



PRIME INDUSTRIAL LAND FOR SALE IN EAST ST. PAUL

FOR SALE
2829 MCGREGOR FARM ROAD - EAST ST. PAUL, MB

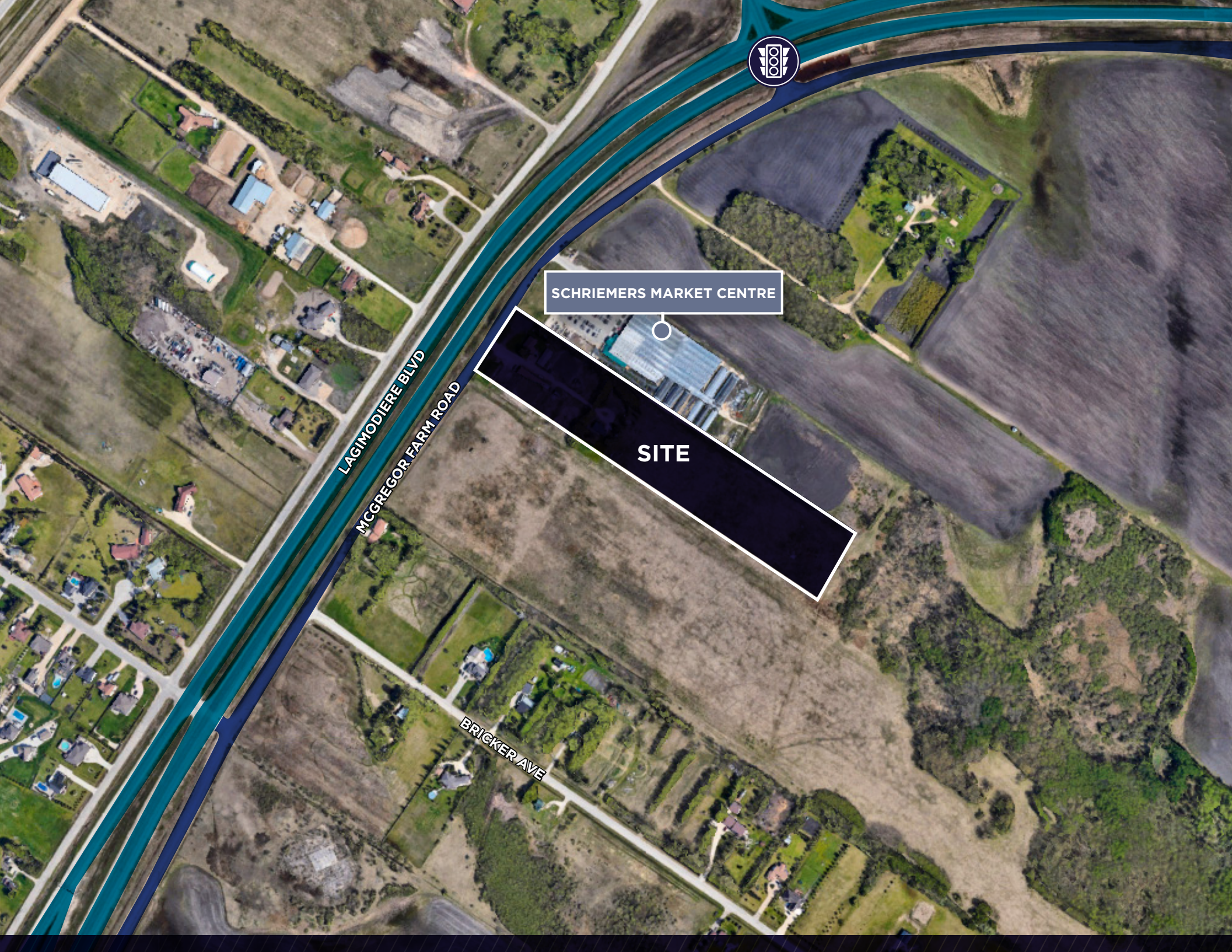
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LAGIMODIERE BLVD
MCGREGOR FARM ROAD

