

LAND FOR SALE

46 Ryan Wirth Way

Prime Commercial Development Opportunity in East St. Paul

Ryan Munt
Executive Vice President

Ryan Munt Personal Real Estate Corporation
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MCGREGOR FARM RD

PERIMETER HWY



FOR SALE

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(+/-) 3.93 Acres Available

PROPERTY HIGHLIGHTS

- Located just off the Perimeter Highway between Wenzel Street and McGregor Farm Road in the RM of East St. Paul
- Potential for immediate construction
- (+/-) 670 ft of frontage along Perimeter Highway
- Zoned: CH - Commercial Highway
- Convenient access via a controlled intersection at Wenzel Street and the Perimeter Highway
- No City of Winnipeg business taxes
- Excellent exposure on the Perimeter Highway
- Property Tax: TBD

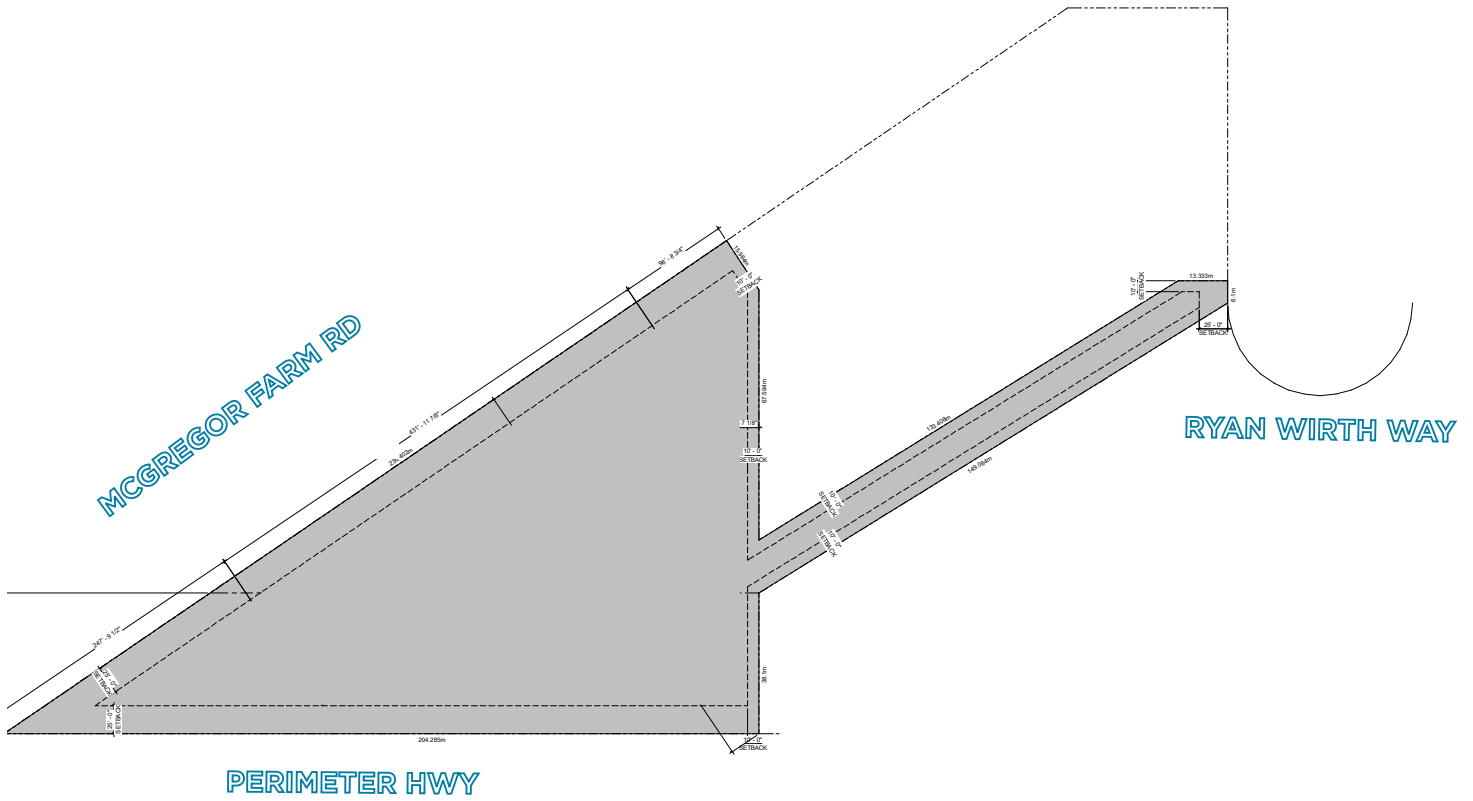
List Price: \$1,100,000



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SITE PLAN



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Wirth Behavioural Health Services.	

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AERIALS



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