



INDUSTRIAL FLEX CONDOMINIUMS FOR SALE/LEASE
Newly developed site in Southwest Winnipeg

9 South Landing Drive

RM of Macdonald, MB

AVAILABLE UNITS STARTING AT:

\$286,810.00




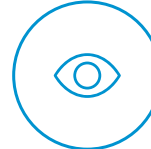
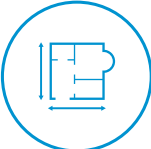



JUNE 2020 POSSESSION



Available Space & Costs

Building Name	South Landing Storehouse
Civic Address	9 South Landing Drive
Location	3 minute drive southwest from Kenaston Boulevard and McGillivray Boulevard
Site	3.90 acres
Size	1,247 SF to 15,000 SF

- Features**
- Located in highly desirable Southwest Winnipeg
 - Exposure along McGillivray Boulevard
 - Access to major transportation routes
 - Tilt up concrete construction
 - Heated and cooled (units over 1,500 SF)

 Highly Desirable SW Location	 New Construction	 Access to Major Routes	 Excellent Exposure
 Various Unit Sizes Available	 Grade Loading	 20' Ceiling Height	 20 min. to J.A.R. Airport

FOR SALE
\$240-250 PSF

FOR LEASE
\$12.95 PSF

PRE-SALE TIER 1 (ends February 28th, 2020)
\$230-240 PSF

PRE-SALE TIER 2 (ends April 30th, 2020)
\$235-245 PSF





FUTURE INDUSTRIAL DEVELOPMENT



9 SOUTH LANDING DRIVE

FUTURE LIGHT CONTROLLED INTERSECTION

MCGILLIVRAY BUSINESS PARK

The Location

South Landing Business Park is ideally located on McGillivray Boulevard in close proximity to Winnipeg's fastest growing residential area. The site is less than two miles from all of the amenities of the Kenaston and McGillivray retail area and also only 3.5 miles to the Perimeter Highway and ten miles to the TransCanada Highway.

- Excellent location along McGillivray Boulevard
- Site is located in the RM of MacDonald allowing for no business taxes and lower property taxes
- Close proximity to the amenities of Kenaston and McGillivray
- Minutes to the Perimeter Highway
- New construction provides for lower utility costs



