



## Redevelopment Opportunity in Lac du Bonnet.

Lac du Bonnet is located only one hour from Winnipeg, and with all the amenities, Lac du Bonnet is a very beautiful community to live for commuters and visitors alike. Lac du Bonnet is one of the most desirable places to live , work or play in Manitoba.

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**LAC DU BONNET**

The subject property is located in the R.M. of Lac du Bonnet or more specifically on the south west corner of Provincial Highway #11 and Minnewawa Street West.

The R.M. of Lac du Bonnet is located 75 miles northeast of the City of Winnipeg, has 12 townships of land and surrounds the town of Lac du Bonnet. The R.M. currently has a population of 2,400 persons and is showing slow growth.

Lac du Bonnet is known as a Four Seasons Playground which includes camping, fishing, boating in summer and snowmobiling, and ice fishing in the winter season.

Economic activity is diverse with farming, forestry, mining, and light industry all contributing to the local economy.

**Opportunity for a full service hotel conversion with sports lounge, VLTs, and restaurant.**

**Opportunity for apartment/condo conversion.**

**SUMMARY OF SALIENT FACTS**

Registered Owner	4186001 Mb. Ltd.
Title No	1827484
Location	R.M. of Lac du Bonnet
Civic Address	174 Minnewawa Street West
Legal Description	Lot 1 Plan 39780 (Pt NE 7-15-1E)
Lot Size	4.59 acres
Building Size	Gross area - 13,964 SF
Zoning	C3
Rooms	22
Features	<ul style="list-style-type: none"> <li>Indoor pool</li> <li>Airport nearby</li> <li>High traffic location</li> <li>Highway access</li> </ul>
Heating	Geo-thermal

**LOCATION**

Lac du Bonnet is located only one hour from Winnipeg, and with all the amenities, Lac du Bonnet is a very beautiful community to live for commuters and visitors alike. Lac du Bonnet is one of the most desirable places to live, work or play in Manitoba. Endless rivers & lakes, lush forests full of nature and beautiful granite hills make this the last stop on the prairie.

Asking Price:

**\$1.4M**

Centrally located Lac du Bonnet is the commercial hub for the area with an airport and float plane base servicing most of the outpost camps in the area. A huge cottage base and gorgeous waterways make it a destination site for travelers and business people alike.

Hotel with 22 deluxe suits including Honeymoon Suite, a wheelchair friendly King suite, two jacuzzi king suites, 10 single suits, and 8 double suites. Perfect location for weddings and town events. This hotel offers all the comforts of home to its valued guests.







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