



Plessis Road Land, Winnipeg MB

# Industrial development land on Plessis **for sale**

This ±11.78 acre parcel land is located in the Transcona Industrial area. The Trans-Canada and Perimeter Highway are less than 5 minutes away providing for easy access in all directions.

## **Troy Buchanan**

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# Property Overview

This industrial development opportunity is located on Plessis Road in the Transcona area of Winnipeg.

The Trans-Canada and Perimeter Highway are less than 5 minutes away providing for easy access in all directions in and out of Winnipeg. Retail amenities in the area (the Regent & Lagimodiere shopping node) offer plenty of shopping and dining options less than 10 minutes away.

Size	11.78 acres
Frontage	340 feet along Plessis Road
Zoning	M3 - Heavy industrial
Property Taxes	TBD post subdivision
Sale Price	\$2,650,000 based on approx. \$225,000 per acre

*To be subdivided from current larger CN Parcel – proposed to be ready for development in 2023.*



11.78 acres of development land



Access to major routes



Transcona neighbourhood



Development opportunity



# Nearby Amenities



Subject property

1	Boston Pizza
2	The Home Depot
3	Walmart Supercentre
4	Kildonan Place
5	Best Buy
6	Canadian Tire
7	Costco
8	Club Regent
9	Giant Tiger
10	Canada Inns



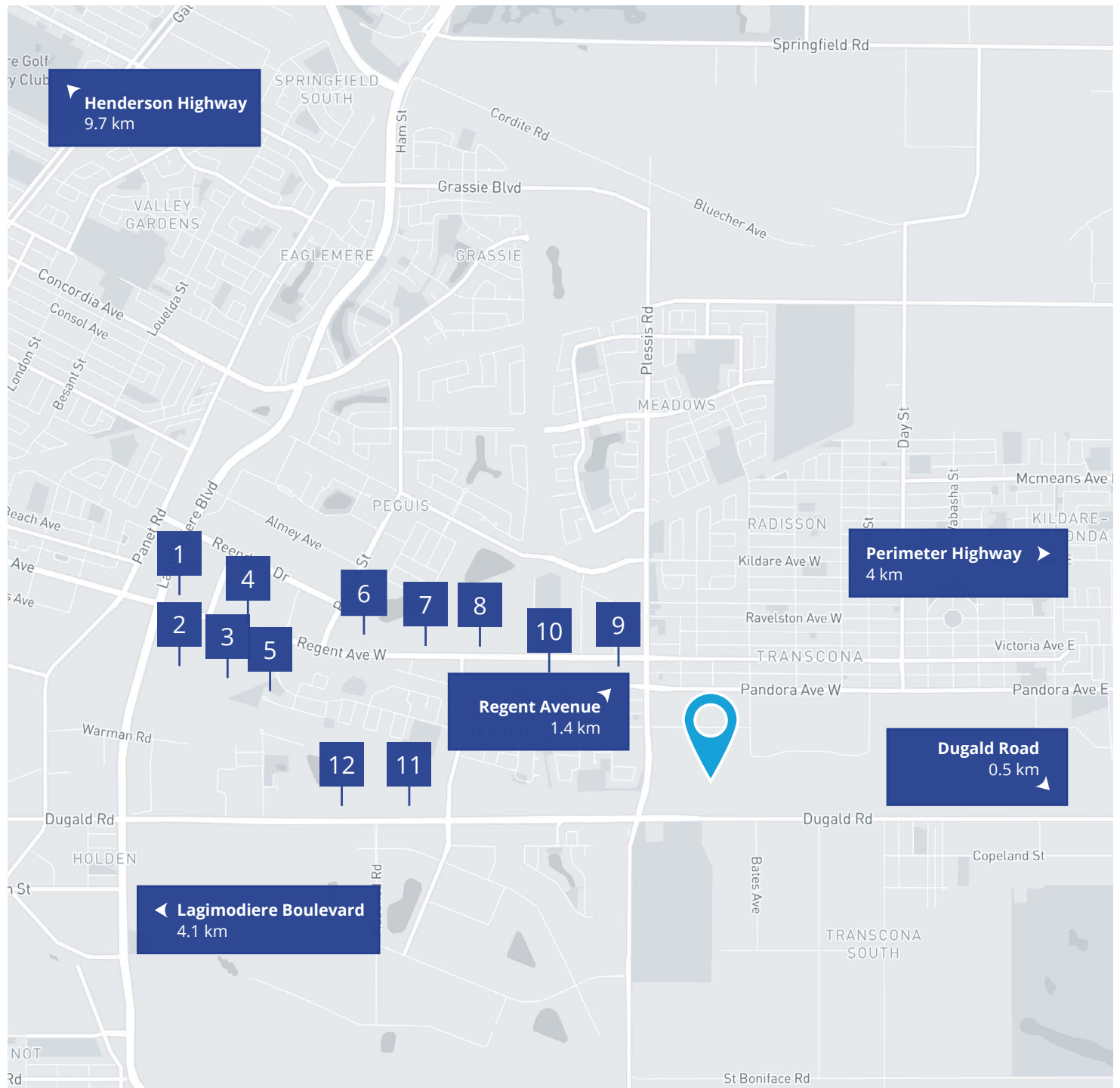
J.A.R. Airport

30 min. drive



Perimeter Highway

6 min. drive





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