KENASTON COMMON
3 MIN. DRIVE

COSTCO

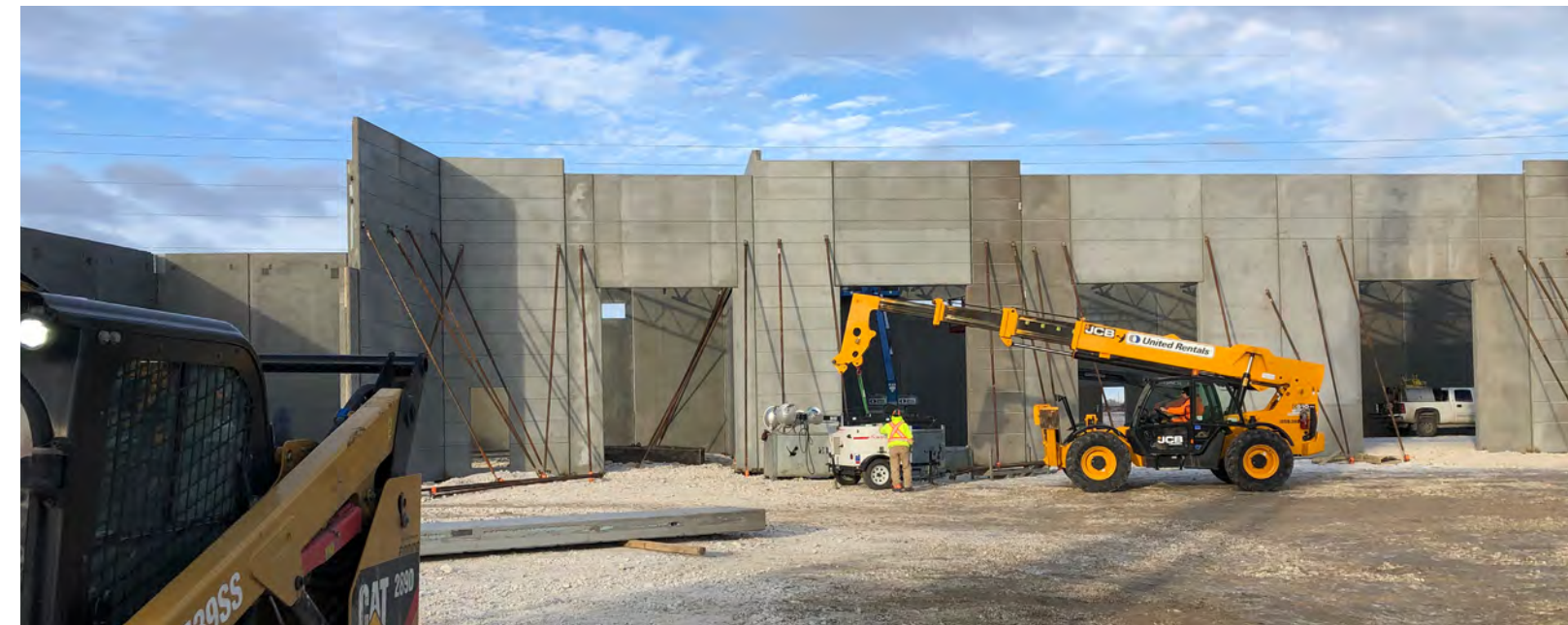
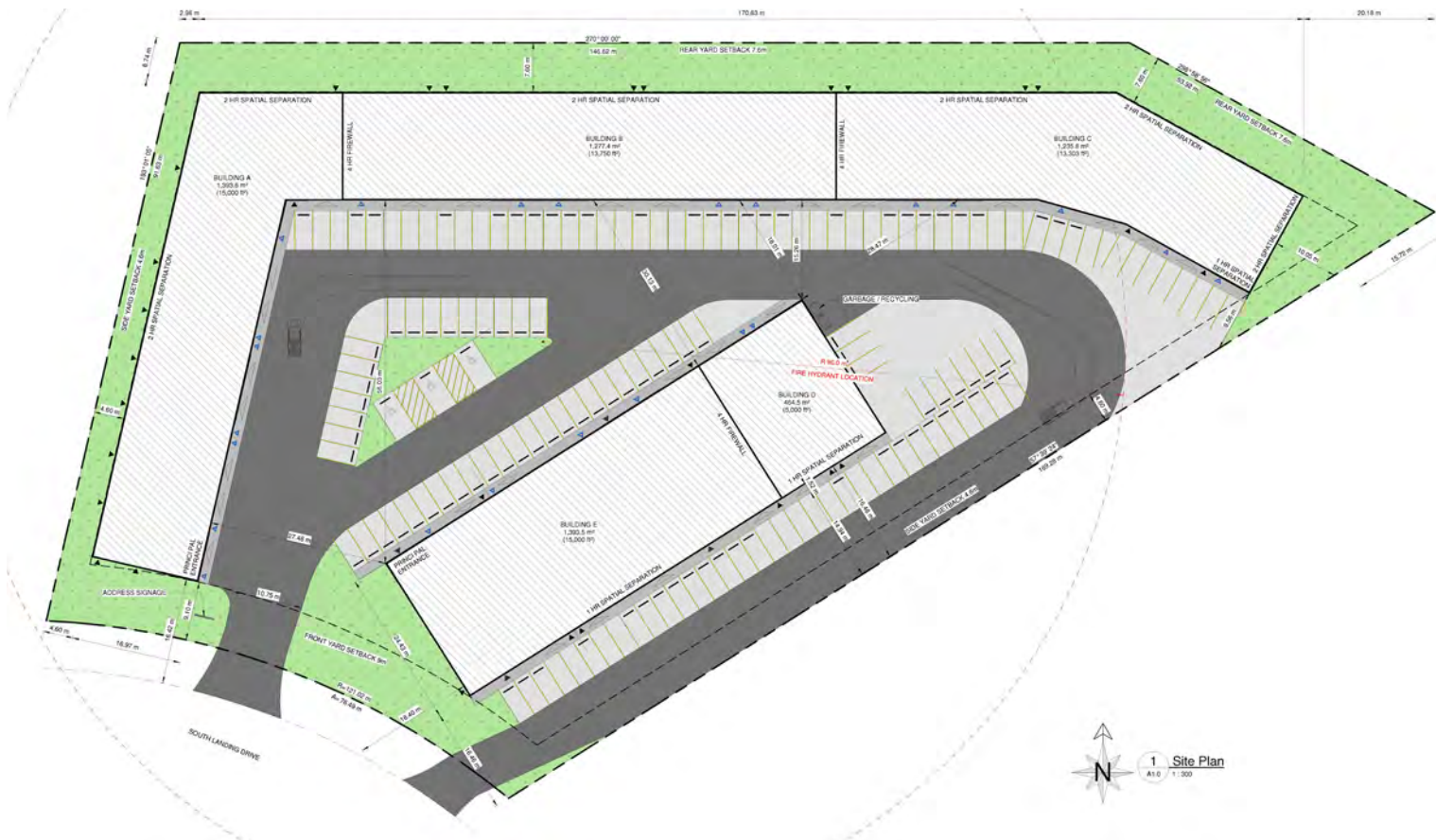
SOBEY'S

