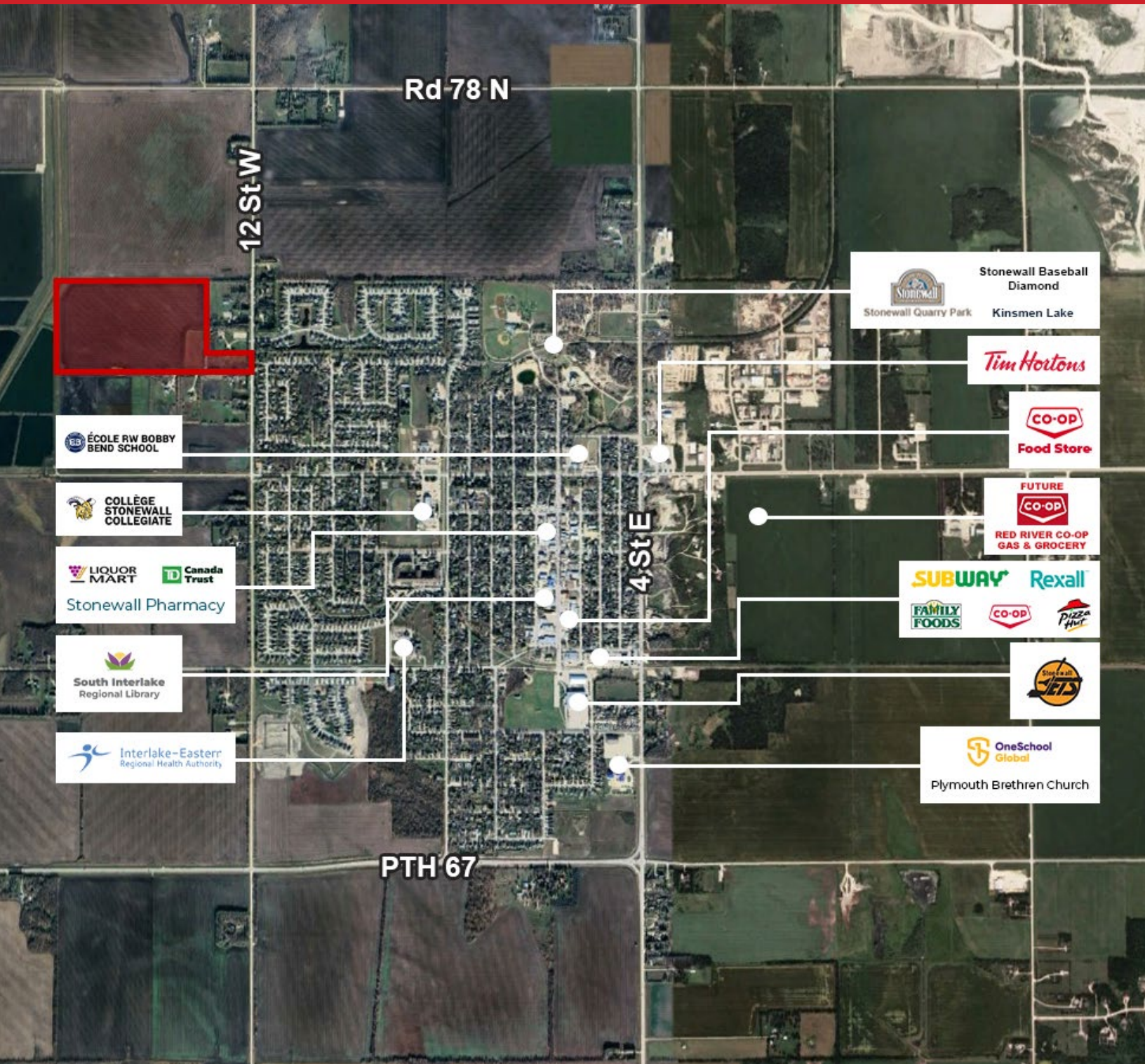


FOR SALE

Prime Residential Development Land in Growing Community

77058 Road 5 East, Stonewall



FOR SALE

77058 Road 5 East, Stonewall



Exclusively Marketed By: Ian Corbett*

*Services provided by Ian Corbett Personal Real Estate Corporation

Direct: (204) 928-8231 | Cell: (204) 688-7653 | Email: icorbett@shindico.com

Shindico

FOR SALE

77058 Road 5 East, Stonewall

PROPERTY SUMMARY

Land Available	60 to 65 Acres (Depending on subdivision)
Sale Price	\$3,250,000
Proposed Zoning	RG - Residential General
Permitted Uses	Single Family Multi Family

LOCATION

- Situated in the safe and friendly community of Stonewall with schools, stores, parks, hospitals, restaurants, post office, salon, day-care & pharmacy.
- 4 lane divided Highway from Winnipeg to Stonewall
- 25 kilometers North of Winnipeg
- 38 minutes to downtown Winnipeg.

PLANNED FUTURE DEVELOPMENTS

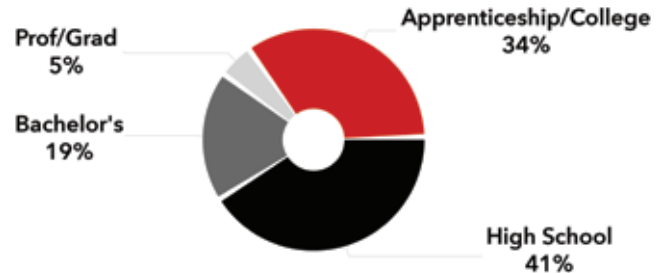
- New Red River Co-op grocery store and gas bar.
- New hotel with water park.

