



McGillivray Boulevard

Available For Sale

# Opportunity to Acquire ±322 acres with frontage on McGillivray

Designated development land in the RM of Macdonald

**Troy Buchanan**

*Services Provided by Troy Buchanan  
Personal Real Estate Corporation*

Vice President  
+1 204 926 3849  
troy.buchanan@colliers.com

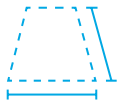
**Brian Taillieu**

Executive Vice President  
+1 204 926 3842  
brian.taillieu@colliers.com

# Property Highlights



±322 acres



±765 meters of frontage on westbound McGillivray Boulevard  
±630 meters of frontage on eastbound McGillivray Boulevard



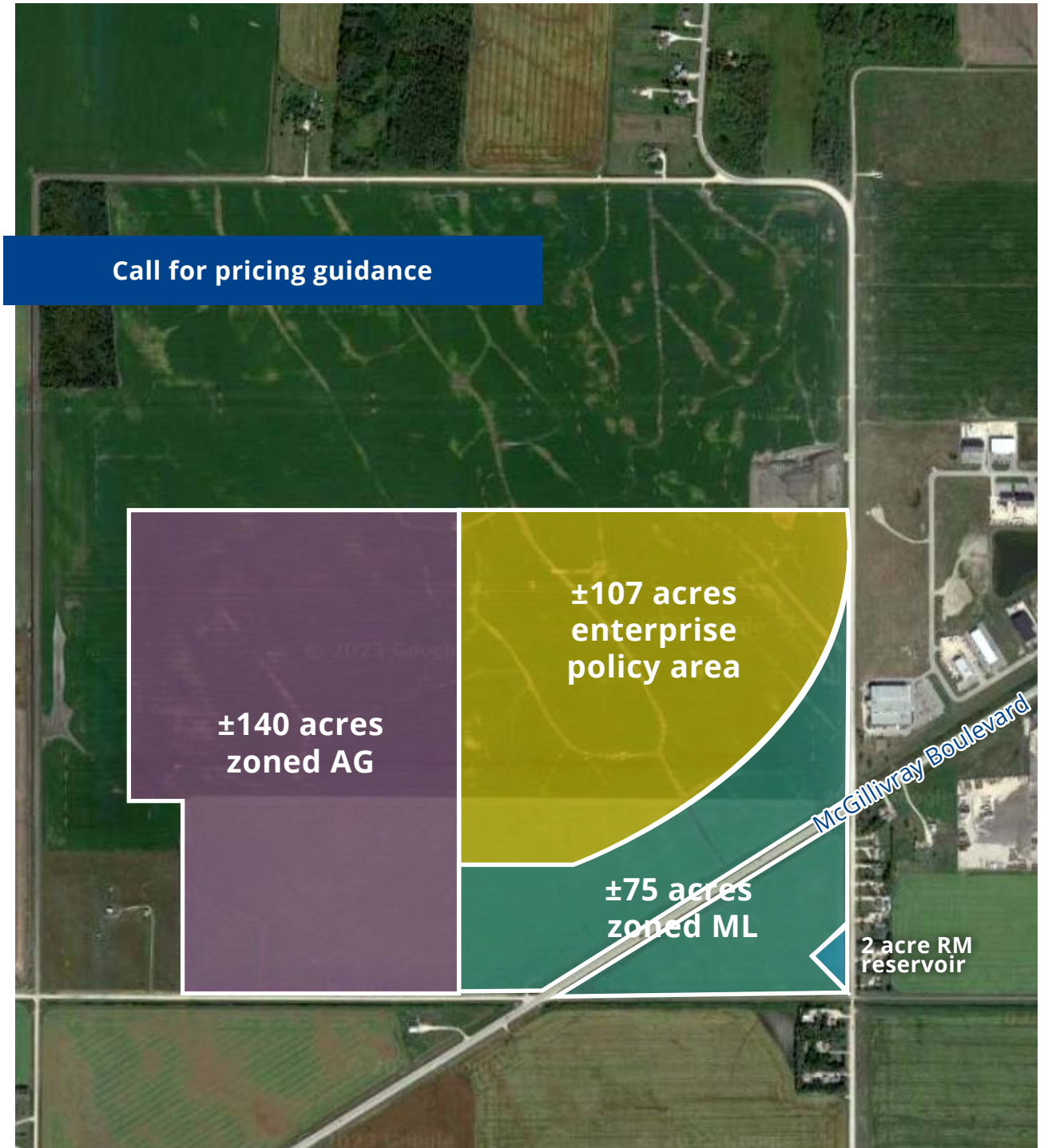
Rare opportunity to acquire a large parcel of readily developable land



