

840 Black Diamond Boulevard | Winnipeg, MB

# Industrial Development Land **For Sale**

Located in the St. Boniface Industrial Park, Winnipeg's second largest such park, this fully serviced 6.9 acre site provides a development opportunity for users and investors to take advantage of a well located parcel in a mature industrial node.

Access is from either Dugald or Plessis Road with excellent City of Winnipeg transit service. The Trans-Canada and Perimeter Highway are less than 10 minutes away providing for easy access

to 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 5 minutes away.

Accelerating success.

Asking

\$2,850,000

(±\$413,000 per acre)

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# Overview

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**Perimeter Hwy**  
8 minutes



**J.A.R International**  
31 minutes

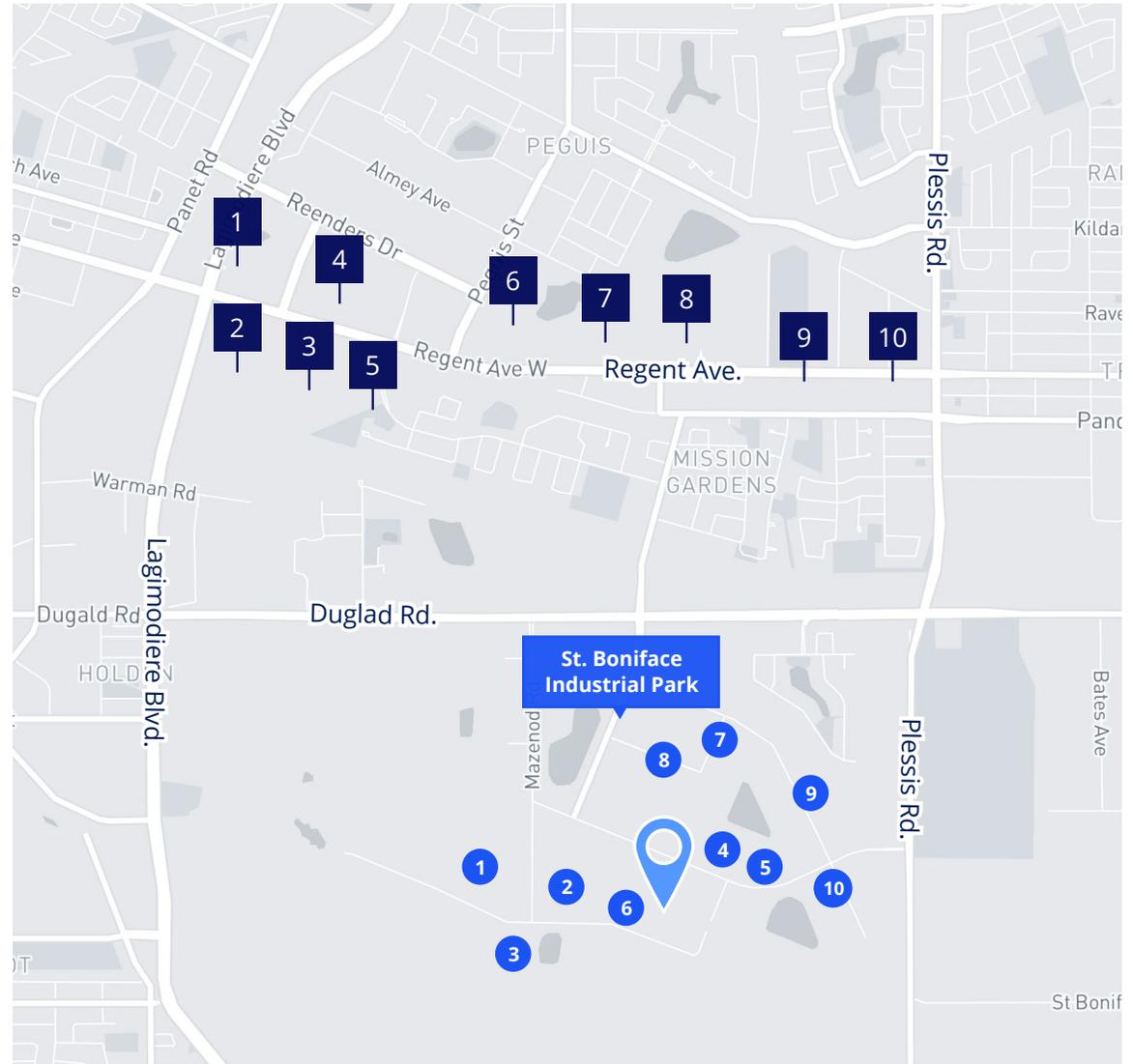


**Downtown Winnipeg**  
18 minutes



**Pembina-Emerson Border Crossing**  
1 hour 22 minutes

<b>Size</b>	6.9 acres
<b>Frontage</b>	485.9 fronting Black Diamond Boulevard (approx. 600 feet deep on the west side of the property)
<b>Zoning</b>	M3 (Industrial Heavy)
<b>Property Taxes</b>	\$20,559.88 (2025)
<b>Due Diligence</b>	The vendor has a copy of a clean Phase 1 ESA dated March 13,2023
<b>Legal</b>	Lot 3, Plan 69532. In Lots 159, 166, 195, 196, 201, and 202 Roman Catholic Mission Property
<b>Sale Price</b>	\$2,850,000 or ±\$413,000 per acre

