



Dugald Road Land, Winnipeg MB

# Industrial development land on Dugald **for sale**

This ±17.40 acre parcel land is located in the Transcona Industrial area. The Trans-Canada and Perimeter Highway are less than 5 minutes away providing for easy access in all directions.

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# Property Overview

This industrial development opportunity is located on Dugald Road in the Transcona area of Winnipeg.

The Trans-Canada and Perimeter Highway are less than 5 minutes away providing for easy access in all directions in and out of Winnipeg. Retail amenities in the area (the Regent & Lagimodiere shopping node) offer plenty of shopping and dining options less than 10 minutes away.

<b>Size</b>	5.00 - 17.40 acres
<b>Frontage</b>	2,469 feet along Dugald Road
<b>Zoning</b>	M3 - Heavy industrial
<b>Property Taxes</b>	TBD post subdivision
<b>Sale Price</b>	\$4,785,000 based on approx. \$275,000 per acre (smaller parcels priced at \$300,000 per acre).

*To be subdivided from current larger CN Parcel – proposed to be ready for development in 2025.*



**17.40 acres of development land**



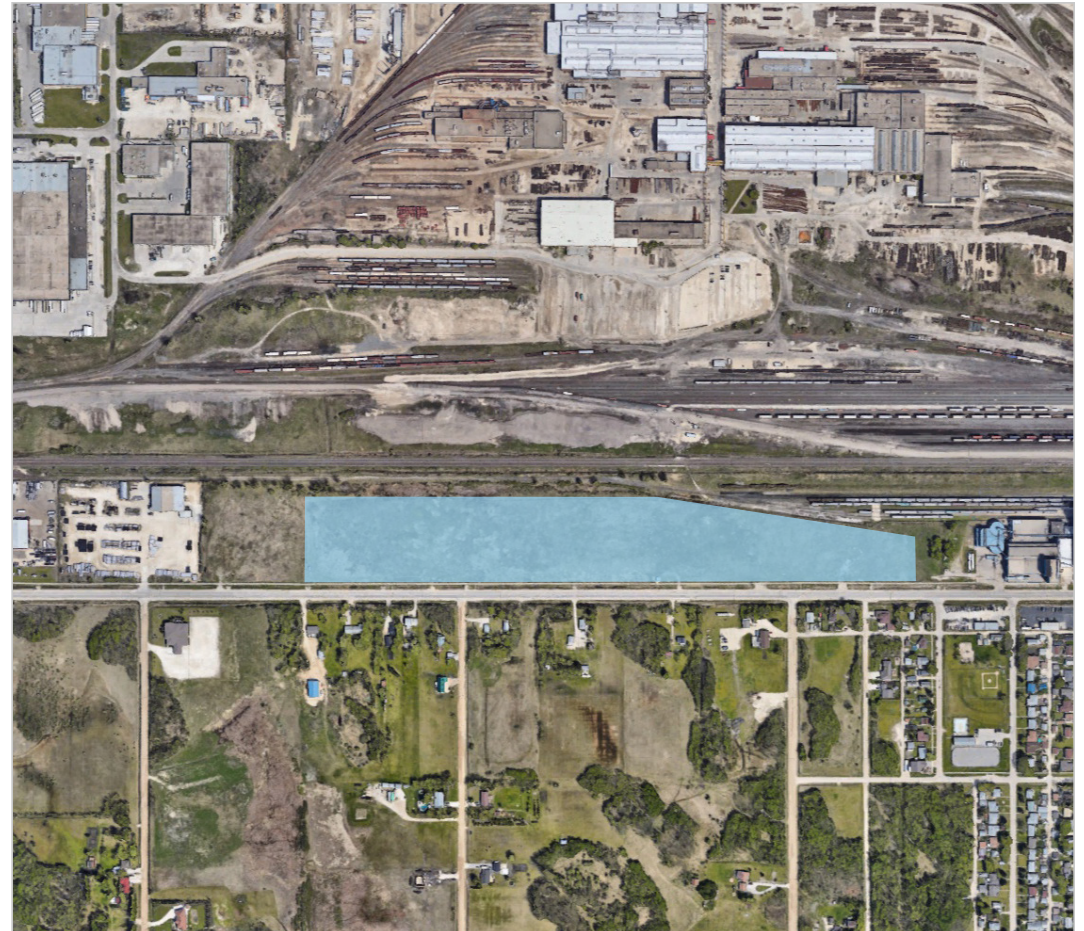
**Access to major routes**



**Transcona neighbourhood**



**Development opportunity**





# Potential Lot Configurations





# Nearby Amenities



Subject property

1	Boston Pizza
2	The Home Depot
3	Walmart Supercentre
4	Kildonan Place
5	Best Buy
6	Canadian Tire
7	Costco
8	Club Regent
9	Giant Tiger
10	Canada Inns



