



Wilkes Lands, Winnipeg, Manitoba

Land for Development in West Winnipeg

For Sale



Property Highlights

+/- 196.8 acres

LAND SIZE

\$8,000,000

SALE PRICE

Agricultural

ZONING

01004874500

ROLL NUMBER

Features

- **Share purchase is available and preferred by the vendor**
- Prime location just inside the West Perimeter Highway
- +/- 800' of frontage on Wilkes Avenue
- Excellent visibility to traffic with easy access to major transportation routes
- Approximately 5 minute drive to/from Seasons of Tuxedo retail node as well as Westport development on the Trans Canada Highway
- Current farmer desires to continue to rent the land for farming purposes
- Close proximity to other development areas including:
 - Rockall Road (Light Industrial)
 - Hall Road (Light Industrial)
 - Ridgewood South (Residential)



Highlights



Prime Location

INSIDE THE WEST PERIMETER



Excellent Access

TO MAJOR TRANSPORTATION
ROUTES



Great Exposure

AND VISIBILITY FROM
WILKES AVENUE





Connect with us today!

iciproperties.com

Ken Zacharias

VICE PRESIDENT

kzacharias@iciproperties.com

204-795-8040

DISCLAIMER The information contained herein has been obtained from sources believed to be reliable; however, neither the Vendor/Landlord nor ICI Properties makes any representations, warranties, or guarantees, express or implied, as to the accuracy, completeness, or currency of such information. Any projections, opinions, assumptions, or estimates are provided for illustrative purposes only and may differ materially from actual results. Prospective purchasers and tenants are strongly advised to conduct their own independent investigations and due diligence to verify all information. The property and any offering terms are subject to change or withdrawal without notice. Neither the Vendor/Landlord nor ICI Properties shall be liable for any direct, indirect, incidental, consequential, or special losses or damages arising from reliance upon this information or any omission. In the event the recipient has executed a confidentiality or nondisclosure agreement in connection with this property, the terms of such agreement shall govern. ©2025 ICI Properties. All rights reserved..

For Sale



Wilkes Lands, Winnipeg, Manitoba
iciproperties.com