



CUSHMAN &  
WAKEFIELD  
Winnipeg



Stevenson

LAC DU  
BONNET PONDS

PROVINCIAL TRUCK HWY 11

# FOR SALE

DEVELOPMENT  
LAND OPPORTUNITY

---

8854 HIGHWAY 11  
LAC DU BONNET, MB



## PROPERTY DETAILS

### LOCATION

8854 Highway 11, Lac Du Bonnet, MB

### DEVELOPMENT POTENTIAL

While agriculture remains a staple industry in the western portion of the municipality, hydroelectric generation, mining, harvesting of trees for lumber as well as pulp and paper and tourism have become important components of the local economy.

### SITE/PROPERTY DESCRIPTION

Directly accessed off Highway 11. Zoned Highway Commercial.

*Properties may have limited allowable end uses. Closing dates may be subject to completion of certain environmental reporting activities by Imperial.*





<b>PRICE</b>	TBD
<b>LEGAL DESCRIPTION</b>	A—1554 EXC Plan 19631 WLTO Subject to a right of way for all purposes and as appurtenant to the E ½ of Legal Subdivision 10 of said section over and upon said Parcel “B” ORG NE-28-15-11-E ORG NW-28-15-11-E
<b>SITE AREA</b>	26.14 Acres
<b>ZONING</b>	Highway Commercial



## OFFERING GUIDELINES

The Purchaser must accept full responsibility of environmental remediation and for payment of taxes effective the date of possession and for compliances with all provincial, municipal and City regulations. The Vendor will not require the Purchaser to remediate the site, until the time of future redevelopment, provided that the Purchaser utilizes the existing building and improvements post-closing.

### Environmental

The Vendor has conducted on-site and off-site environmental assessment work. Upon prospective purchasers executing a Confidentiality Agreement, the Vendor will provide access to a “Confidential Data Room”, which will contain, among other documents, relevant environmental reports and the Vendor’s standard Offer to Purchase (OTP). The information provided in the Data Room is for information only, and the Vendor makes no warranties or representations regarding the accuracy of that information. Accordingly, the Purchaser will be encouraged to review these reports and the OTP (including the schedules attached to the OTP) prior to submitting an Expression of Interest. The property will be sold on an “as is, where is” basis. The Vendor will not be completing any further environmental assessment work or providing regulatory closure for the property prior to closing.

### FOR MORE INFORMATION, CONTACT:

**Stephen Sherlock**  
**Vice President**  
C 204-799-5526

[steve.sherlock@cwstevenson.ca](mailto:steve.sherlock@cwstevenson.ca)



Cushman & Wakefield  
Stevenson  
Brokerage  
55 Donald St Unit 200,  
Winnipeg, MB R3C 1L8  
204 928 5000

[cwstevenson.ca](http://cwstevenson.ca)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.