

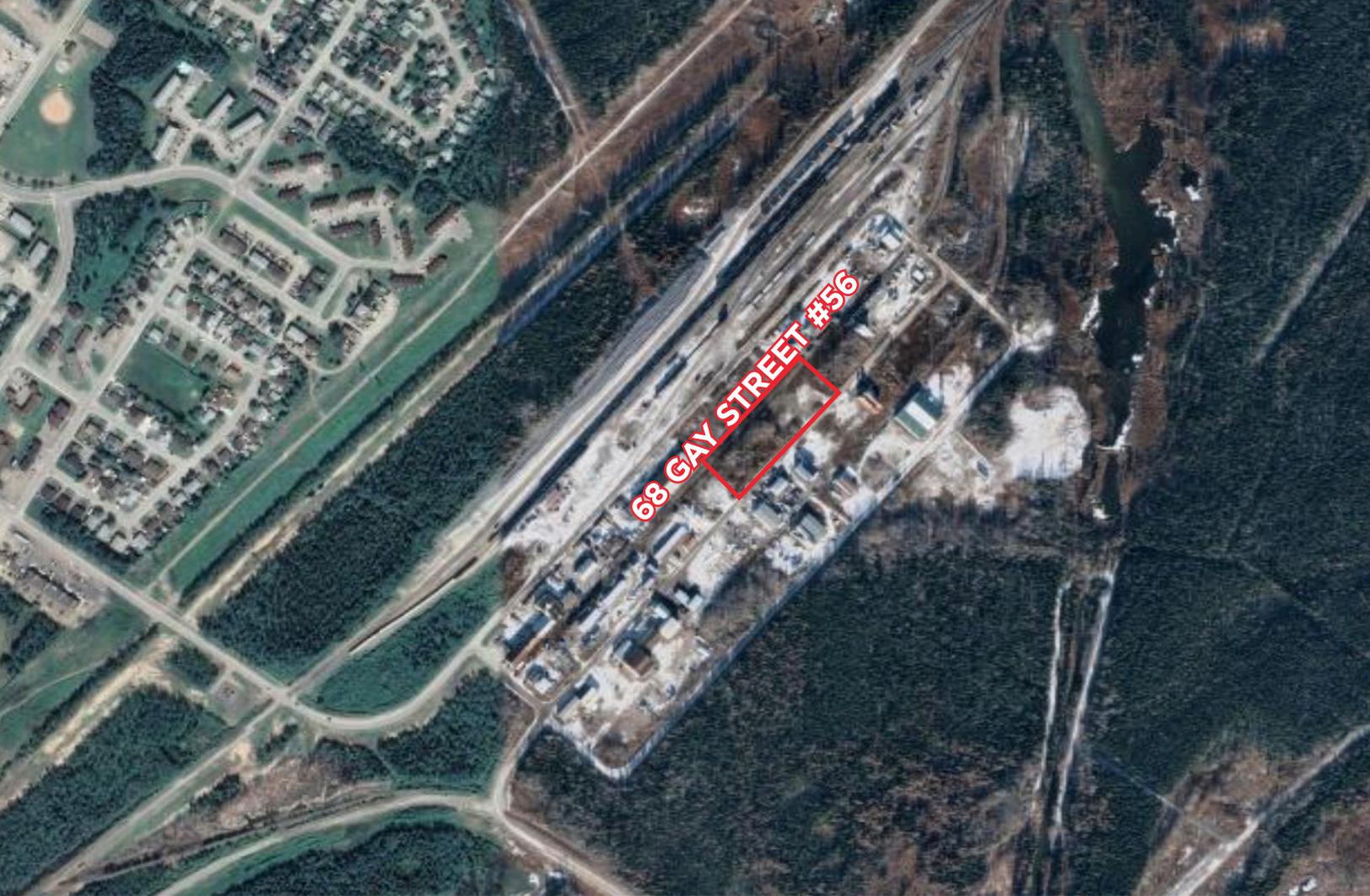
STATION ROAD

GAY STREET

**FOR
SALE**

DEVELOPMENT
LAND OPPORTUNITY

56-68 GAY STREET
THOMPSON, MB



PROPERTY DETAILS

LOCATION

56-68 Gay Street, Thompson, MB

DEVELOPMENT POTENTIAL

Industry in Thompson is mainly focused on the mining, milling, smelting, refining of nickel, and cold weather testing facilities. Primary industries are mining, health care, accommodation and food services, and retail trade. The city serves as the Regional Service Centre for its surrounding communities, with a trade area of over 50,000.

SITE/PROPERTY DESCRIPTION

Located at 56-68 Gay Street in Thompson's Industrial Policy Area. The site can be accessed by either Treeline Avenue or Hearne Avenue, both of which run off Station Road. Zoned IH Industrial Heavy.

