(+/-) 5.31 ACRES OF HIGH EXPOSURE LAND ALONG OAK POINT HIGHWAY, MB

STRATEGICALLY LOCATED M1-ZONED INDUSTRIAL LAND FOR SALE

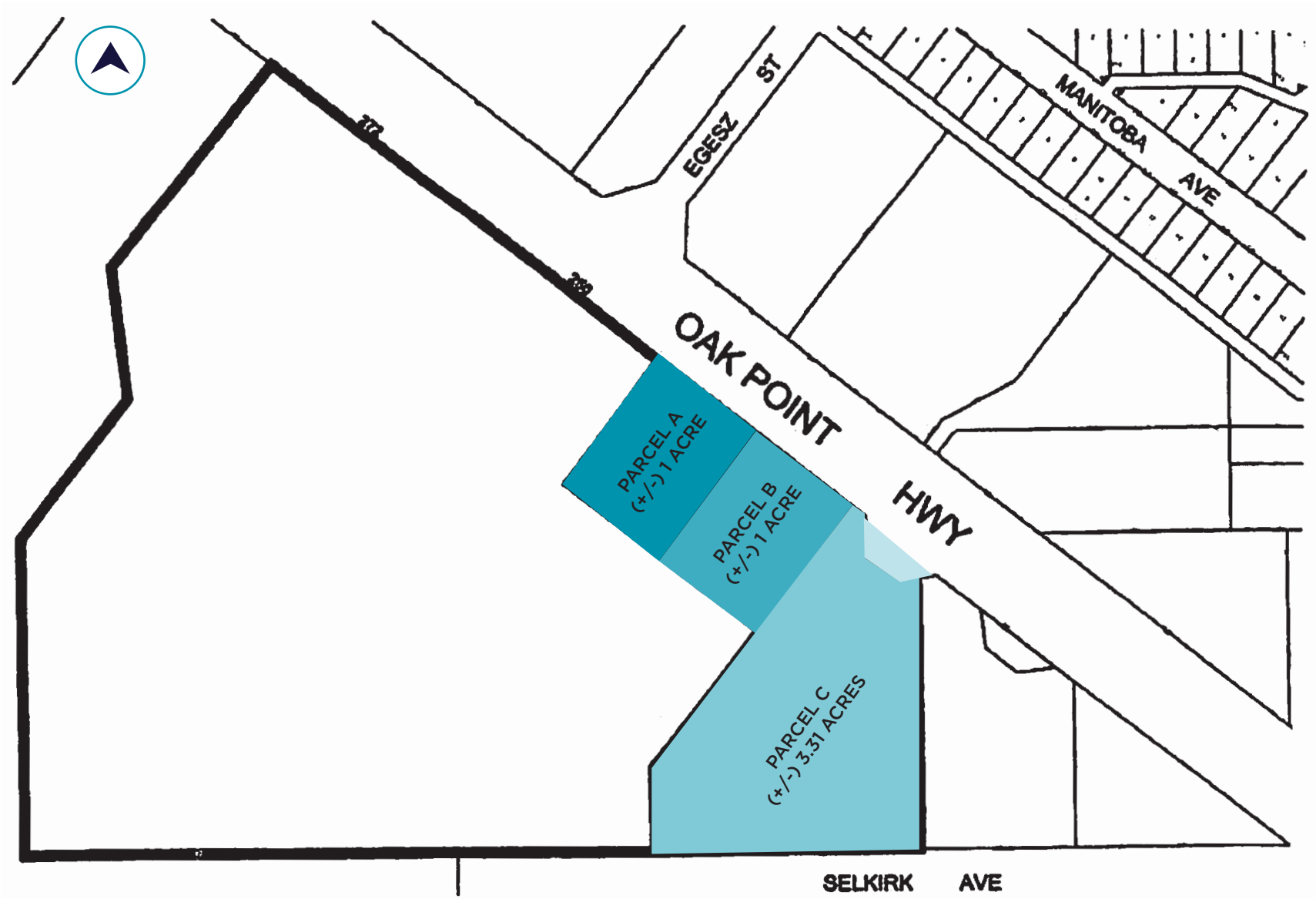
PROPERTY HIGHLIGHTS

(+/-) 5.31 TOTAL ACRES AVAILABLE

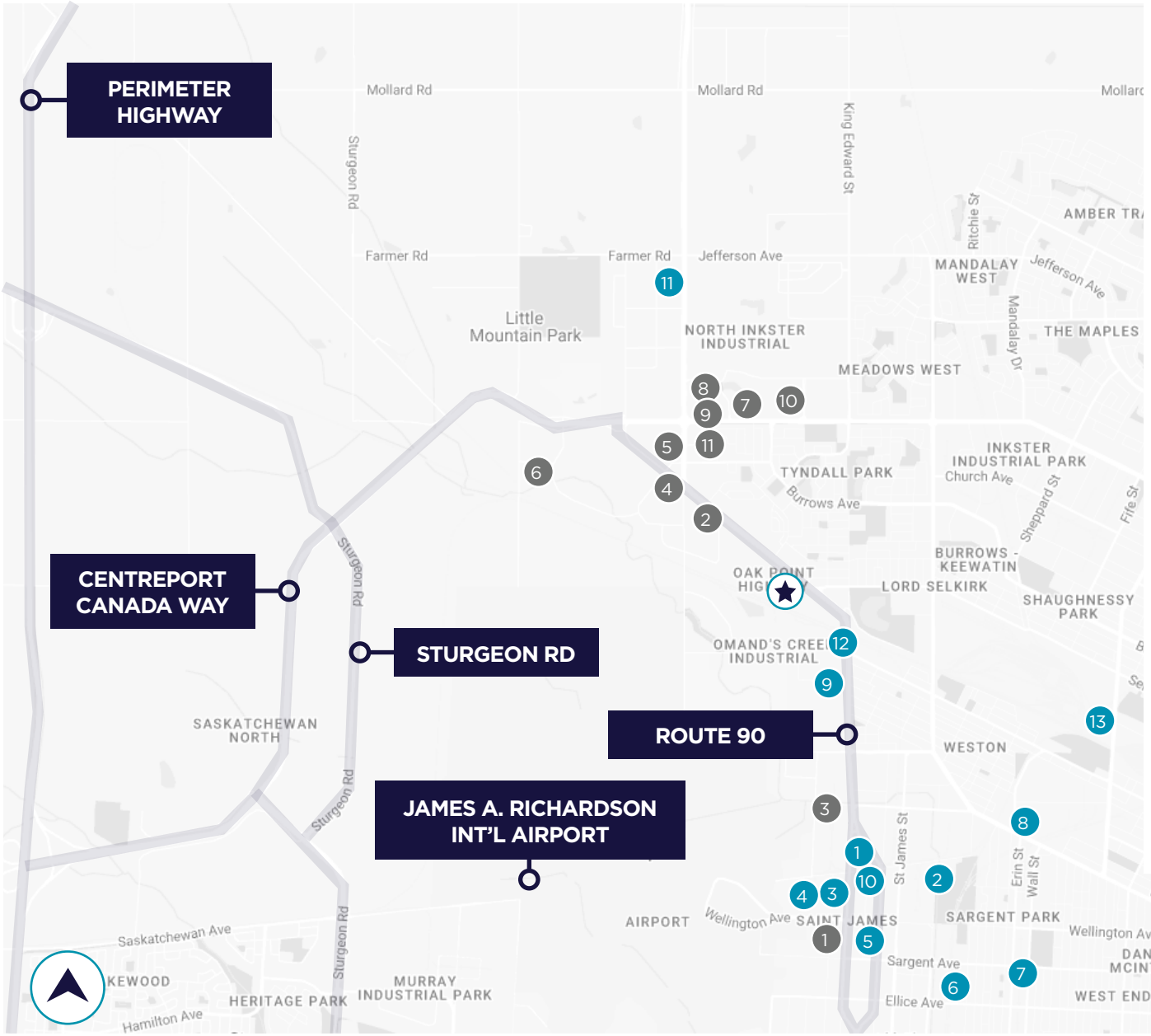
- Rare opportunity to acquire industrial land with high exposure along Oak Point highway
- Ideal for owner-users, investors, retail and industrial developers
- Strategic northwest Winnipeg location with convenient access to major transportation corridors
- Excellent truck accessibility via Inkster Boulevard, Route 90 and the Perimeter Highway
- Proximity to James Armstrong Richardson International Airport, supporting regional, national and air-freight-oriented operations
- Strong transportation connectivity to Winnipeg's broader industrial network
- Well-positioned for businesses requiring convenient access for employees, customers, suppliers and commercial vehicles
- Currently subdivided into 2x 1-acre parcels and 1x 3.31-acre parcel
- Zoned: M1

SALE PRICE: $4,713,500 **PROPERTY TAX:** $53,536.31 (2026)

