

Vermillion Lands, La Salle, Manitoba

Land Development Opportunity

For Sale



Roll No. 52970

+/- 90.82 acres

LAND SIZE

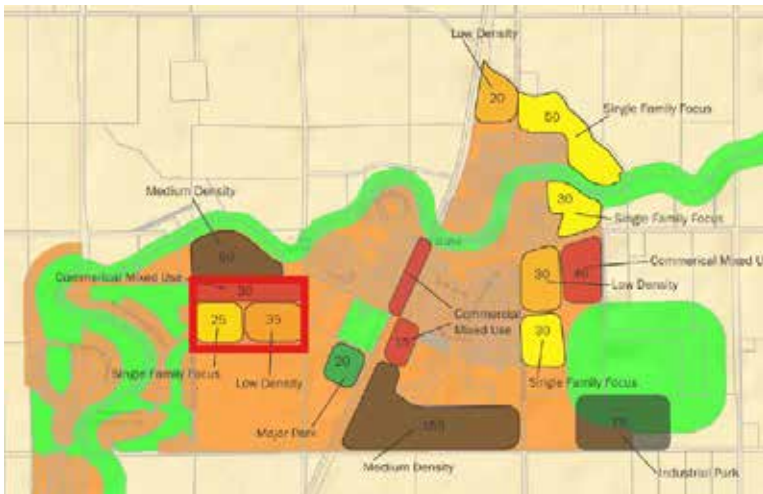
\$60,000/acre

SALE PRICE

AG Restricted

ZONING

- **Designated by the MacDonald Richot Planning District - Rural Centre Policy Area**
- Exposure to Highway #247
- **Landmark Planning & Design have created the LaSalle Secondary Plan – Final Report in April of 2019. It highlights this parcel as a mixed use development with approximately:**
 - 30 acres of Commercial Mixed Use
 - 25 acres of Single-Family Focus
 - 35 acres of Low Density Multi-Family



Features

- Situated in the heart of La Salle, Manitoba, this exceptional parcels of land offers a strategic location for development within one of the province’s fastest-growing communities
- With a total of +/- 90.82 acres, the property presents an unparalleled opportunity for residential, commercial, or mixed-use development projects
- With its favorable planning designation and proximity to essential amenities, this property holds immense potential for investors and developers alike
- Sellers have indicated they will gladly continue to farm the land until such time that it gets developed
- Conveniently located just 15 km from Winnipeg, and with easy access to major highways, this property enjoys exceptional connectivity to urban centers and transportation networks.
- La Salle’s amenities make it a great place to live, work and play. Residents and visitors can enjoy various green spaces and parks, Kingswood Golf and Country Club, elementary, middle & high school, local shops, restaurants, cafes, and enjoy scenic prairies, greenery and waterways for outdoor entertainment

Highlights



Prime Location
IN THE HEART LA SALLE



Excellent Access
TO MAJOR TRANSPORTATION
ROUTES



Great Exposure
AND VISIBILITY FROM
HIGHWAY #247





- LEGEND**
- 1. Kingswood Golf & Country Club
 - 2. La Salle School
 - 3. La Salle Community Centre
 - 4. Co-op Gas Bar
 - 5. La Salle River Inn
 - 6. Co-op Grocery
 - Co-op Home Centre
 - 7. Subway
 - Bistro 360
 - Caisse Financial Group
 - 8. Friendship Chinese
 - Top End Auto
 - La Salle Insurance
 - 9. Walking Bridge

Connect with us today!

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