

HIGH VISIBILITY LAND FOR SALE IN EAST ST PAUL

6 RYAN WIRTH WAY



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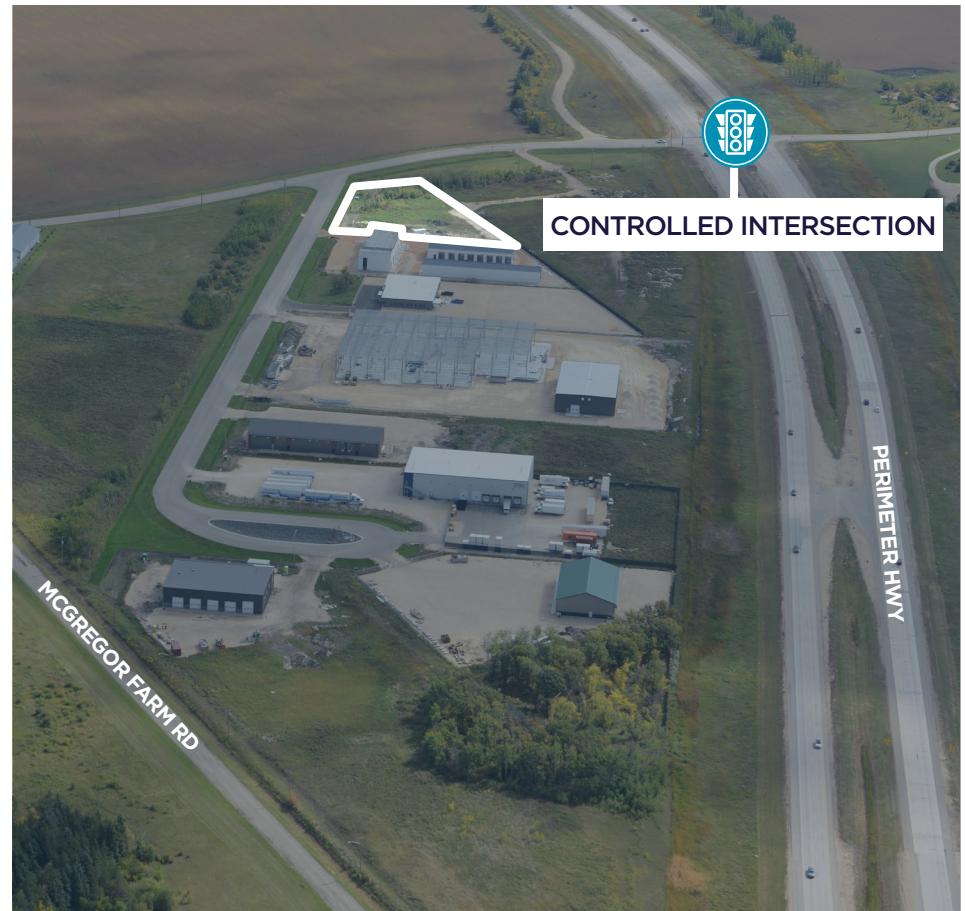
 **CUSHMAN & WAKEFIELD**
Winnipeg

PROPERTY HIGHLIGHTS

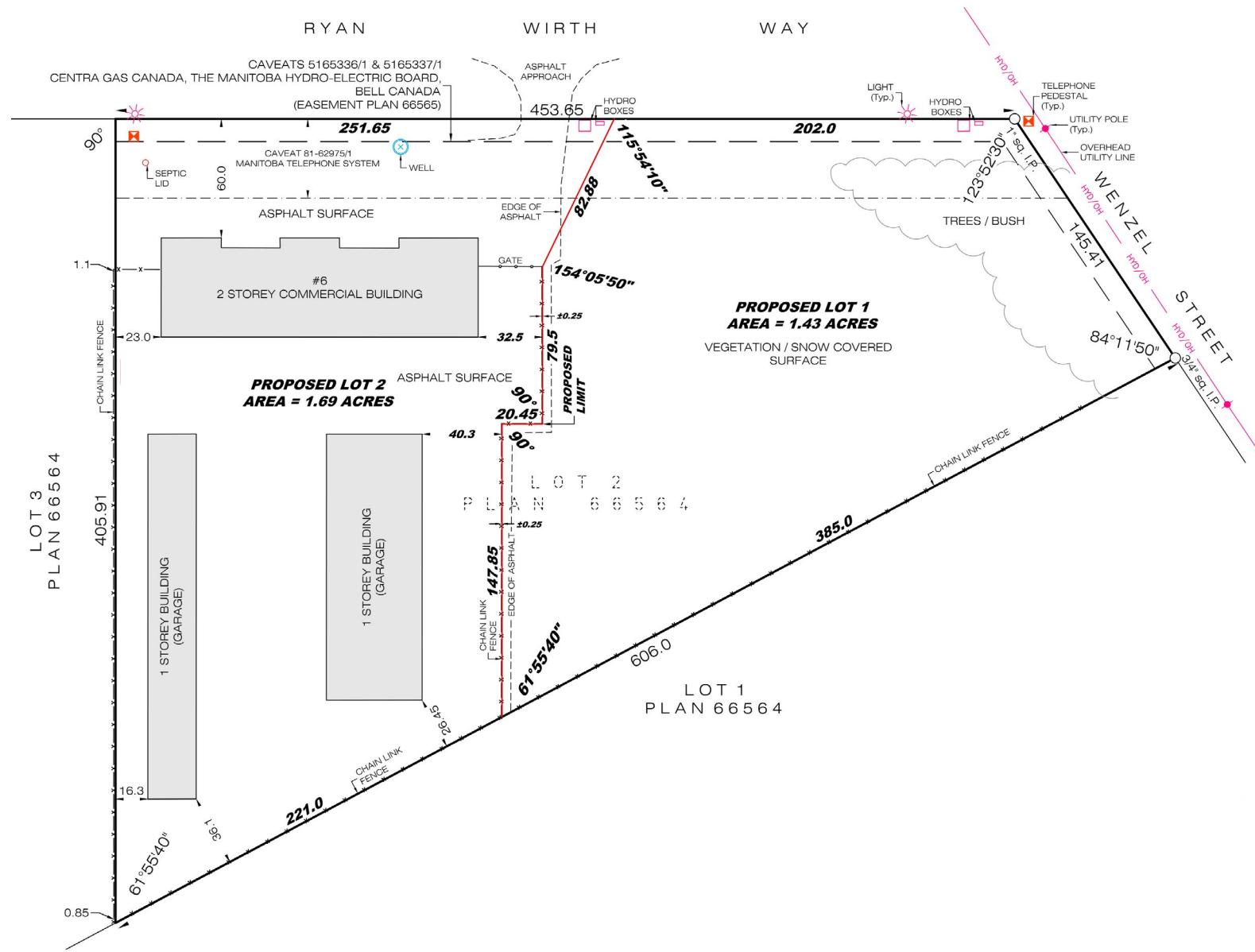
(+/-) 1.43 ACRES AVAILABLE

- 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



SITE PLAN



AERIAL OVERVIEW





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