



FOR SALE
(+/-) 62.4 ACRES RIVERFRONT RESIDENTIAL LAND

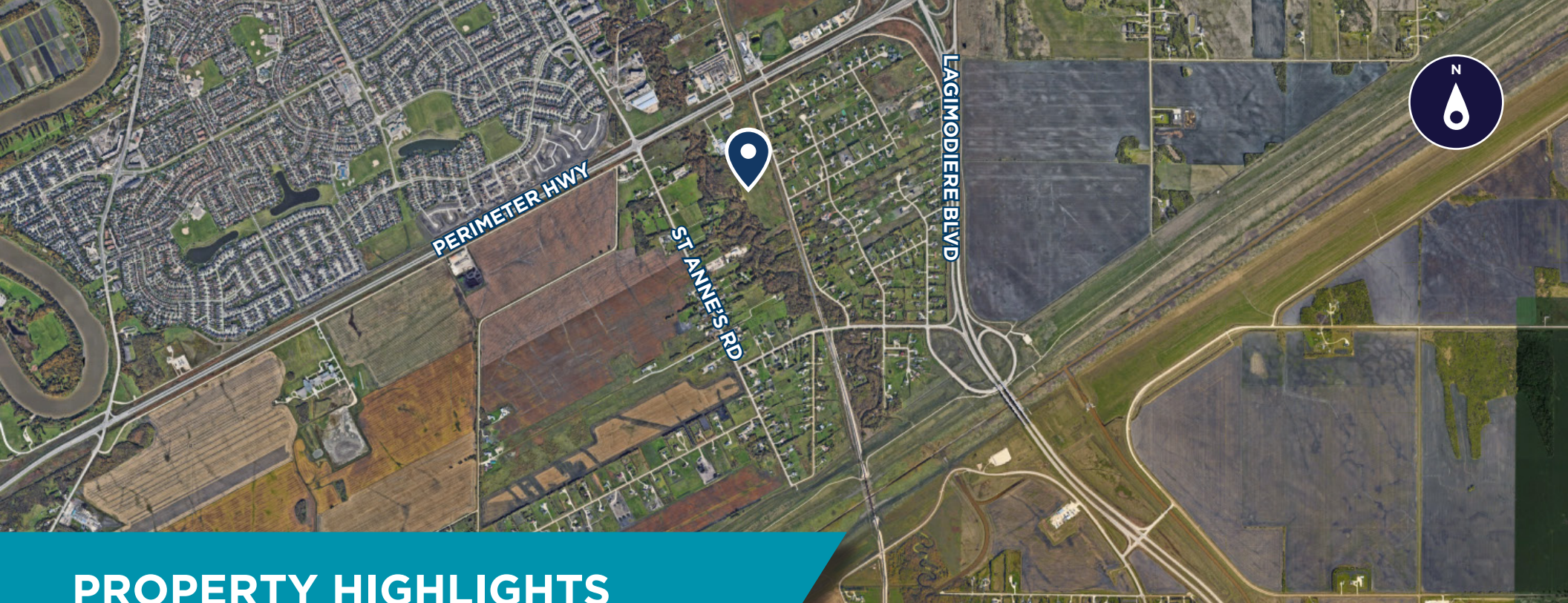
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PROPERTY HIGHLIGHTS

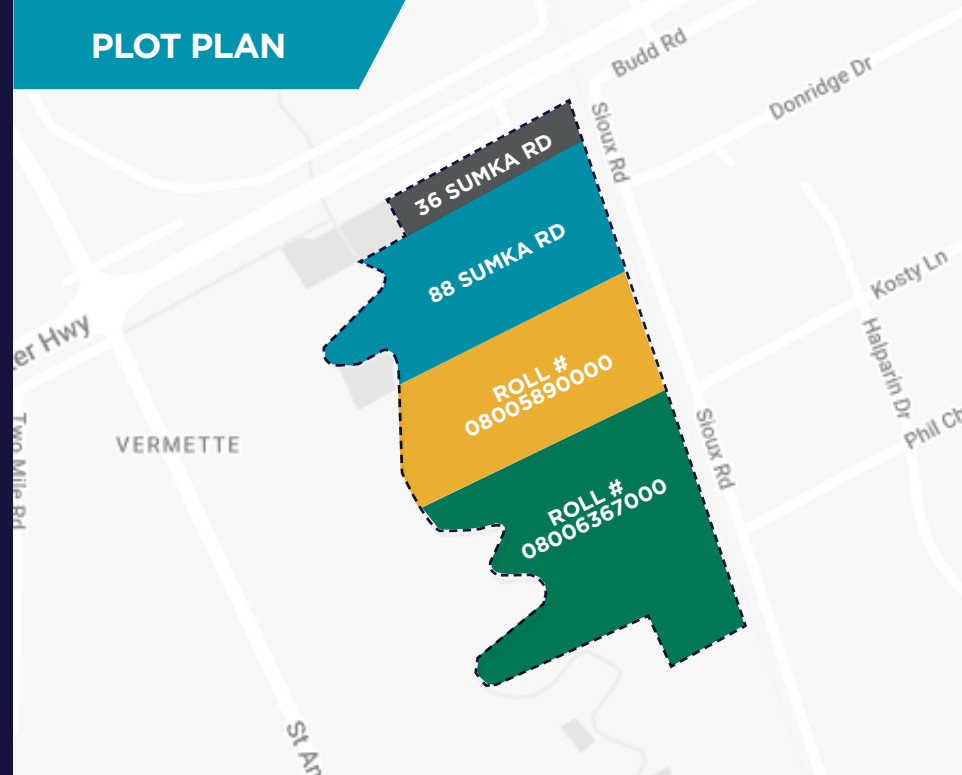
(+/-) 62.4 ACRES OF LAND AVAILABLE

- Over 60 acres of river front land primed for development
- Currently existing on site is a (+/-) 2,150 sf house and various size commercial buildings
- Excellent opportunity to hold for next phase of City servicing and to develop into single family parcels
- Partially serviced by well and holding tanks
- Zoning: RR5

LIST PRICE: \$3,600,000

TAXES: \$9,936.15 (2024 EST.)

