



FOR SALE

**441, 447 & 451 KUZENKO ST. NIVERVILLE, MB**

**BRETT INTRATER**

**Executive Vice President**

Brett Intrater Personal Real Estate Corporation

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C 204 999 1238

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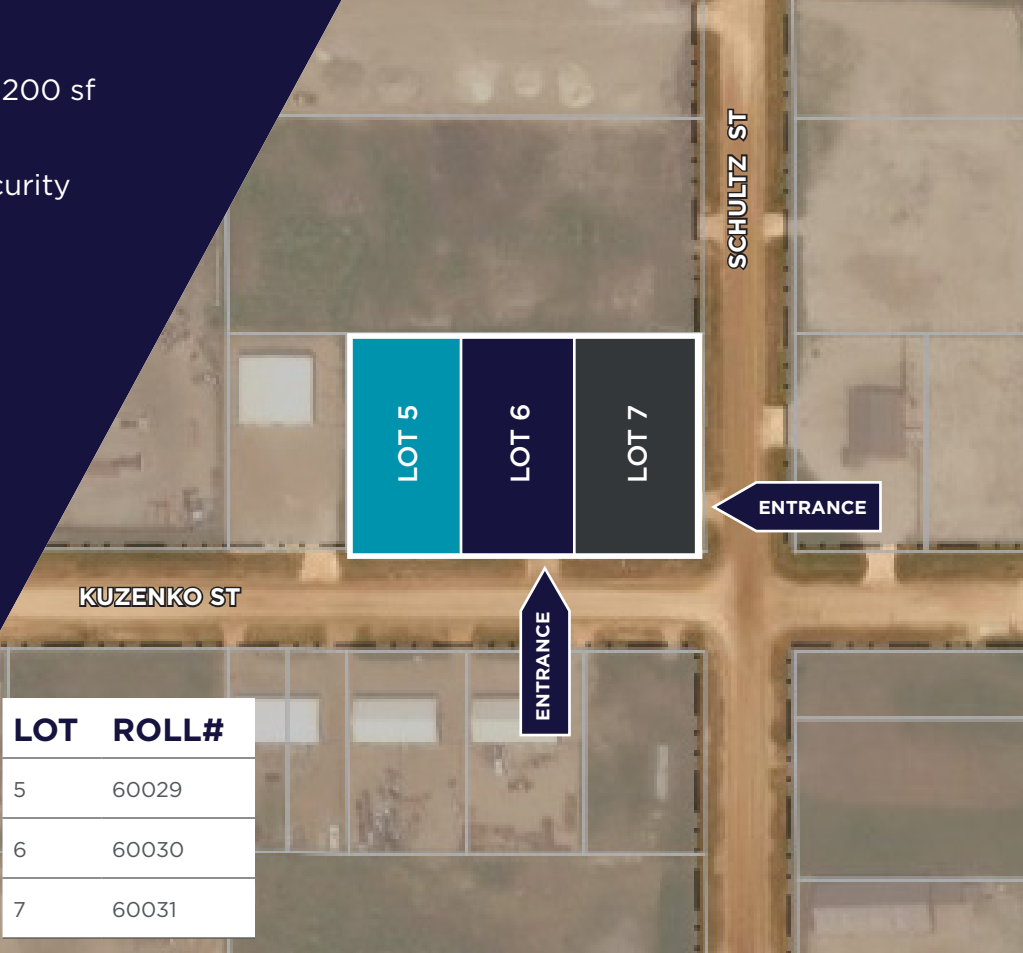


