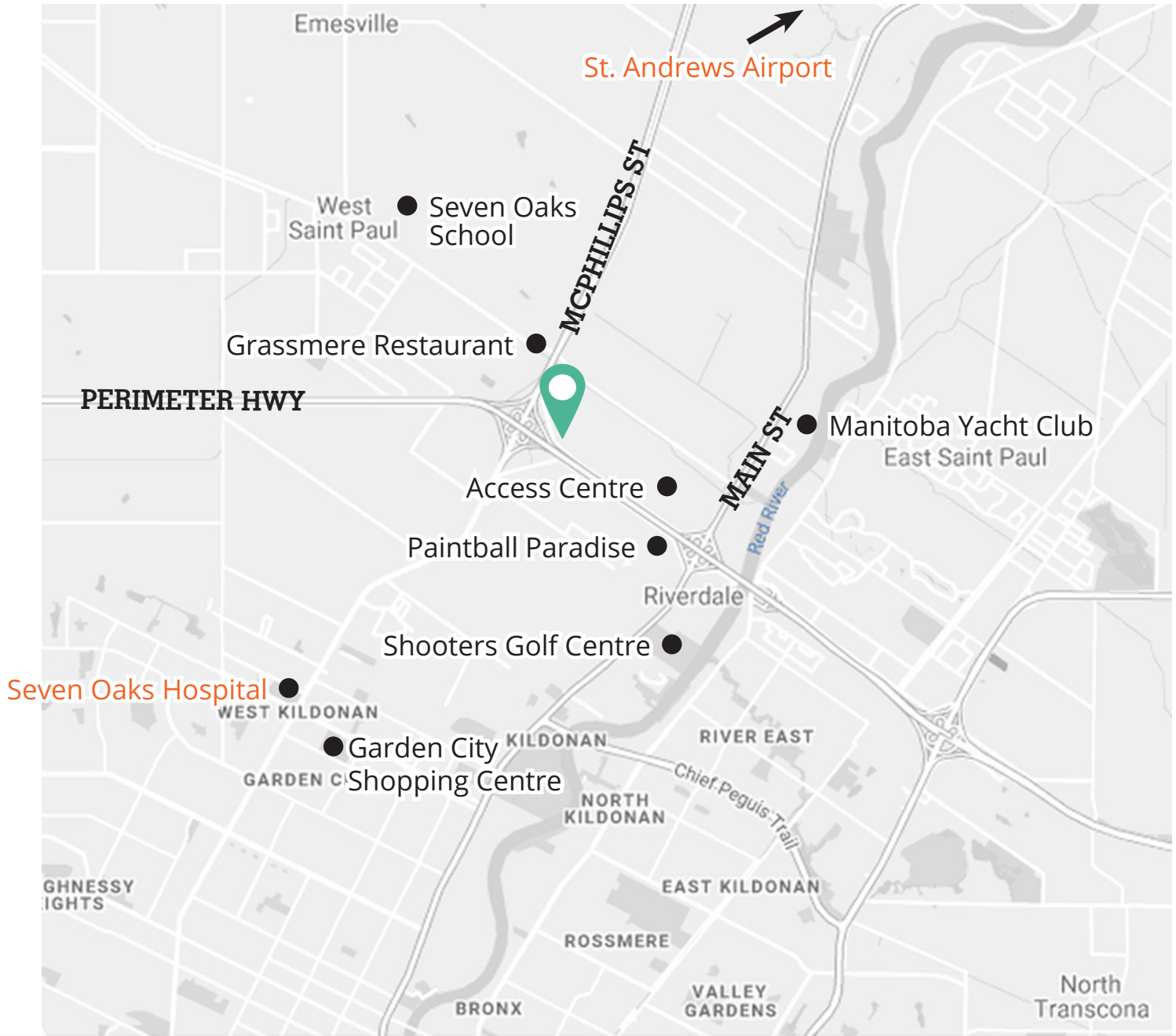
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Commercial Highway Development Land For Sale

1015 Kapelus Drive
RM of West St. Paul, MB

Area Information

- Daily traffic counts of 24,980 vehicles pass by on the Perimeter Highway
- Drive times from 1015 Kapelus Drive:
 - Winnipeg International Airport: 25 minutes
 - Polo Park Shopping Centre: 25 minutes
 - Portage and Main (Downtown): 20 minutes
 - Garden City Shopping Centre: 10 minutes
 - St. Andrew's Airport: 10 minutes



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