SCHRIEMERS MARKET CENTRE

BRICKER AVE

SITE

PROPERTY HIGHLIGHTS

(+/-) 8.95 ACRES AVAILABLE

- Located south of Schriemers Market Centre with easy access from Lagimodiere Boulevard
- High exposure with prominent frontage along Lagimodiere Boulevard
- Located 3 Minutes from the Perimeter Highway
- Zoning IG - Industrial General
- (+/-) 260 ft of frontage along McGregor Farm Road
- Roll number: 94500
- Many commercial and industrial uses are permitted within the zoning (full list of permitted and conditional uses on page 5)
 - Light industrial use
 - Limited contractor service
 - Self Storage
 - Equipment rentals and sales
 - Eating and drinking establishment

SALE PRICE: \$2,700,000

PROPERTY TAX: \$2,456.02 (2024)



DEMOGRAPHICS



| Demographics | 1 km Radius | 3 km Radius | 5 km Radius |
|-----------------------|-------------|-------------|-------------|
| Population | 1780 | 8,384 | 48,832 |
| Average Age | 42 | 42 | 42 |
| Total Households | 61 | 3,048 | 18,715 |
| Avg. Household Income | \$152,723 | \$151,966 | \$121,771 |



PERMITTED AND CONDITIONAL USES

PERMITTED USES

- 1 AMUSEMENT ESTABLISHMENT
- 2 AUTOMOTIVE AND RECREATIONAL VEHICLE SALES
- 3 BUSINESS SUPPORT SERVICE
- 4 BROADCASTING AND MOTION PICTURE STUDIO
- 5 COMMERCIAL SCHOOL
- 6 COMMUNITY SERVICE CLUB
- 7 CONVENIENCE VEHICLE RENTALS
- 8 CUSTOM MANUFACTURING ESTABLISHMENT
- 9 DRIVE-IN FOOD SERVICE
- 10 EATING AND DRINKING ESTABLISHMENT
- 11 EQUIPMENT RENTALS AND SALES
- 12 FLEET SERVICE
- 13 FUNERAL SERVICE
- 14 GENERAL STORAGE
- 15 GREENHOUSE, PLANT AND TREE NURSERY
- 16 HEALTH SERVICE

CONDITIONAL USES

- 1 AUCTIONEERING ESTABLISHMENT
- 2 AUTOMOTIVE AND EQUIPMENT REPAIR SHOP
- 3 BULK STORAGE FACILITY
- 4 GENERAL CONTRACTOR SERVICE
- 5 HOTEL

- 17 HOUSEHOLD REPAIR SERVICE
- 18 INDOOR PARTICIPANT RECREATION SERVICE
- 19 LIGHT INDUSTRIAL USE
- 20 LIMITED CONTRACTOR SERVICE
- 21 MINI-WAREHOUSE AND SELF STORAGE
- 22 MOBILE CATERING FOOD SERVICE
- 23 NON-ACCESSORY PARKING
- 24 PROFESSIONAL, FINANCIAL AND OFFICE SUPPORT SERVICE
- 25 PROTECTIVE AND EMERGENCY SERVICE
- 26 PUBLIC PARK
- 27 RAPID DRIVE-THROUGH VEHICLE SERVICE
- 28 RELIGIOUS ASSEMBLY
- 29 SERVICE STATION
- 30 SPECTATOR ENTERTAINMENT ESTABLISHMENT
- 31 TRUCK AND MOBILE HOME SALES/RENTALS
- 32 UTILITY SERVICE
- 33 WAREHOUSE SALES

- 6 INDUSTRIAL VEHICLE AND EQUIPMENT SALES/RENTALS
- 7 MOTEL
- 8 OUTDOOR PARTICIPANT RECREATION SERVICE
- 9 PERSONAL SERVICE SHOP
- 10 PRIVATE CLUB
- 11 RECYCLING DEPOT



CONTACT

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WAKEFIELD**
Winnipeg

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