STARBUCKS

RONA

BOSTON PIZZA

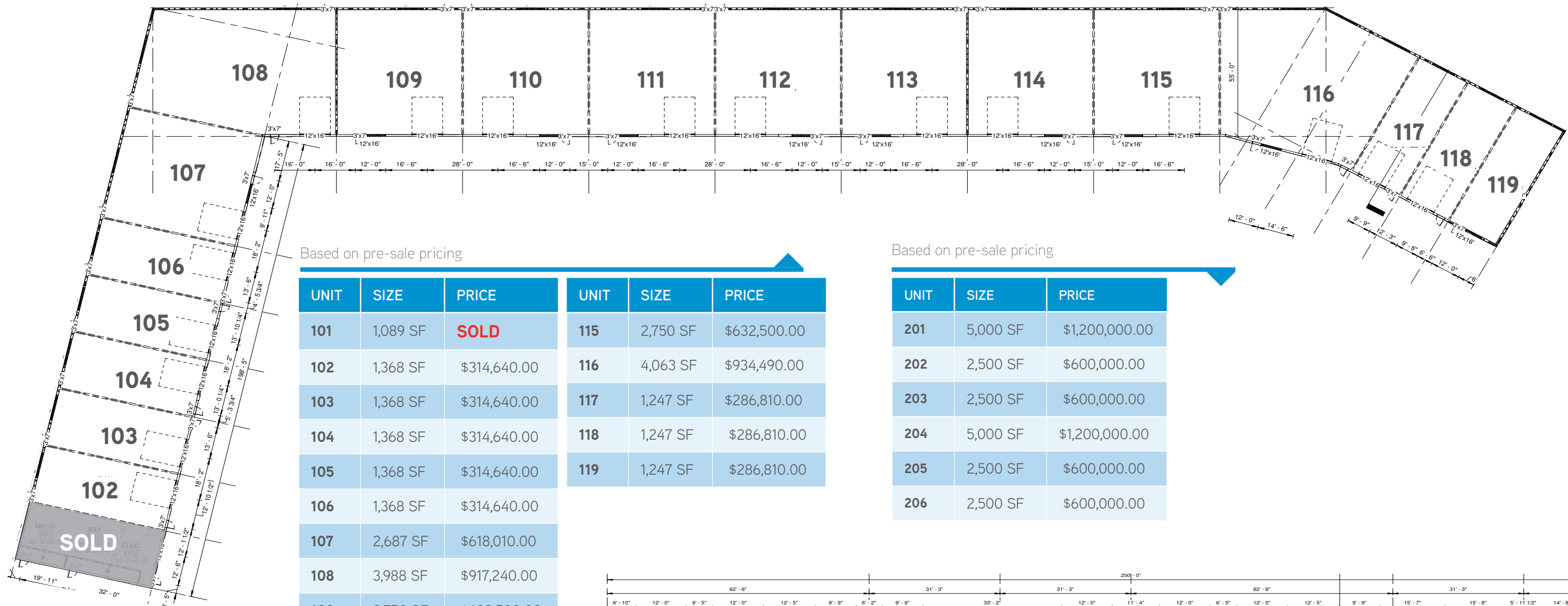
INDIGO



CLICK THE LINKS FOR MORE INFORMATION

www.stretchconstruction.ca

www.storehouses.ca

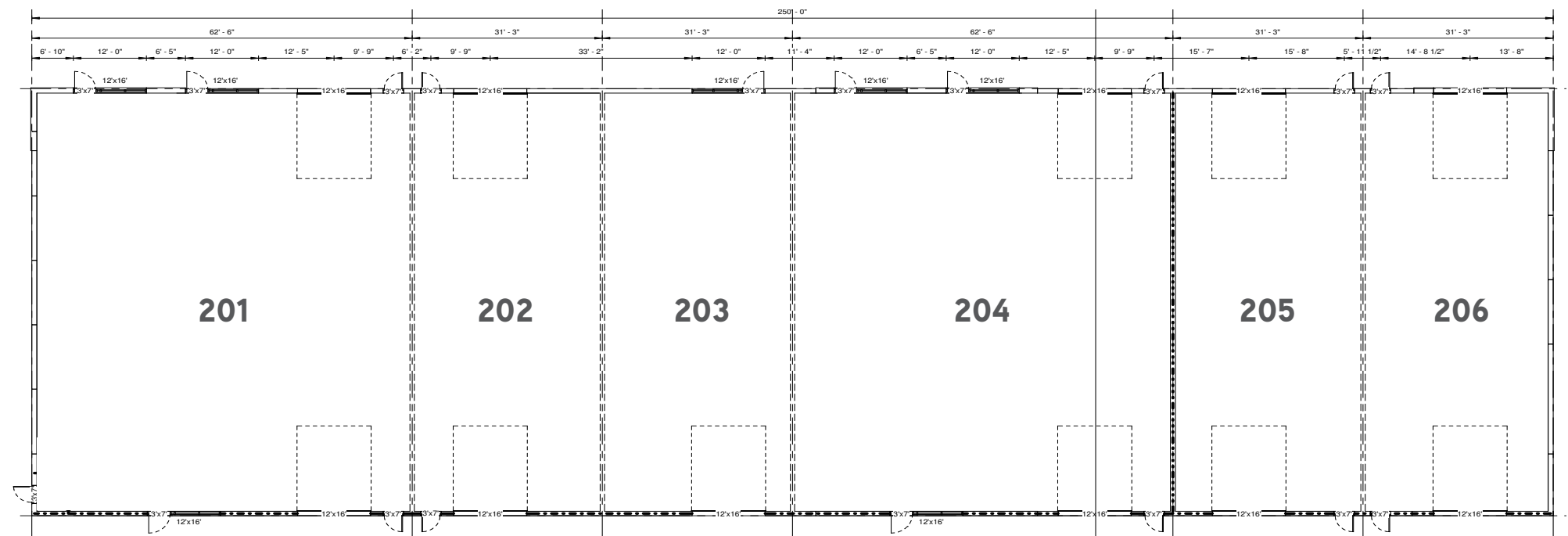


Based on pre-sale pricing

UNIT	SIZE	PRICE
101	1,089 SF	SOLD
102	1,368 SF	\$314,640.00
103	1,368 SF	\$314,640.00
104	1,368 SF	\$314,640.00
105	1,368 SF	\$314,640.00
106	1,368 SF	\$314,640.00
107	2,687 SF	\$618,010.00
108	3,988 SF	\$917,240.00
109	2,750 SF	\$632,500.00
110	2,750 SF	\$632,500.00
111	2,750 SF	\$632,500.00
112	2,750 SF	\$632,500.00
113	2,750 SF	\$632,500.00
114	2,750 SF	\$632,500.00

Based on pre-sale pricing

UNIT	SIZE	PRICE
115	2,750 SF	\$632,500.00
116	4,063 SF	\$934,490.00
117	1,247 SF	\$286,810.00
118	1,247 SF	\$286,810.00
119	1,247 SF	\$286,810.00
201	5,000 SF	\$1,200,000.00
202	2,500 SF	\$600,000.00
203	2,500 SF	\$600,000.00
204	5,000 SF	\$1,200,000.00
205	2,500 SF	\$600,000.00
206	2,500 SF	\$600,000.00



Nearby Amenities

● Restaurants, Cafés, & Breweries

- 1 Montana's
- 2 Fatburger
- 3 Fort Garry Brewing
- 4 Joey Kenaston
- 5 Clay Oven
- 6 Great Canadian Brewhouse
- 7 The Keg
- 8 Tim Horton's
- 9 Swiss Chalet

● Shops

- 1 Cabela's
- 2 Outlet Collection Winnipeg
- 3 Ikea
- 4 Costco
- 5 Sobeys
- 6 RONA
- 7 Home Depot
- 8 Walmart
- 9 Canadian Tire
- 10 Marshalls
- 11 Lowe's

Tuxedo POP. ±7,138

Lindenwoods POP. ±8,686

Whyte Ridge POP. ±6,742

Bridgwater POP. ±12,178





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