# PROPERTY HIGHLIGHTS

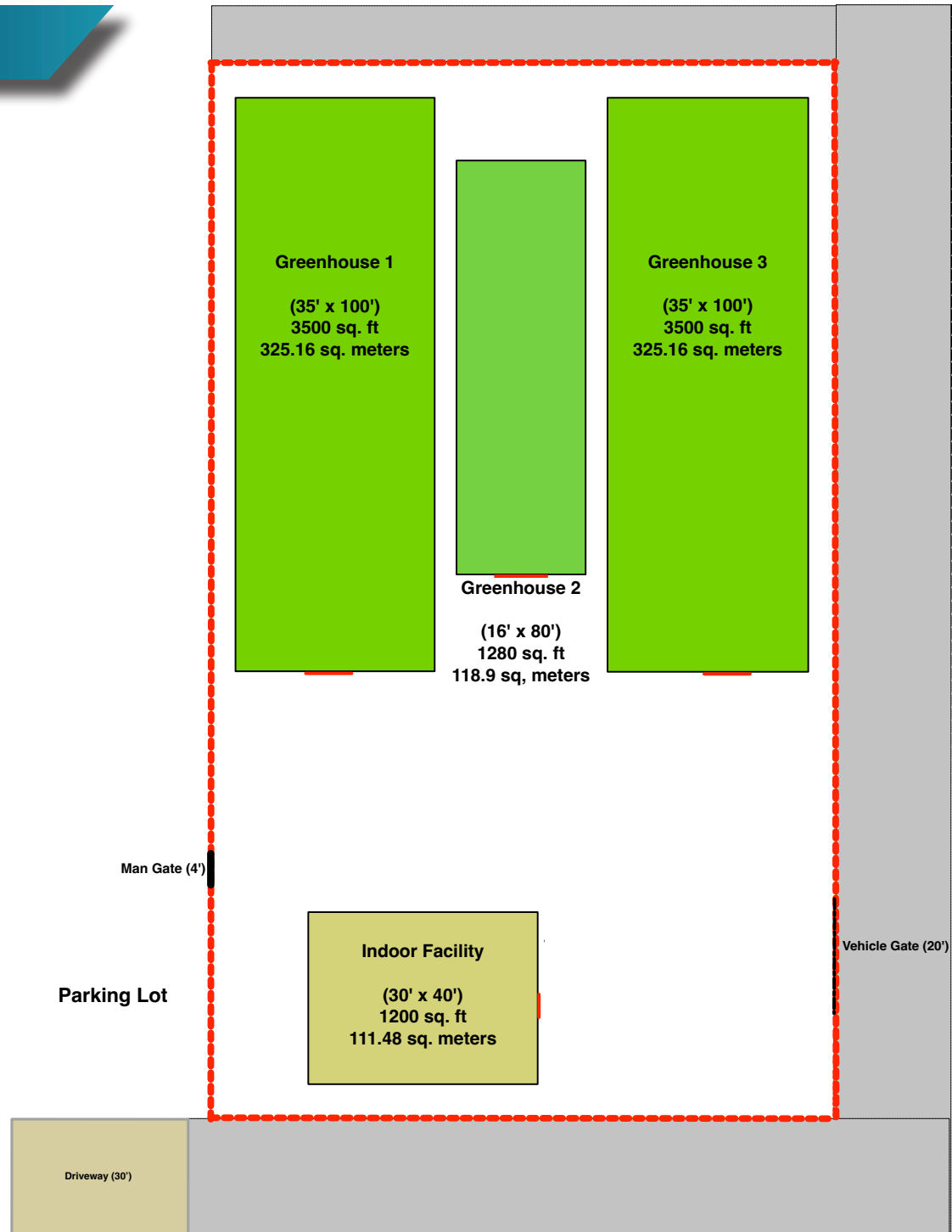
- 1,200 sf commercial building plus 3x greenhouses totaling over 8,200 sf on 0.58 acre lot
- Highly secure with full perimeter camera system, heavy grade security fence and reinforced entry gate
- Excess 1.16 acre vacant land directly adjacent to developed site
- Total 1.74 acre site
- Zoned MG - Industrial General
- Clean environmental
- Building equipped with HVAC suitable and configured for cannabis growing operation
- Serviced by well and holding tanks
- 3-Phase Electrical Service

**SALE PRICE:** \$499,000.00  
**PROPERTY TAX:** \$4,949.28 (2024)

LOT	ROLL#
5	60029
6	60030
7	60031



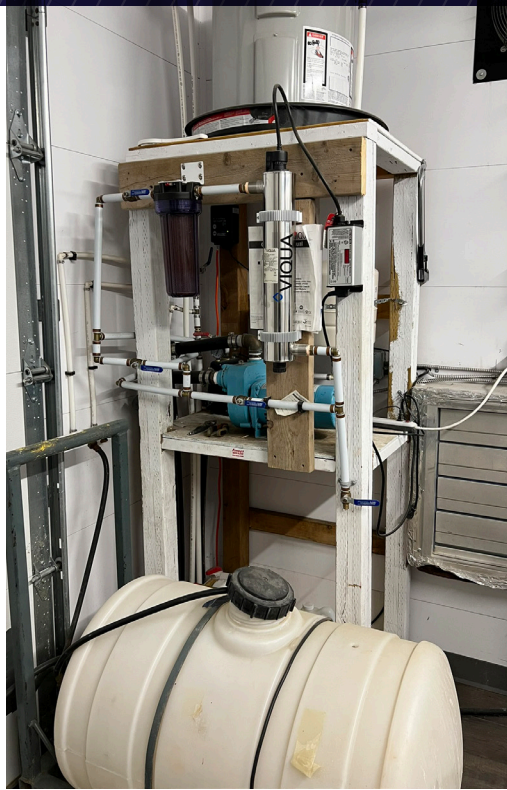
# SITE PLAN















## DRIVE TIMES

3 MINS	NIVERVILLE, MB
40 MINS	WINNIPEG

## AMENITIES

1	PERFORMANCE INSULATION INC
2	TALK TO THE TAIL
3	FLUSH N FLOW PLUMBING & DRAIN SERVICES INC
4	NIVERVILLE COMMUNITY RESOURCE & RECREATION
5	NIVERVILLE CENTENNIAL ARENA

6	SANTA LUCIA PIZZA
7	SUBWAY
8	YOUR GROCERY PEOPLE
9	MAPLE LEAF AGRI FARMS
10	N & A TRUCKING
11	SMITTY'S RESTAURANT

12	NEGASH COFFEE
13	PATERSON GRAIN
14	TRI SON REPAIR
15	REFRESH MASSAGE THERAPY





## CONTACT

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**CUSHMAN &  
WAKEFIELD**  
Winnipeg



**Stevenson**

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