PLOT PLAN



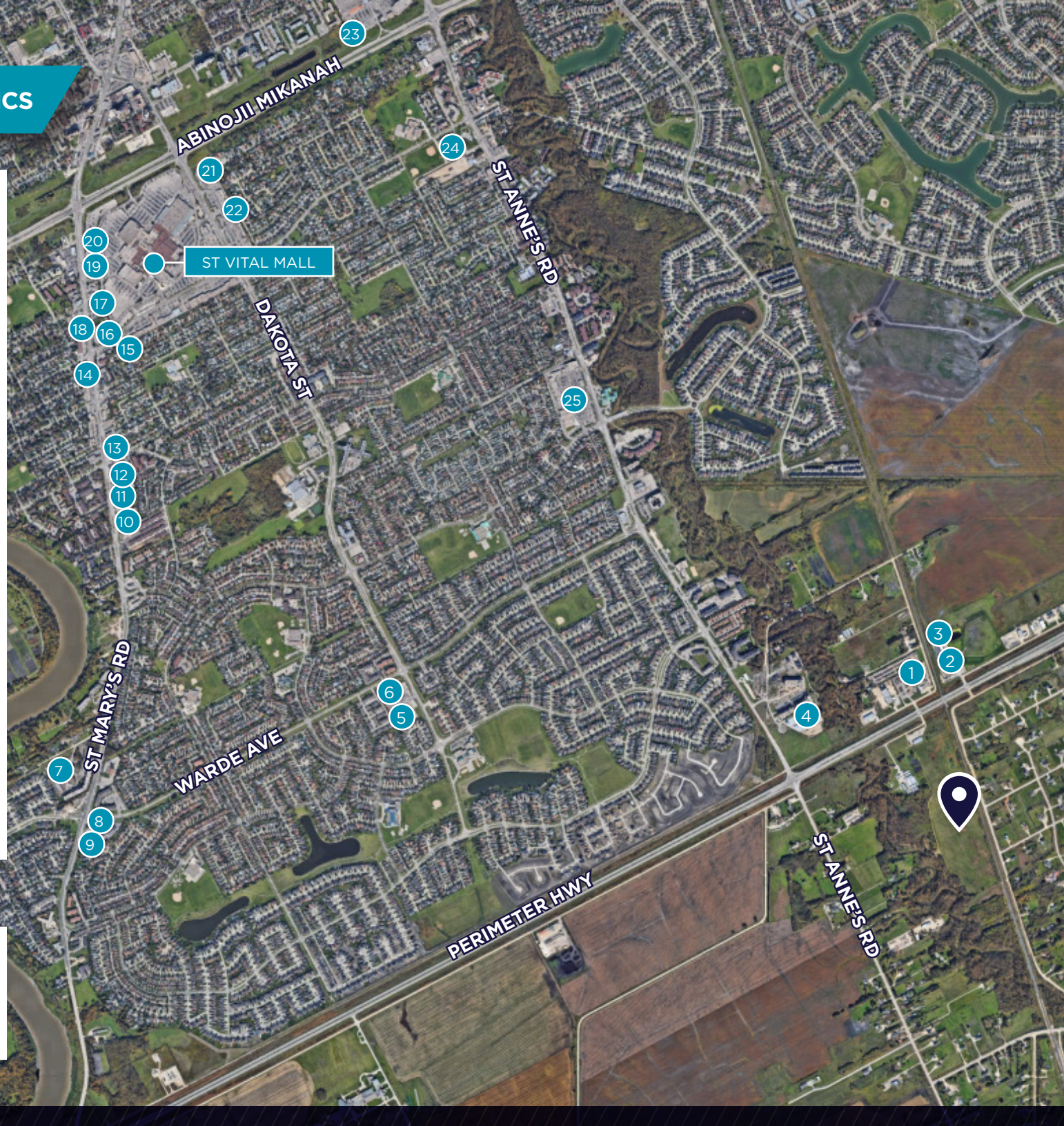
AMENITIES & DEMOGRAPHICS

LOCAL AMENITIES

- 1 AIME'S AUTO PARTS
- 2 FIRST STUDENT
- 3 ST. VITAL GOLF CENTRE
- 4 ST. ANNE'S SELF STORAGE
- 5 SOBEYS
- 6 SCOTIA BANK
- 7 SHELL
- 8 TIM HORTONS
- 9 RIVER PARK AUTOMOTIVE
- 10 SNAP FITNESS
- 11 DOLLARAMA
- 12 SANTA ANA PIZZARIA & BISTRO
- 13 RED RIVER CO-OP
- 14 RBC
- 15 SMITTY'S RESTAURANT & LOUNGE
- 16 MCDONALD'S
- 17 MONTANA'S BBQ & BAR
- 18 BURGER KING
- 19 EARLS KITCHEN & BAR
- 20 OLD NAVY
- 21 MARK'S
- 22 CORA BREAKFAST
- 23 HOME DEPOT
- 24 ST. VITAL CENTENNIAL ARENA
- 25 NOFRILLS

ST. VITAL DEMOGRAPHICS (5 KM RADIUS)

AVG. HOUSEHOLD INCOME	\$116,314
TOTAL HOUSEHOLDS	24,666
TOTAL POPULATION	66,549
AVERAGE AGE	41





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