

**LAND FOR SALE**

# 635 Front Avenue

Manitou, MB

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WAKEFIELD**  
Winnipeg



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## LAND FOR SALE

# 635 FRONT AVENUE Manitou, MB



(+/-) 1.02 Acres Available

### PROPERTY HIGHLIGHTS

- Industrial land located in Manitou, Manitoba. Just east of Morden on Highway 3
- Vacant site zoned MG - Industrial General.
- Site is bordered to the north by a rail line and agricultural land, to the south by residential/ commercial mix and to the east and west is other industrial land

**Sale Price:           TBD**

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## AREA MAP



### Offering Guidelines

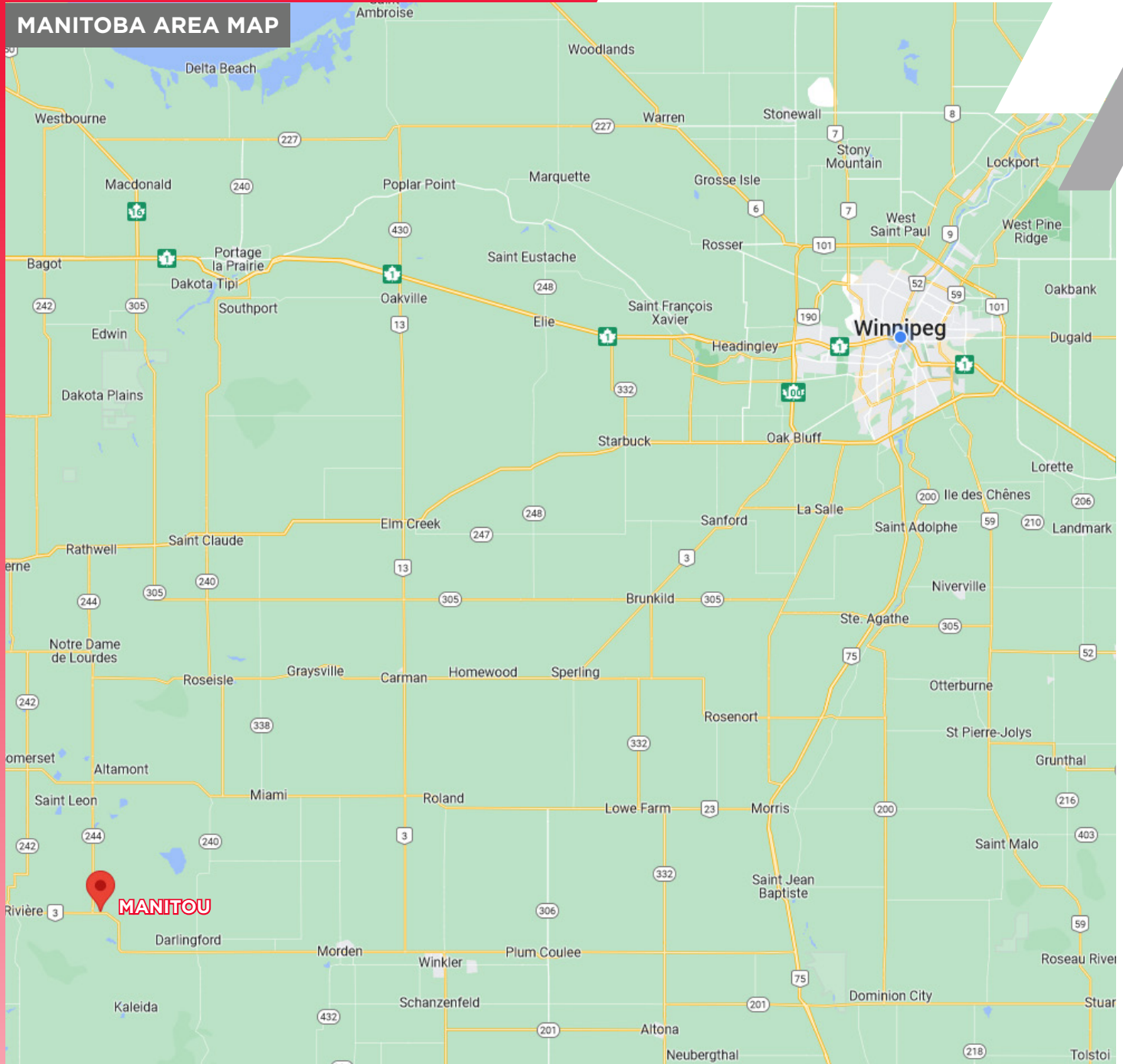
The Purchaser must accept full responsibility of environmental remediation and for payment of taxes effective the date of possession and for compliances with all provincial, municipal and City regulations. The Vendor will not require the Purchaser to remediate the site, until the time of future redevelopment, provided that the Purchaser utilizes the existing building and improvements post-closing.