SITE PLAN


EGESZ ST
MANITOBA AVE
OAK POINT HWY
PARCEL A (+/-) 1 ACRE
PARCEL B (+/-) 1 ACRE
PARCEL C (+/-) 3.31 ACRES
SELKIRK AVE

AMENITIES MAP



INDUSTRIAL OCCUPIERS

1. STANDARD AERO
2. CANADIAN FLEET SERVICES
3. ROSENAU TRANSPORT LTD
4. FREIGHTLINER MANITOBA
5. MAXIM TRUCK & TRAILER
6. PREMIER TRUCK GROUP OF WINNIPEG
7. FORT GARRY INDUSTRIES
8. TOROMONT CAT
9. PETERBILT
10. SPEED-X TRANSPORT
11. CO-OP CARDLOCK

AREA AMENITIES

1. WENDY'S
2. HOME DEPOT
3. TORQUE BREWING
4. SUBWAY
5. CHOP STEAKHOUSE & BAR
6. SMITTY'S RESTAURANT & LOUNGE
7. WALMART
8. NEW YORK BURGERS
9. TIM HORTONS
10. TIM HORTONS
11. KAL TIRE
12. SHELL
13. MCPHILLIPS STATION CASINO

PERMITTED USES

Community & Institutional

Community & Public Services

- Community/recreation centre
- Post office
- Protection and emergency services
- Social service facility

Education & Childcare

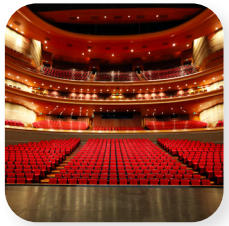
- Commercial school
- Day care

Religious & Institutional

- Place of worship
- Parks & Public

Open Space

- Park/plaza/square/ playground



Arts & Entertainment

Cultural Facilities

- Auditorium/concert hall/ theatre/cinema
- Hall rental
- Studio, radio/tv/motion picture broadcast and production

Entertainment & Recreation

- Amusement enterprise, indoor
- Amusement enterprise
- Sport or entertainment arena

Food & Hospitality

Food & Beverage

- Drinking establishment
- Restaurant

Personal & Health Services

- Personal services
- Funeral chapel
- Medical/dental/optical clinic

Animal Services

- Animal hospital or vet clinic
- Kennel

Industrial & Utility

Industrial & Service Commercial

- Contractor's establishment
- Fleet service
- Wholesaling

Manufacturing & Production

- Light manufacturing

Warehousing & Freight

- Freight or truck yard
- Mini-warehouse, self-storage
- Warehouse

Utilities & Communications

- Utility facility, minor
- Wireless communication, building-mounted tower

Waste & Environmental Services

- Recycling collection center

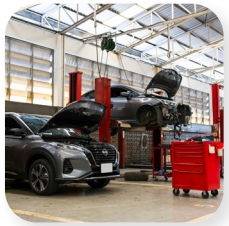
Commercial & Office

Office & Professional

- Call centre
- Office
- Research institution

Retail & Consumer Services

- Retail sales
- Auction room
- Landscape or garden supplies
- Supermarket



Automotive & Transport

Motor Vehicle Related

- Automotive repair and service
- Automotive sales and rental
- Auto parts and supplies
- Car wash
- Drive throughs
- Fuel sales
- Parking, structured and surface

Transit & Transportation

- Bus depot
- Transit station

CENTREPORT CANADA

CentrePort Canada is North America's largest trimodal inland port and Foreign Trade Zone, offering 20,000 acres of high-quality, industrial development. Strategically located at the hub of international trading corridors, CentrePort Canada connects businesses to major markets around the globe.

Located in Winnipeg and Rosser, Manitoba, CentrePort's strategic location at the junction of multiple transportation corridors, along with access to affordable, skilled labour; low taxes and energy rates; fast-tracked land development approvals; and, an affordable lifestyle, makes it an attractive investment location.

With links to global trade markets – including a consumer population of 100 million people living within a 24-hour drive – the inland port's 20,000-acre footprint offers on-site access to world class rail, truck and air cargo operations, ideal for companies engaged in global supply chain activities.

