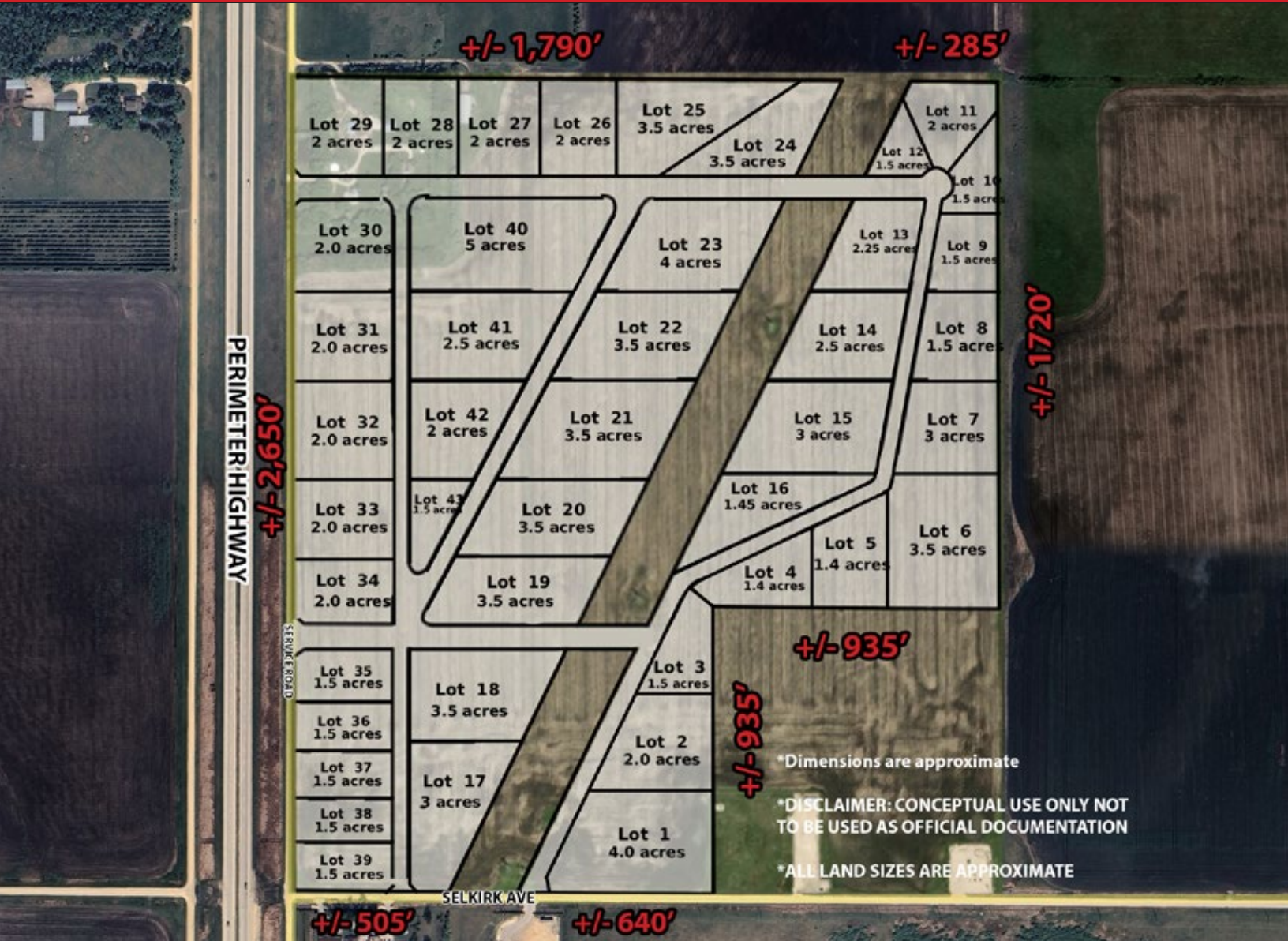


# FOR SALE

Future Industrial Development Land in CentrePort Canada

Perimeter Highway & Selkirk Avenue, RM of Rosser, Manitoba



## CONCEPTUAL SUBDIVISION PLOT



EXCELLENT FRONTAGE



CLOSE TO TRANSPORTATION ROUTES

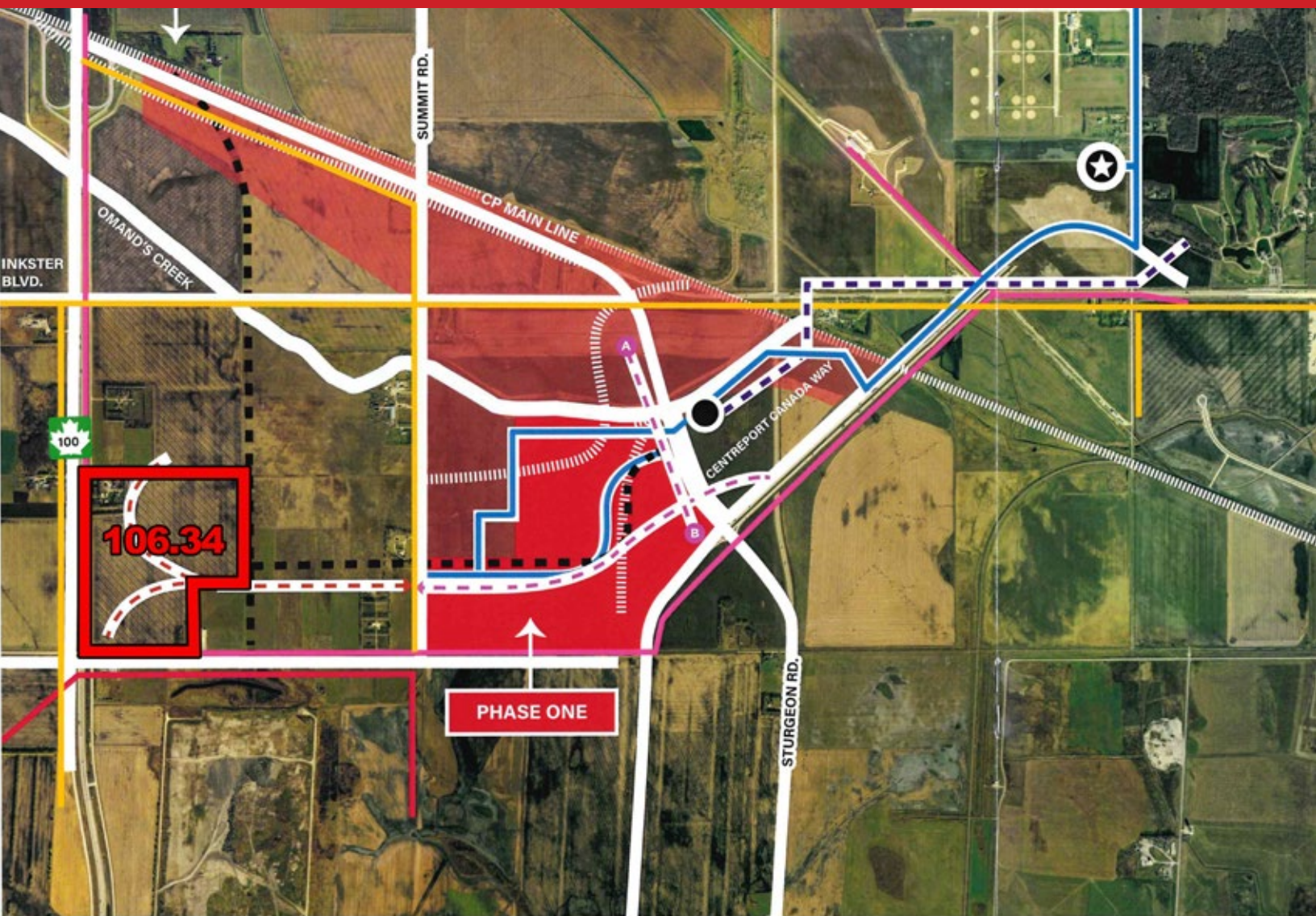


SIGNAGE OPPORTUNITIES









# FOR SALE

Future Industrial Development Land In Centreport

Perimeter Highway & Selkirk Avenue, RM of Rosser, Manitoba



## SERVICE MAP LEGEND

- |                                                                                                             |                                                                                                                          |                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
|  Proposed Arterial Road   |  Waste Water Sewer                    |  Electric Supply Capacity 3 to 5 MVA    |
|  Water Distribution Lines |  WWS Plug to Serve Future Development |  Electric Supply Capacity up to 1.5 MVA |
|  Proposed Lift Station    |  WWS Plug Potential Oversizing Area   |  Sub Transmission Line                  |
|  RM of Rosser Reservoir   |  Potential Oversizing Area            |  Natural Gas Supply Capacity            |
|  Proposed Rail Line       |  Proposed Force Main                  |                                                                                                                              |

204.474.2000

**Shindico**

# FOR SALE

## Future Industrial Development Land In Centreport

Perimeter Highway & Selkirk Avenue, RM of Rosser, Manitoba

### PROPERTY SUMMARY

Lot Size	106.34 +/- Acres
Frontage	2,650 ft. +/- on Perimeter Hwy
Asking Price	\$5,200,000 \$48,900 per Acre
Property Taxes (2025)	\$4,313.26
Zoning	A - Agricultural
Designated Zoning	I2 - Industrial
Roll Number	0080900
Property Address	63065 PTH 101 ESR, Rosser

### CENTREPORT CANADA

- North America's newest 20,000 acre inland port and Foreign Trade Zone.
- 20 minutes to James Armstrong International Airport, one of Canada's top cargo airports.
- Provides companies easy access to major national international road, rail and sea gateways.
- Conveniently located in the Central Time Zone.
- Well established connections to important regional and international markets within Canada, U.S., Mexico, Latin America, as well as Europe and Asia.
- Offers significant tax and cost savings for foreign investors looking to establish a North American marketplace.
- Lowest energy costs in Canada.

