

LAC DU
BONNET PONDS

PROVINCIAL TRUCK HWY 11

**FOR
SALE**

DEVELOPMENT
LAND OPPORTUNITY

8854 HIGHWAY 11
LAC DU BONNET, MB



8854 HIGHWAY 11

PROPERTY DETAILS

LOCATION

8854 Highway 11, Lac Du Bonnet, MB

DEVELOPMENT POTENTIAL

While agriculture remains a staple industry in the western portion of the municipality, hydroelectric generation, mining, harvesting of trees for lumber as well as pulp and paper and tourism have become important components of the local economy.

SITE/PROPERTY DESCRIPTION

Directly accessed off Highway 11. Zoned Highway Commercial.

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

A—1554 EXC Plan 19631 WLTO Subject to a right of way for all purposes and as appurtenant to the E ½ of Legal Subdivision 10 of said section over and upon said Parcel “B” ORG NE-28-15-11-E ORG NW-28-15-11-E

SITE AREA

26.14 Acres

ZONING

Highway Commercial



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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

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