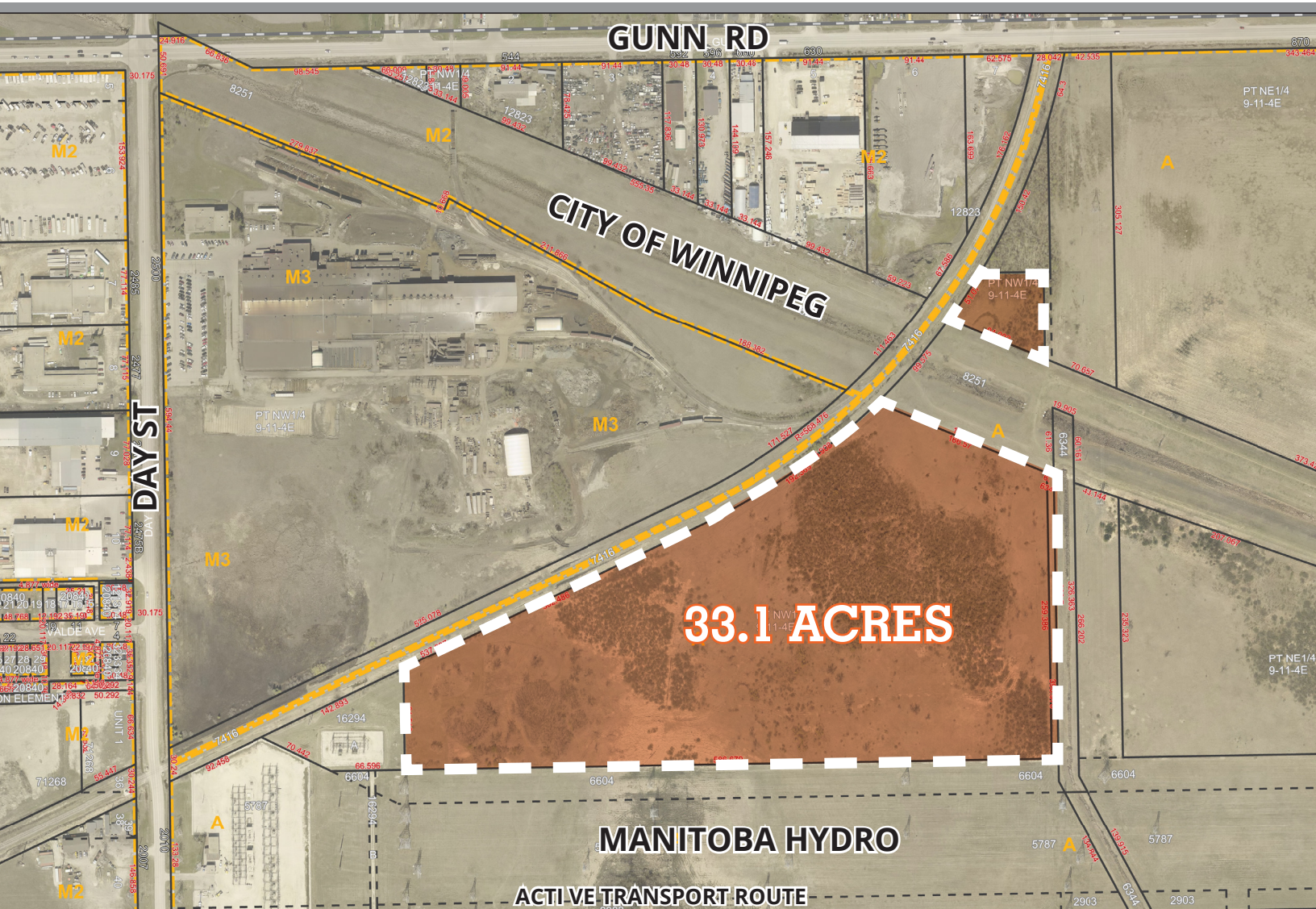


33.1 Acre Future Investment Lands For Sale

**NW 1/4 9-11-4E - Off of Gunn Road
Winnipeg, MB**



Wes Schollenberg
Senior Vice President, Broker
204 955 6860
wes.schollenberg@avisonyoung.com

Property overview

NW 1/4 9-11-4E - Off of Gunn Road, Winnipeg, MB



Property overview

- 33.1 acres
- City of Winnipeg
- Zoning: A - in the vicinity of commercial M2 / M3 uses
- Presently land locked - no road access
- Two minutes from Day Street and Gunn Road
- Not serviced
- 2025 Property taxes: \$2,379.97