Strong market fundamentals

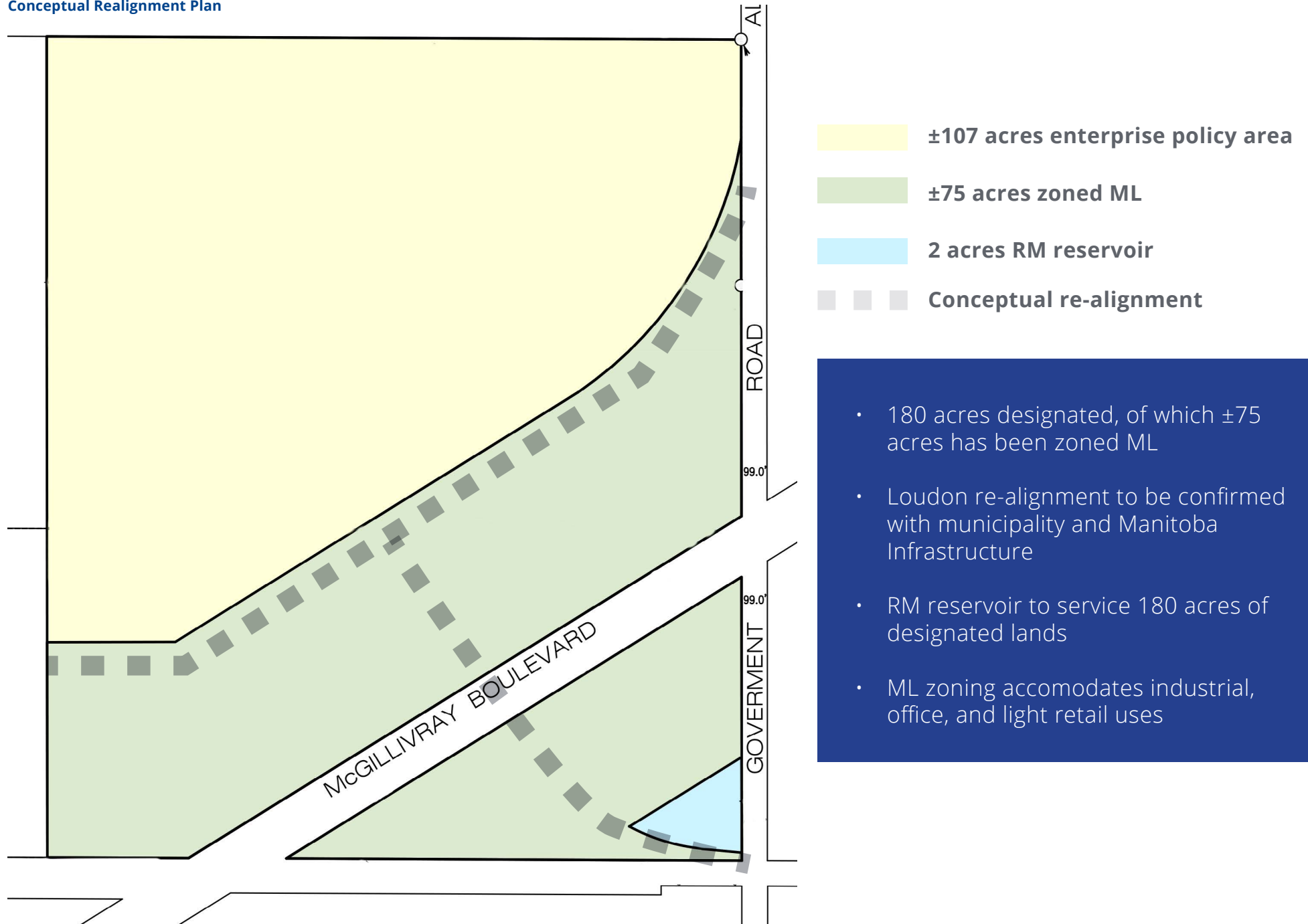


Comprised of 3 separate parcels under one ownership offered on an unpriced basis



# 180 acres of **designated land**

Conceptual Realignment Plan



- 180 acres designated, of which ±75 acres has been zoned ML
- Loudon re-alignment to be confirmed with municipality and Manitoba Infrastructure
- RM reservoir to service 180 acres of designated lands
- ML zoning accomodates industrial, office, and light retail uses

# The future of William Clement Parkway



# Features and Advantages



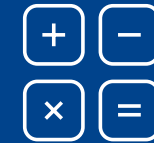
Long term extension of the William Clement Parkway preliminary plan would bi-sect the land at the intersection point of McGillivray creating a major intersection.



Shovel ready development land in the final stages of re-zoning



Direct frontage and access to McGillivray Boulevard in the RM of Macdonald minutes from the City



Lower property taxes and no business tax within the RM of Macdonald



Convenient access to city amenities and major transportation routes



Quicker permitting and development timelines in the RM of Macdonald

# Southwest Winnipeg demographics







**Troy Buchanan**

*Services Provided by Troy Buchanan  
Personal Real Estate Corporation*

Vice President

+1 204 926 3849

[troy.buchanan@colliers.com](mailto:troy.buchanan@colliers.com)

**Brian Taillieu**

Executive Vice President

+1 204 926 3842

[brian.taillieu@colliers.com](mailto:brian.taillieu@colliers.com)

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Pratt McGarry Inc. o/a Colliers International



[collierscanada.com](https://www.collierscanada.com)