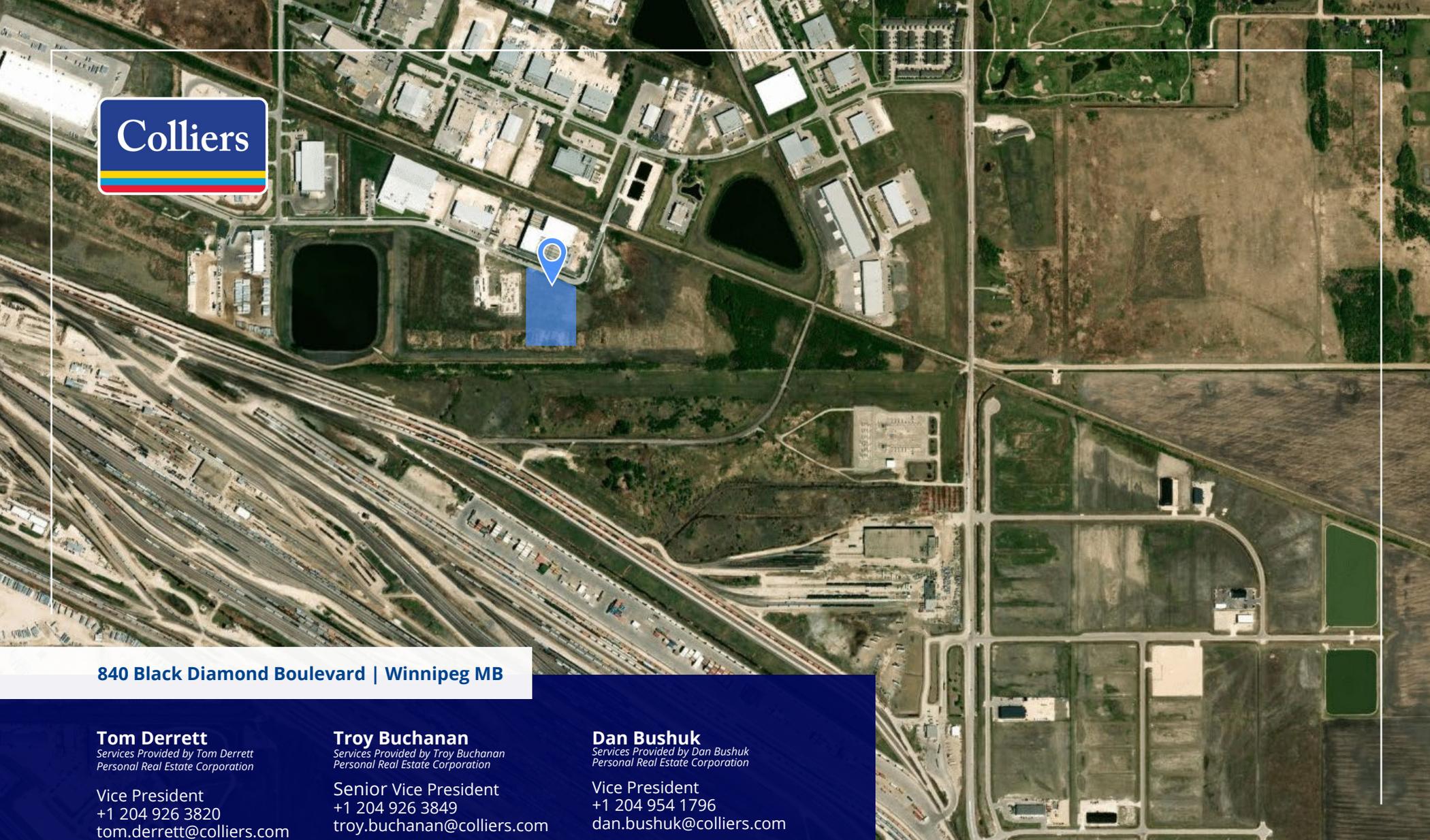


## ■ Amenities

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

## ● St. Boniface Industrial Park

1. Parmalat
2. GFL
3. Teams Transport
4. Paramount Services
5. Dragonfly
6. Bee Made
7. Samuel, Son & Co
8. Sky Blue Water
9. Encore Metals
10. CGC



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