### FEATURES

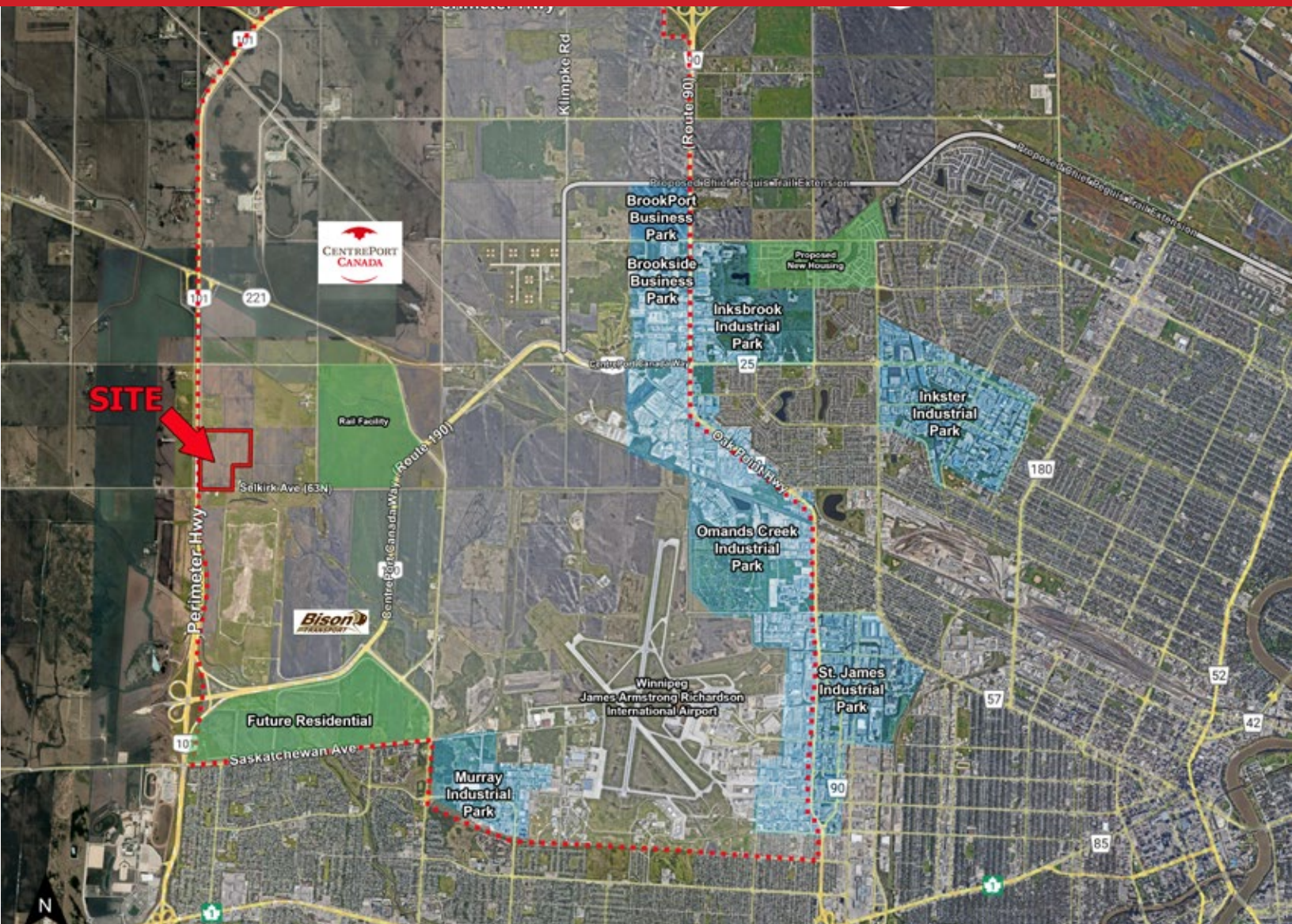
- Providing annual income from a 7.7-acre yard site featuring a shelter belt, two residences, and multiple outbuildings.
- Located east of Perimeter Highway & north of Selkirk Avenue, within CentrePort Canada.
- Close proximity to transportation routes and Centre Port Rail Park.



# FOR SALE

Future Industrial Development Land In Centreport

Perimeter Highway & Selkirk Avenue, RM of Rosser, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

**Ian Corbett\***

\*Services provided by Ian Corbett Personal Real Estate Corporation

P (204) 928-8231

C (204) 688-7653

[icorbett@shindico.com](mailto:icorbett@shindico.com)

**Shindico Realty Inc.**  
200-1355 Taylor Avenue  
Winnipeg, Manitoba R3M 3Y9  
P (204) 474-2000  
[inquire@shindico.com](mailto:inquire@shindico.com)  
[www.shindico.com](http://www.shindico.com)

**Shindico**  
SUCCEEDING BY HELPING OTHERS SUCCEED

**CORFAC**  
INTERNATIONAL



*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

The accuracy of the information set out herein has not been confirmed, and Shindico Realty Inc. and its affiliates make no representations or warranties as to the accuracy of the information and assumes no responsibility for errors or omissions. The recipient is responsible to verify the accuracy of any information and bears all risk related to any inaccuracies.032526