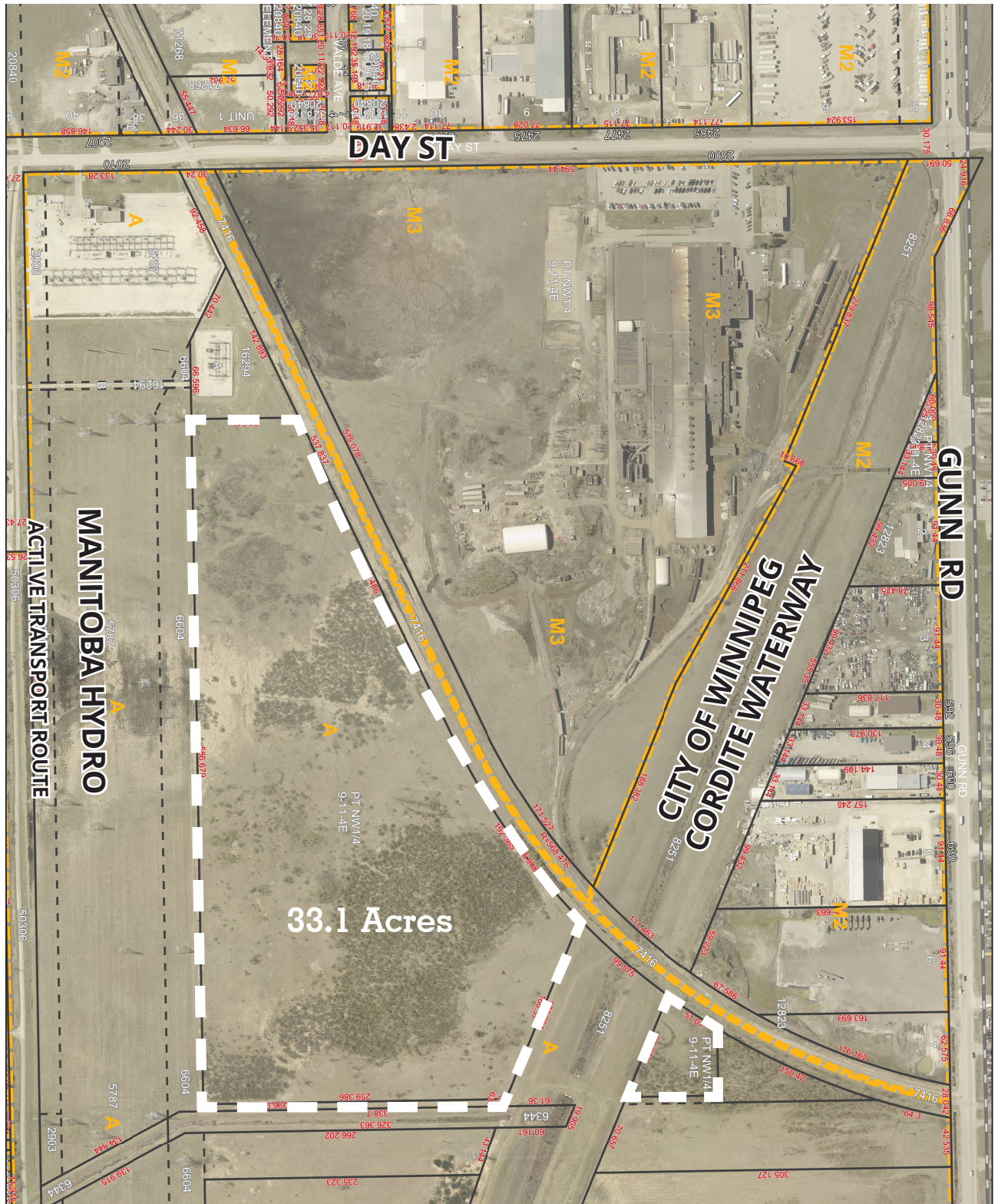
Offered at: \$599,000 (\$18,096 / acre)

**Get more
information**

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NW 1/4 9-11-4E - Off of Gunn Road, Winnipeg, MB



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Aerial

NW 1/4 9-11-4E - Off of Gunn Road, Winnipeg, MB



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Location

NW 1/4 9-11-4E - Off of Gunn Road, Winnipeg, MB



**Drive
Time
Analysis**



**5 min. to the
Perimeter
Hwy**



**25 min. to
downtown
Winnipeg**



**82 min.
to the U.S.
Border**



**30 min. to
Richardson
Airport**



**15 min. to the
TransCanada
Hwy**



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information**

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**AVISON
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Call us for more information

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