DEMOGRAPHICS (2025)

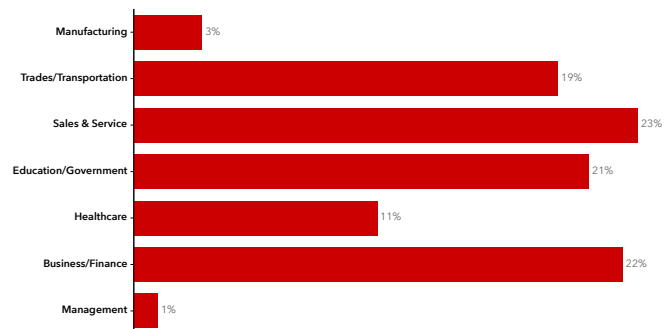
Total Population	5,460
Daytime Population	5,460
Households	2,078
Median Age	44.3
Avg. Household Income	\$129,428

Environics Analytics ©2025

EDUCATION



JOBS BY SECTOR



STONEWALL

The Town of Stonewall is located along Provincial Trunk Highway 67, approximately 25 kilometres north of Winnipeg. Stonewall offers an attractive small-town setting with convenient access to Manitoba's capital city. Founded in 1878 and officially incorporated in 1908, the community is known for its rich limestone quarry history and strong community identity.

Stonewall has become a desirable destination for new residential development, supported by a thriving local business community, expanding amenities, and long-term strategic growth initiatives focused on housing and economic development. Its combination of accessibility, community infrastructure, and continued population growth positions Stonewall as an excellent opportunity for future land development and investment.

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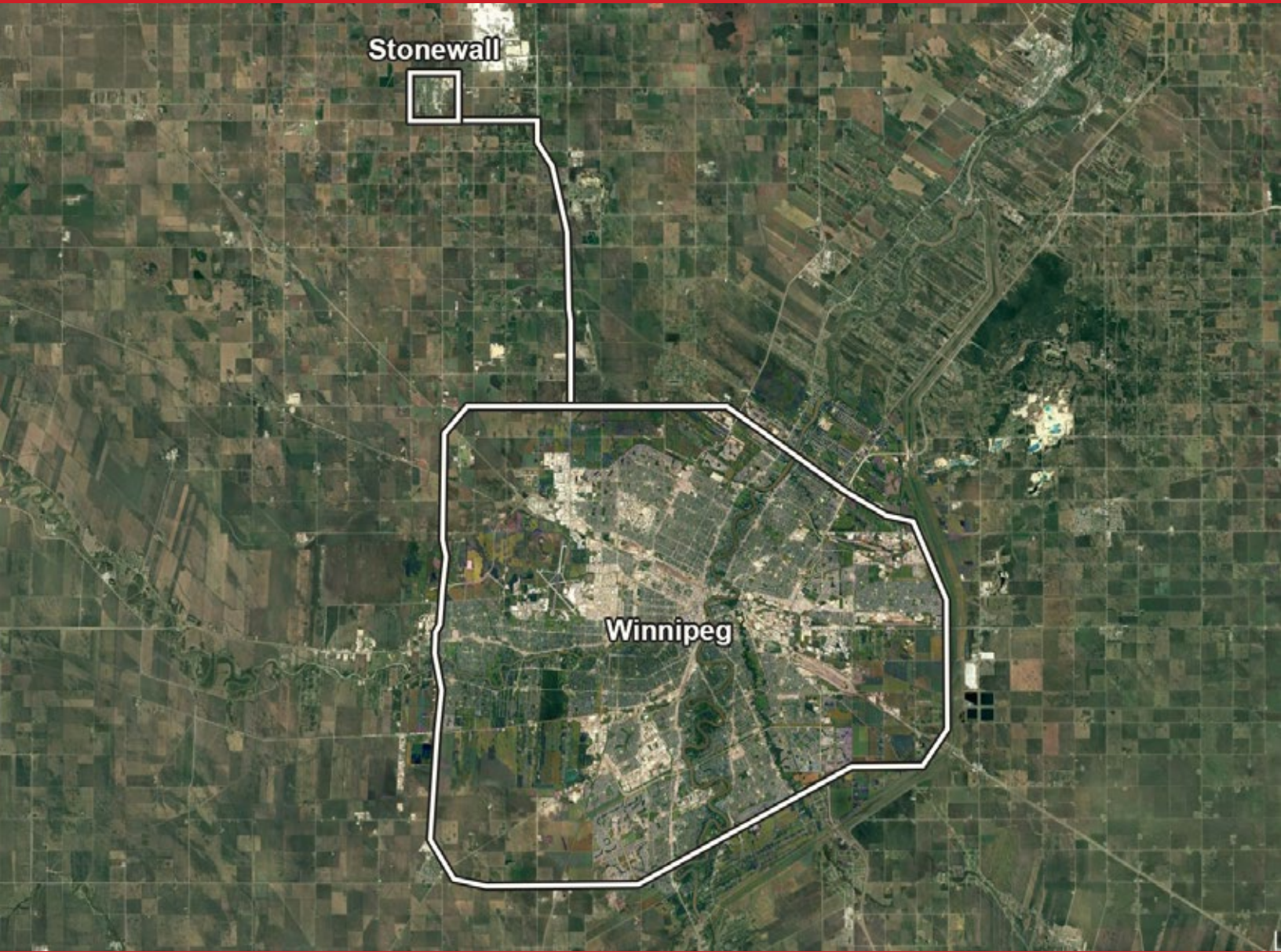
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FOR MORE INFORMATION, PLEASE CONTACT:

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SUCCEEDING BY HELPING OTHERS SUCCEED



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