### Environmental

The Vendor has conducted on-site and off-site environmental assessment work. Upon prospective purchasers executing a Confidentiality Agreement, the Vendor will provide access to a “Confidential Data Room”, which will contain, among other documents, relevant environmental reports and the Vendor’s standard Offer to Purchase (OTP). The information provided in the Data Room is for information only, and the Vendor makes no warranties or representations regarding the accuracy of that information. Accordingly, the Purchaser will be encouraged to review these reports and the OTP (including the schedules attached to the OTP) prior to submitting an Expression of Interest. The property will be sold on an “as is, where is” basis. The Vendor will not be completing any further environmental assessment work or providing regulatory closure for the property prior to closing.

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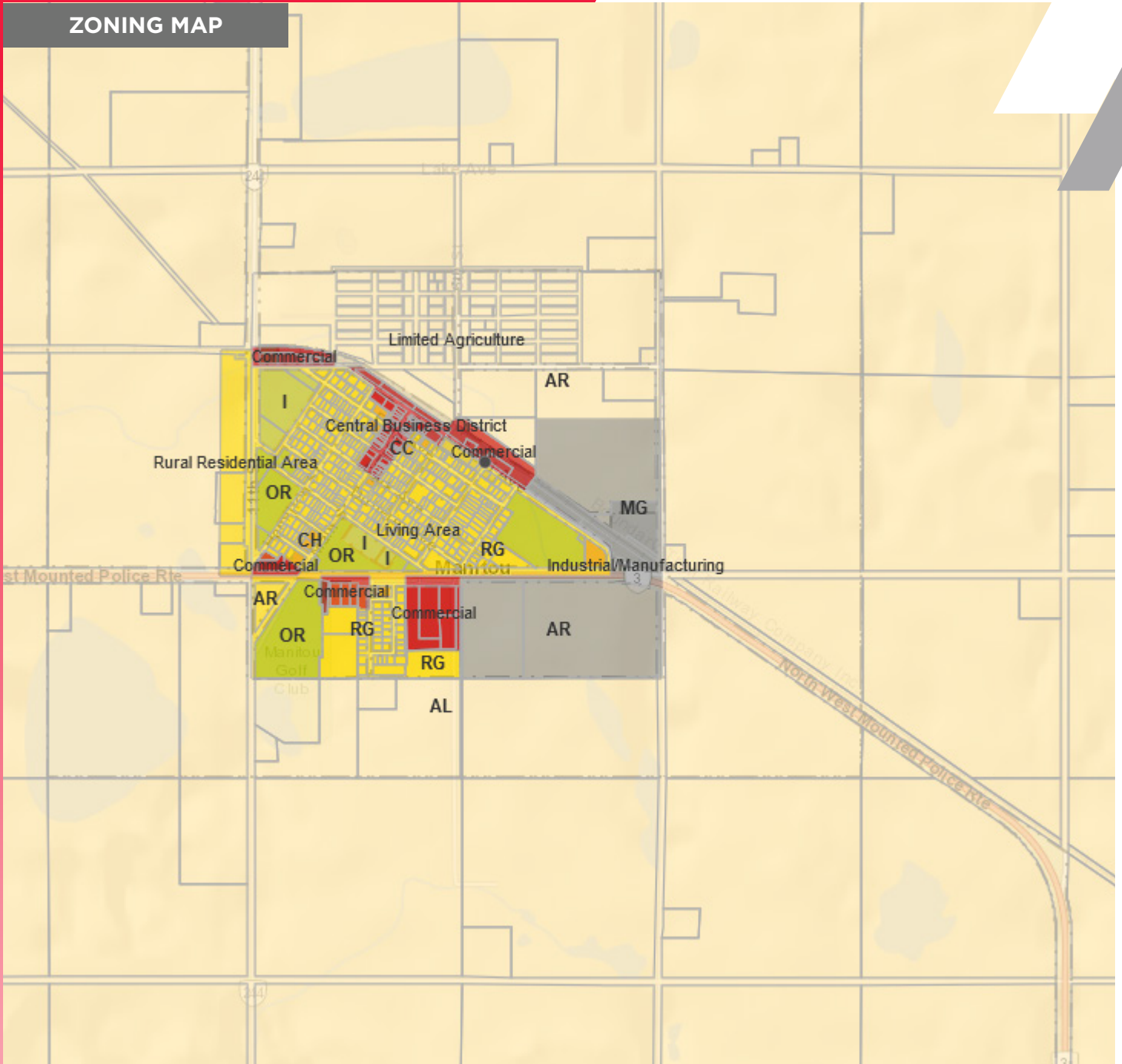
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## ZONING MAP



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