

Investment / Redevelopment Opportunity

**8 054 – 8056 E PTH 101 NSR (Site of Mr. Garbage)
RM of Rosser, MB**



Steven Paulus

Principal
204.560.1505
steven.paulus@avisonyoung.com

Paul Douglas

Principal
204.560.1504
paul.douglas@avisonyoung.com

Property overview

8 054 – 8056 E PTH 101 NSR , RM of Rosser

- Located in the RM of Rosser with huge visibility from Perimeter Hwy between Sturgeon Rd and Klimpke Rd. Just north of the developing industrial lands of Centreport
- Title: 3239304
- Roll #: 99400
- Owner: 10159334 Manitoba Ltd
- Land size: 59.43 acres
- Building size: approx. 5,000 sf - warehouse with 12 ft x 12 ft grade door, 2 offices, kitchen and washroom
- Zoning: Agriculture with conditional use in place for the current business on site
- **Key attributes:**
 - paved service road access
 - fenced compound
 - easy access from Sturgeon and Klimpke, with controlled intersection at Highway 6, and clover leaf on Highway 7 / Route 90
 - many options from a permitted and conditional use standpoint
- **Asking price: \$3,850,000**



**Get more
information**

Steven Paulus
D +1 204 560 1505
C +1 204 294 5602

Paul Douglas
D +1 204 560 1504
C +1 204 799 5512

**AVISON
YOUNG**

Warehouse images

8 054 – 8056 E PTH 101 NSR , RM of Rosser



Outside warehouse and fenced compound



**Get more
information**

Steven Paulus
D +1 204 560 1505
C +1 204 294 5602

Paul Douglas
D +1 204 560 1504
C +1 204 799 5512

**AVISON
YOUNG**

House images

8 054 – 8056 E PTH 101 NSR , RM of Rosser

Approximately 2,500 sf house built in 1964 and completely renovated in 2019. 3 bedrooms (one with an ensuite bathroom and walk in closet), 2 bathrooms. Huge living room and kitchen. All newly updated and in great condition. Crawl space only as there is no basement. Currently used as a secondary residence.



**Get more
information**

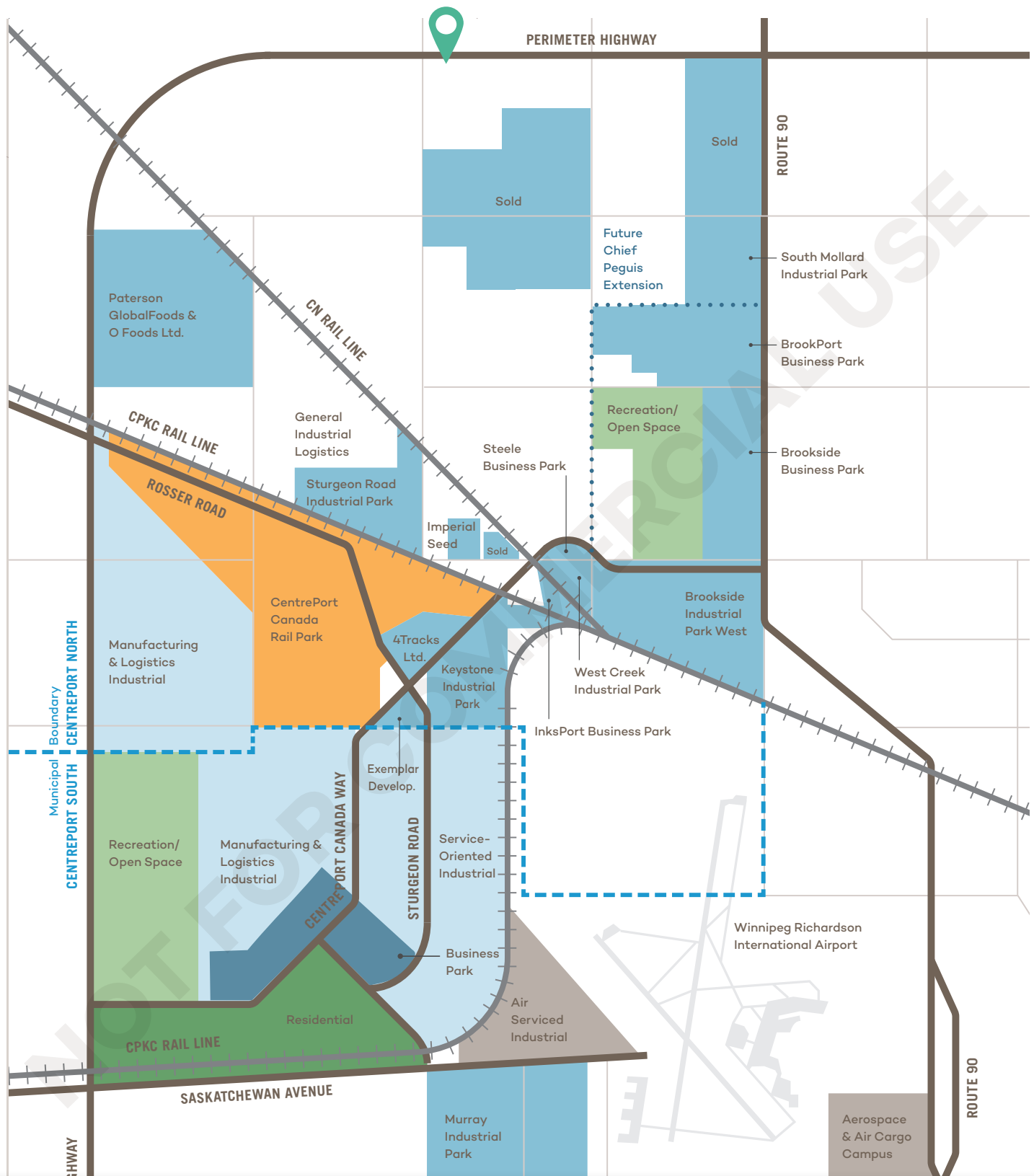
Steven Paulus
D +1 204 560 1505
C +1 204 294 5602

Paul Douglas
D +1 204 560 1504
C +1 204 799 5512

**AVISON
YOUNG**

Area information

8 054 – 8056 E PTH 101 NSR , RM of Rosser



**Get more
information**

Steven Paulus
D +1 204 560 1505
C +1 204 294 5602

Paul Douglas
D +1 204 560 1504
C +1 204 799 5512

**AVISON
YOUNG**