

An aerial photograph of a wetland area with several ponds. A red rectangular box highlights a specific area in the lower-left quadrant of the image. The text 'LAC DU BONNET PONDS' is overlaid in red with a white outline. A red diagonal banner on the right side contains the text 'FOR SALE', 'DEVELOPMENT LAND OPPORTUNITY', and the address '8854 HIGHWAY 11 LAC DU BONNET, MB'. A red diagonal banner on the left side contains the text 'PROVINCIAL TRUCK HWY 11' written vertically.

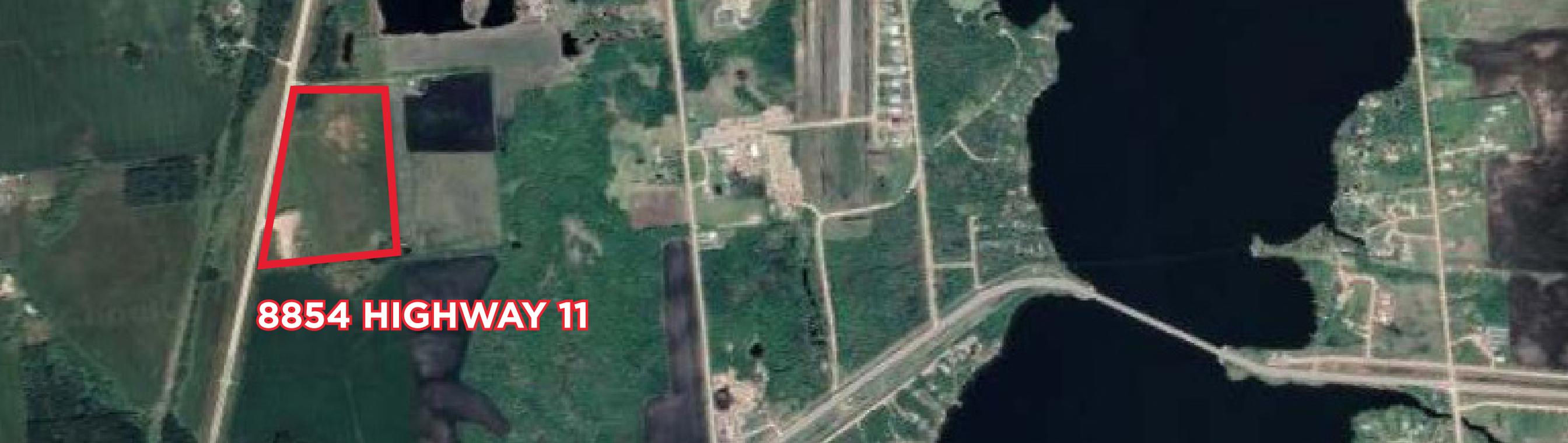
**LAC DU  
BONNET PONDS**

**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.

**ENVIROMENTAL STATUS:**

The Vendor has conducted on-site environmental 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 form Offer to Purchase (OTP). The material provided in the Data Room is for information only, and the Vendor makes no warranties or representations regarding the accuracy of the information. Accordingly, the Purchaser will be encouraged to review these reports and the OTP (including the schedules attached to the OTP) prior to submitting a Letter of Intent. The property will be sold as an “as is, where is” basis\*. The Vendor will not be completing any further environmental assessment work or providing a remediation certificate for the property prior to closing

**PRICE**

**MARKET**

**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



The Vendor, Imperial Oil Limited (Imperial), will consider submission of EOI's on Imperial's standard form, a copy of which will be provided to qualified Purchasers. Interested parties shall submit the EOI on terms wherein the Purchaser agrees to engage their own environmental consultant to review and provide a remedial cost estimate, and including proposed site use post-closing, submitting an EOI knowing the full extent of estimated remediation costs. It is expected that remediation costs will exceed tax assessed value of the Property. Subject to review by the Vendor, and if terms are deemed acceptable for recommendation to senior management, the Vendor will then instruct their counsel to prepare a formal OTP.

Alternatively, in certain circumstances the Vendor may consider and will need to complete additional site assessment work, and/ or develop a suitable Risk Management Plan, which may be beneficial and to be adhered to by the Purchaser post-closing of a transaction; depending on the site, these requirements may take up to 12 months from submission of an EOI/execution of OTP.

The Vendor may add to the OTP a Vendor's Condition for such a RMP, to be waived upon completion/approval of the RMP; this RMP approval will then commence the Purchaser's Due Diligence Condition, relating to the then current site status and any constraints to be imposed by the Vendor post-closing of the transaction. Any costs incurred by a Purchaser (environmental reviews, legal, etc) are borne solely by the Purchaser and at the sole risk of the Purchaser. The Vendor will file a Restrictive Covenant upon closing, restricting future petroleum uses on site.

## FOR MORE INFORMATION CONTACT

### Brandi Eloquence

Associate

T 204 934 6246

C 204 996 3425

[brandi.eloquence@cwstevenson.ca](mailto:brandi.eloquence@cwstevenson.ca)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2024 Cushman & Wakefield. All rights reserved.

This 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.



Cushman & Wakefield Stevenson  
55 Donald St Unit 200  
Winnipeg, MB R3C 1L8

204 928 5000

[www.cwstevenson.ca](http://www.cwstevenson.ca)