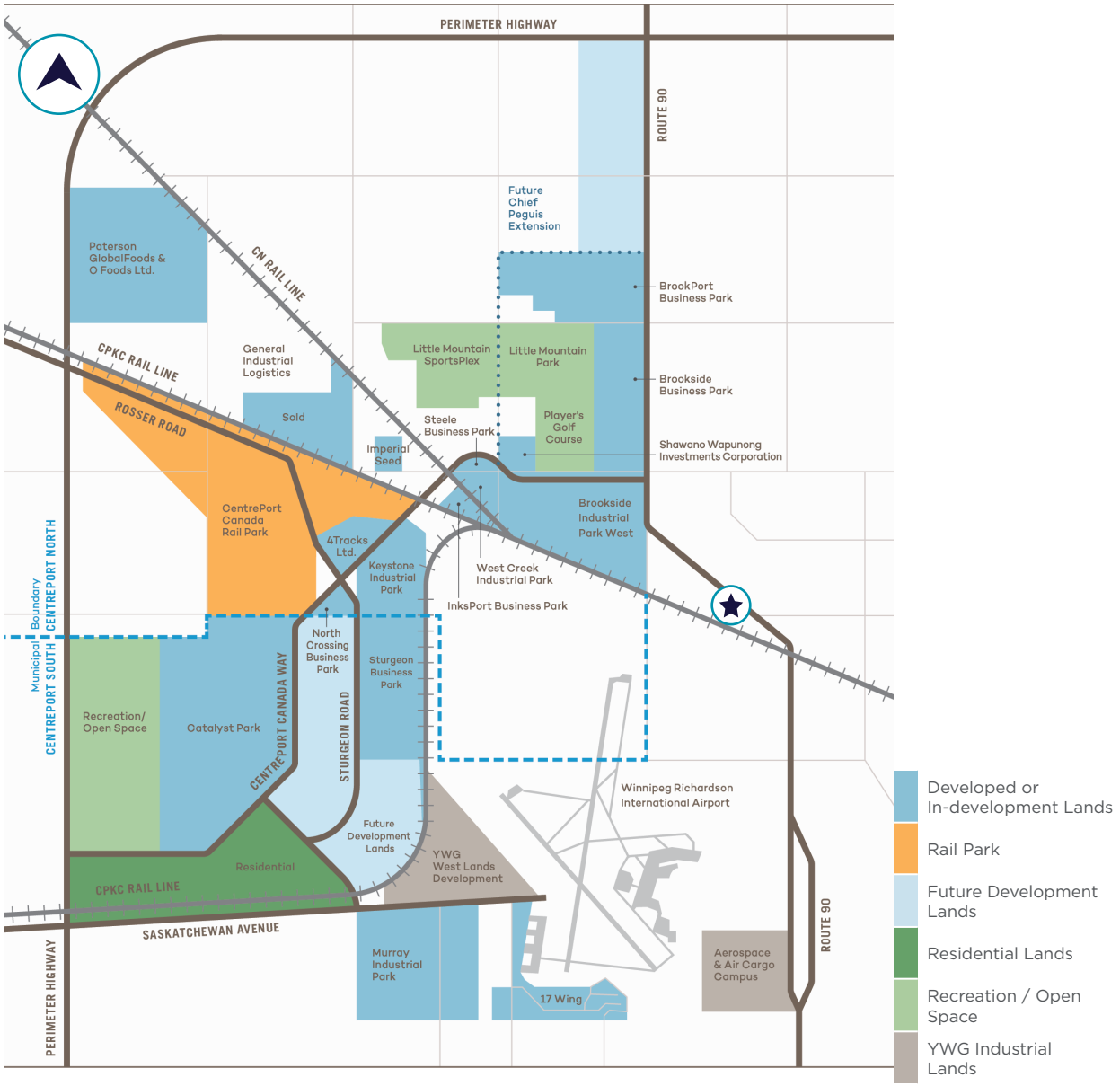
Cost Savings on Imports
Tariff-free import of most machinery, equipment, and industrial manufacturing inputs, reducing upfront expenses for businesses.

Duty and Tax Relief
Access to FTZ programs that provide duty and tax relief on imported goods that are stored, distributed, or re-exported, helping lower overall operating costs.

Improved Cash Flow
Programs such as Duty Deferral, Customs Bonded Warehousing, and Duty Drawback allow companies to defer, reclaim, or receive refunds on duties and taxes, freeing up cash for other business needs.

GST-Free Processing and Distribution
Eligible businesses can import goods GST-free for processing, storage, or minimal value-added activities, provided the goods are subsequently exported—further enhancing financial efficiency.

