

# HIGH VISIBILITY LAND FOR SALE IN EAST ST PAUL

## 6 RYAN WIRTH WAY



**CONTROLLED INTERSECTION**

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 **CUSHMAN & WAKEFIELD**  
Winnipeg





# PROPERTY HIGHLIGHTS

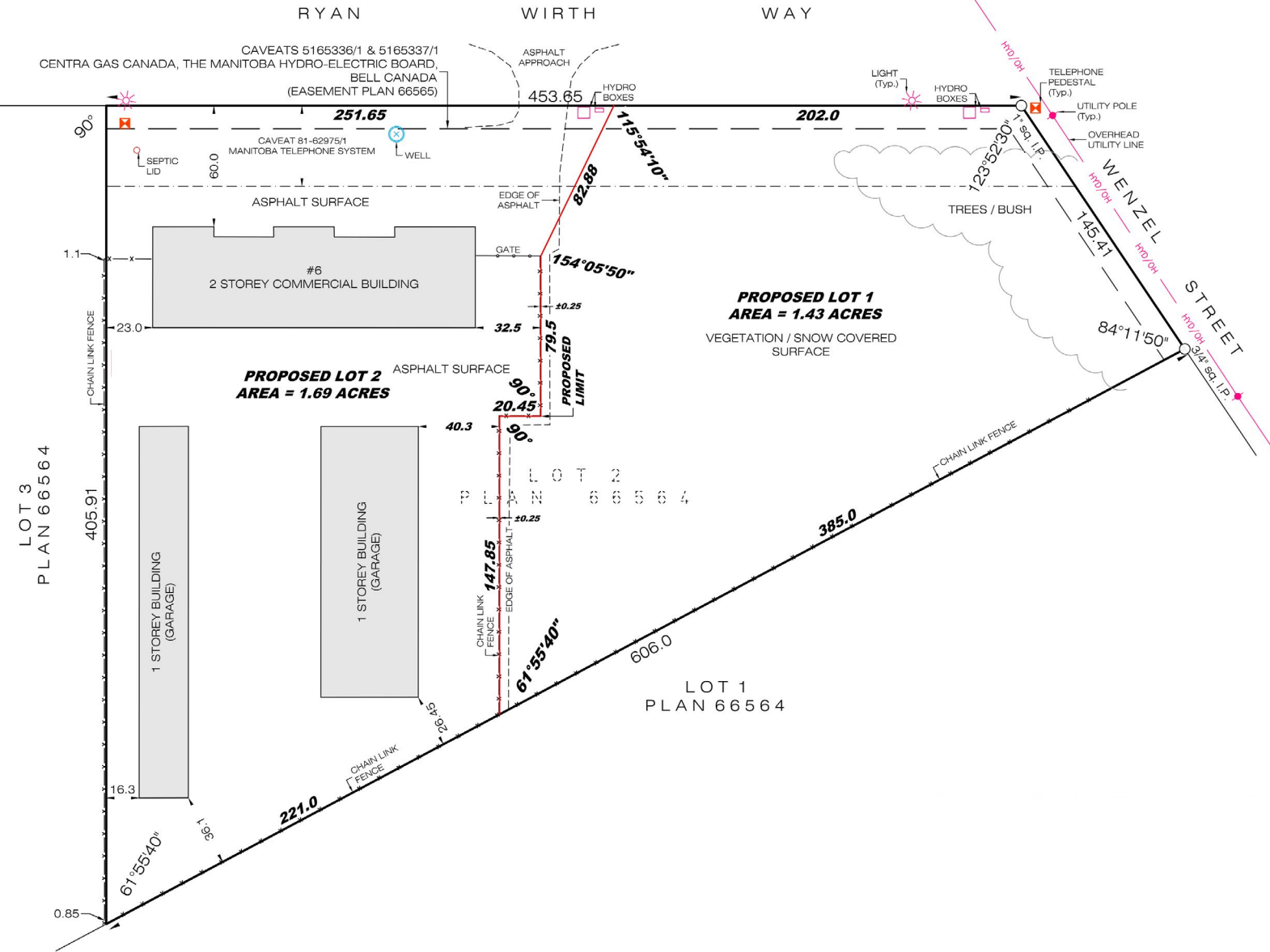
## (+/-) 1.43 ACRES AVAILABLE

- High-exposure location with strong visibility to passing traffic
- CH - Commercial Highway zoning offering a wide range of commercial uses
- Located within the RM of East St. Paul
- New signalized intersection at the Perimeter Highway providing direct access to Wenzel Road
- Approved subdivision plan
- Site Upgrades & Servicing:
  - Cleared and graded - fully prepared for development
  - 1200 A - 600V - 3 Phase Electrical Service
  - Geofabric and limestone base in place for stable site preparation
  - Due Diligence Materials
  - Clean Phase I ESA
  - Geotechnical report
  - Hydro service sketch

**SALE PRICE:** \$1,000,000



## PLAN





# AERIAL OVERVIEW







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