Properties may have limited allowable end uses. Closing dates may be subject to completion of certain environmental reporting activities by Imperial.

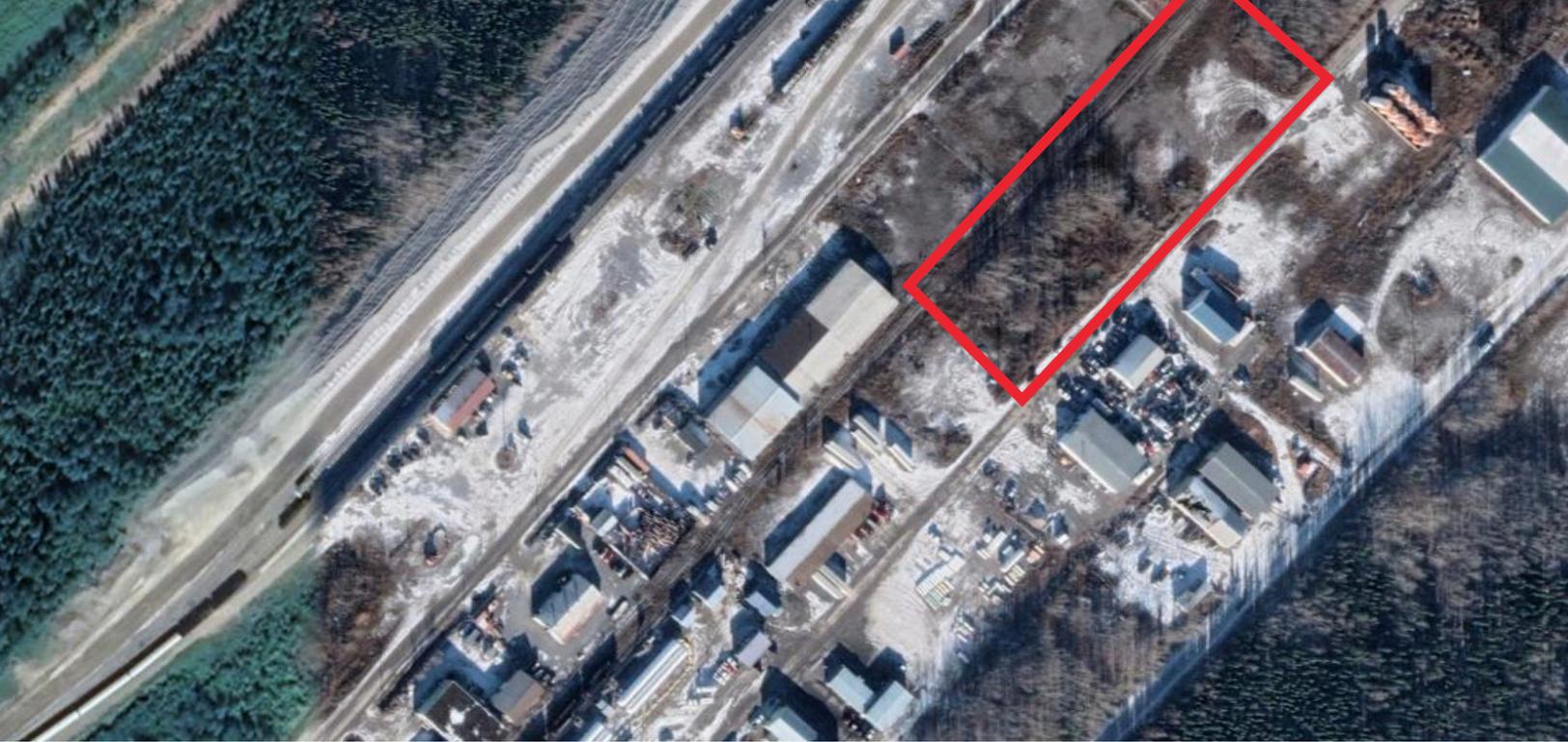


PRICE TBD

LEGAL DESCRIPTION 15-2-771 GAY ST CT E34491 16-2-771 CT E34492 ORG—78 03-W

SITE AREA 1.37 Acres

ZONING IH Industrial Heavy



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.

FOR MORE INFORMATION, CONTACT:

Stephen Sherlock
Vice President

C 204-799-5526

steve.sherlock@cwstevenson.ca

Murray Goodman
Senior Vice President & Principal

C 204 990 4800

murray.goodman@cwstevenson.ca



Stevenson

Cushman & Wakefield
Stevenson
Brokerage

55 Donald St Unit 200,
Winnipeg, MB R3C 1L8
204 928 5000

cwstevenson.ca

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.