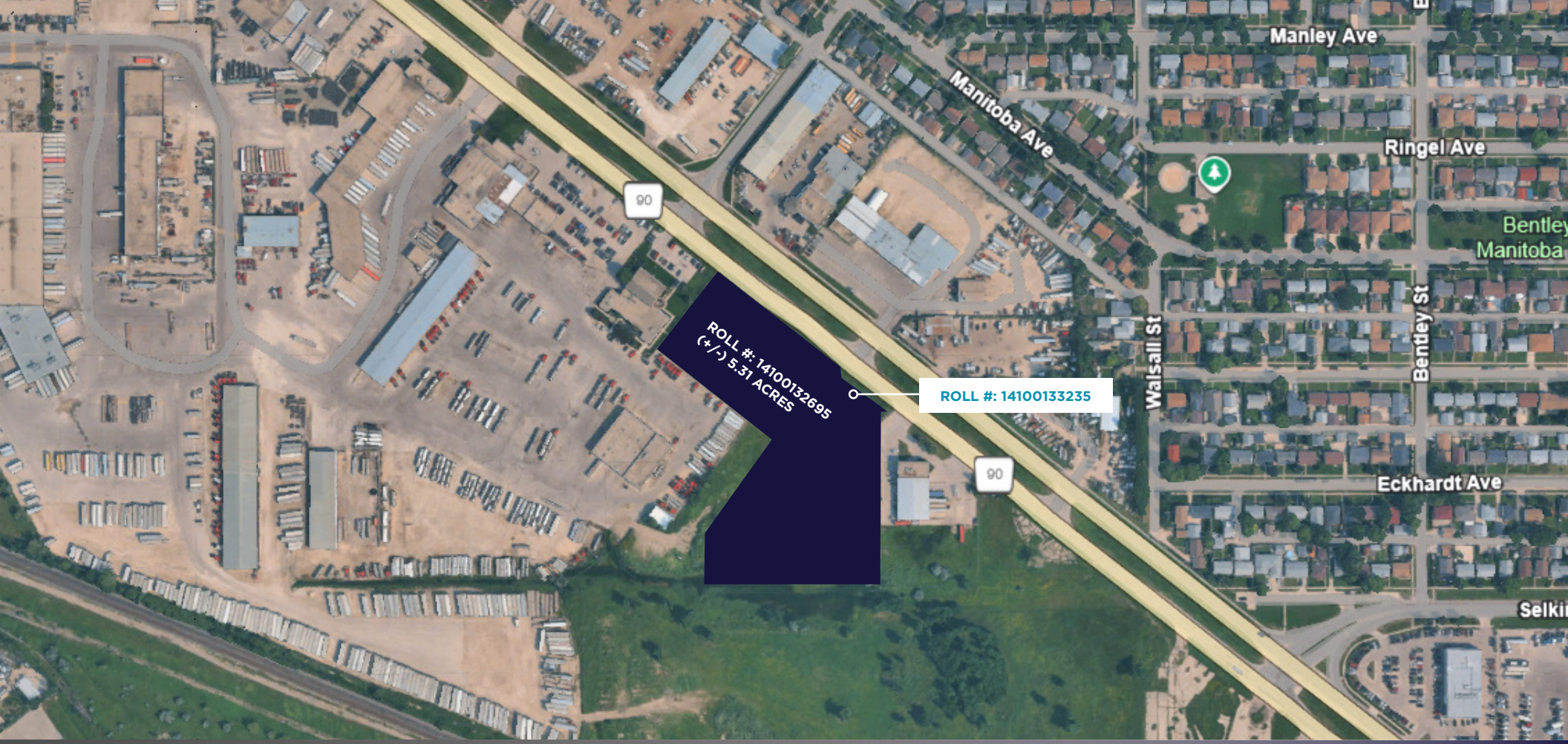
CENTREPORT AREA MAP



CentrePort™ Canada

A Rapidly-Developing Transportation Hub in CentrePort Canada

- **Tri-modal inland port** situated in the heart of the continent in Winnipeg, Manitoba
- 20,000 acres of **prime industrial land**
- **Foreign Trade Zone** advantages
- **Dedicated planning resource** to expedite the planning and land development approval process
- **Affordable skilled labour** force in close proximity
- Renewable, reliable, low-cost energy
- Situated one hour north of the Canada-US border
- **Over $750 million** in building permits issued since 2018
- **3+ million sf** of industrial space under construction
- **2,000 acres** currently in active development
- **200+** new companies



CONTACT

Brett Intrater
Executive Vice President
Brett Intrater Personal Real Estate Corporation
T 204 934 6229
C 204 999 1238
brett.intrater@cwwinnipeg.com

CUSHMAN & WAKEFIELD
Winnipeg

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