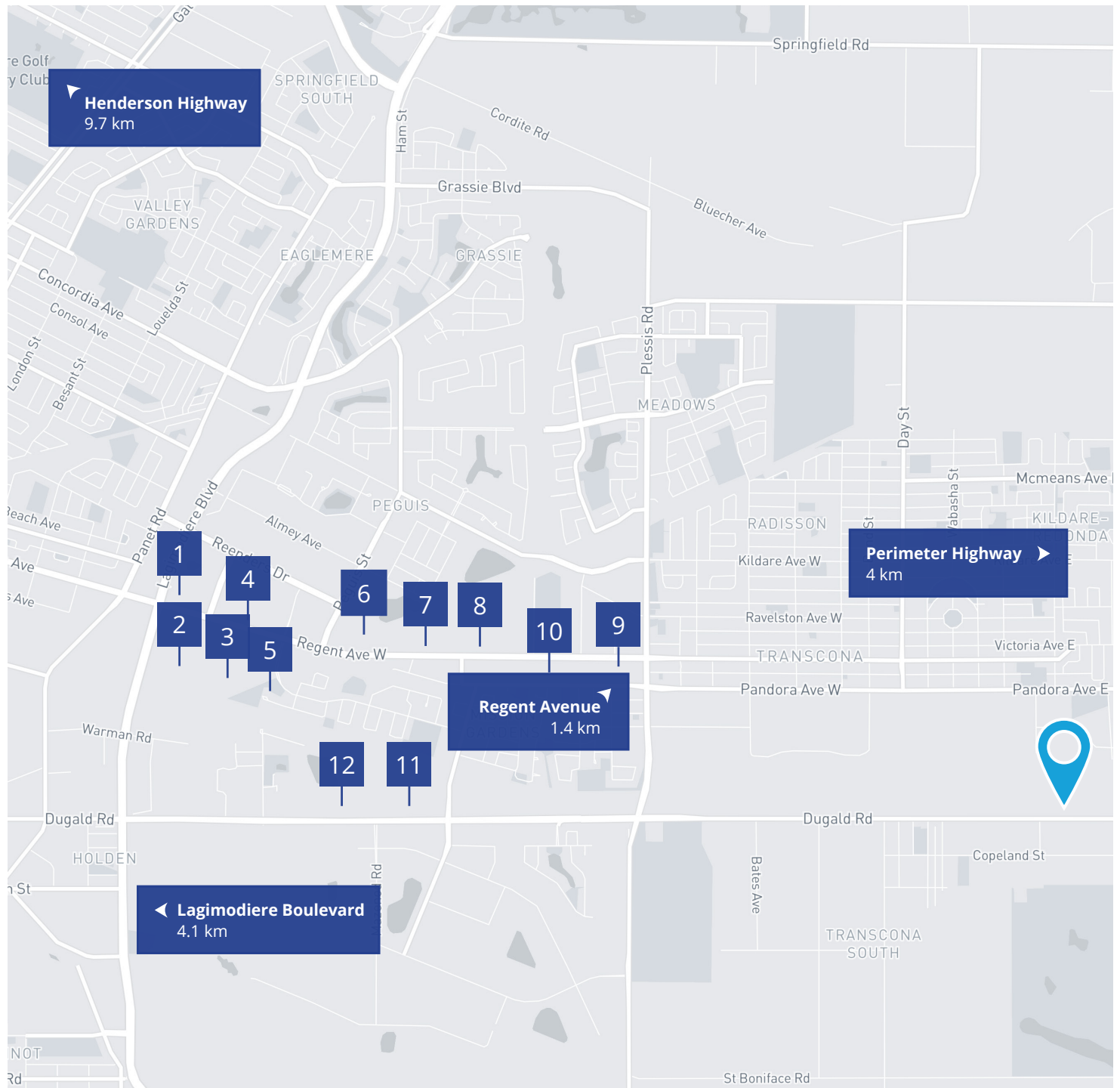
J.A.R. Airport

30 min. drive



Perimeter Highway

6 min. drive







# Colliers

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