



FOR SALE

441, 447 & 451 KUZENKO ST. NIVERVILLE, MB

BRETT INTRATER

Executive Vice President

Brett Intrater Personal Real Estate Corporation

T 204 934 6229

C 204 999 1238

brett.intrater@cwstevenson.ca

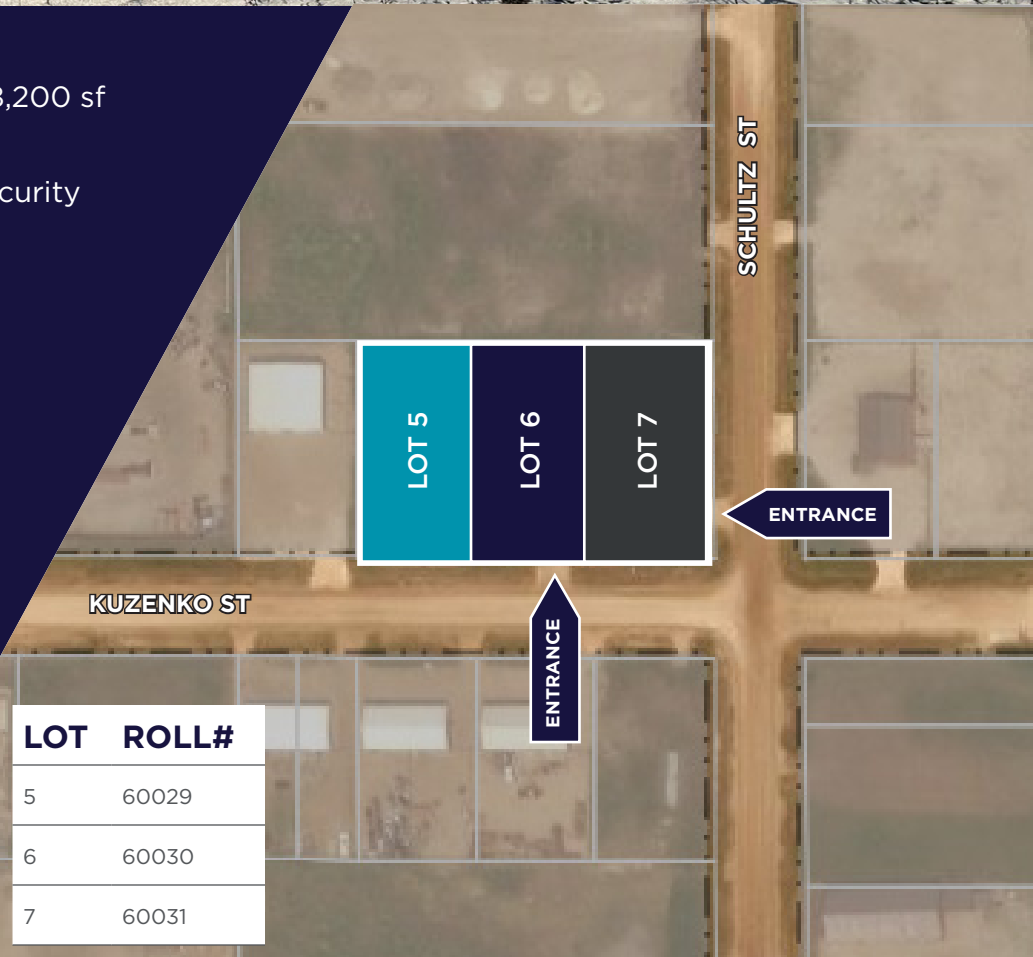




PROPERTY HIGHLIGHTS

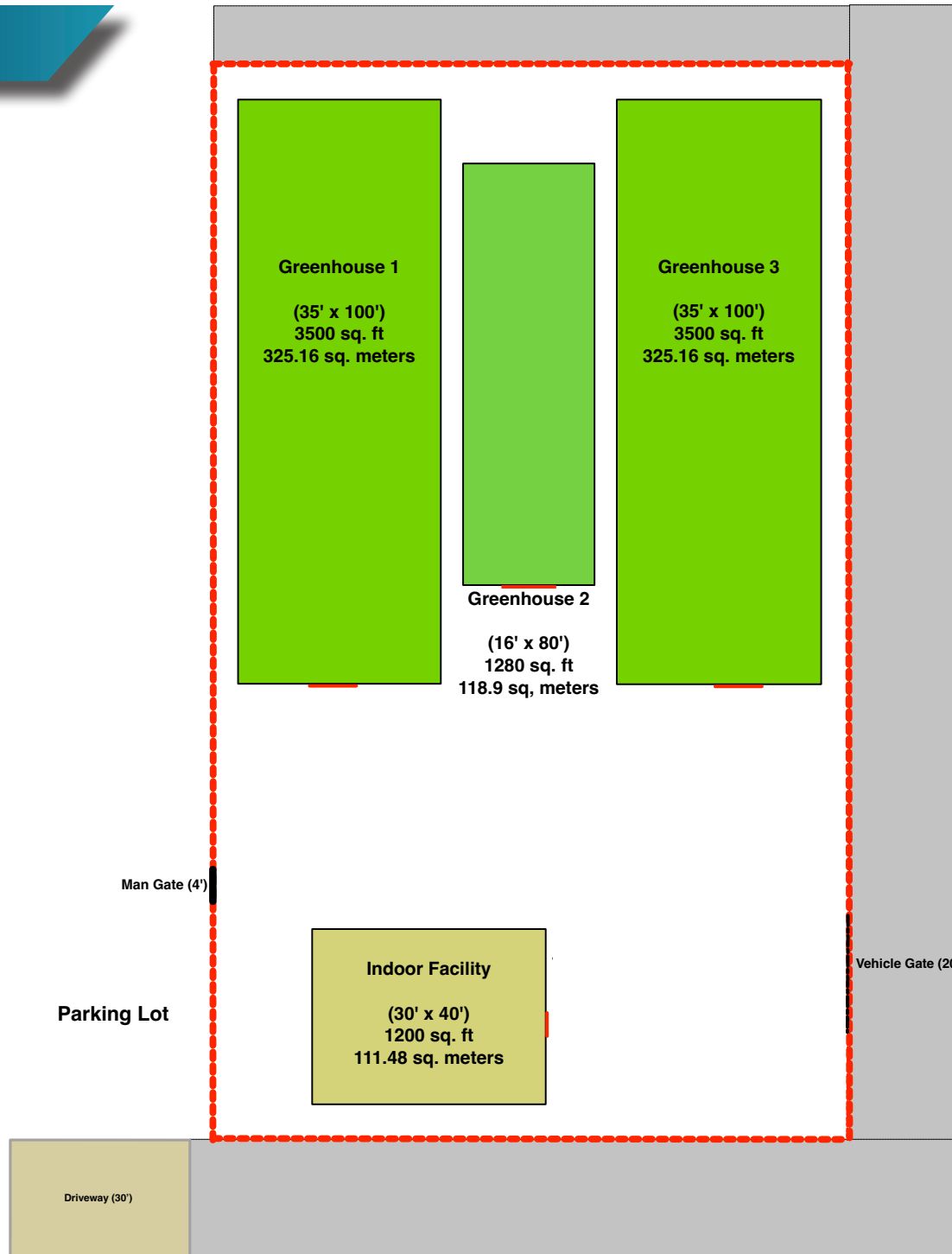
- 1,200 sf commercial building plus 3x greenhouses totaling over 8,200 sf on 0.58 acre lot
- Highly secure with full perimeter camera system, heavy grade security fence and reinforced entry gate
- Excess 1.16 acre vacant land directly adjacent to developed site
- Total 1.74 acre site
- Zoned MG - Industrial 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: \$550,000.00
PROPERTY TAX: \$4,949.28 (2024)

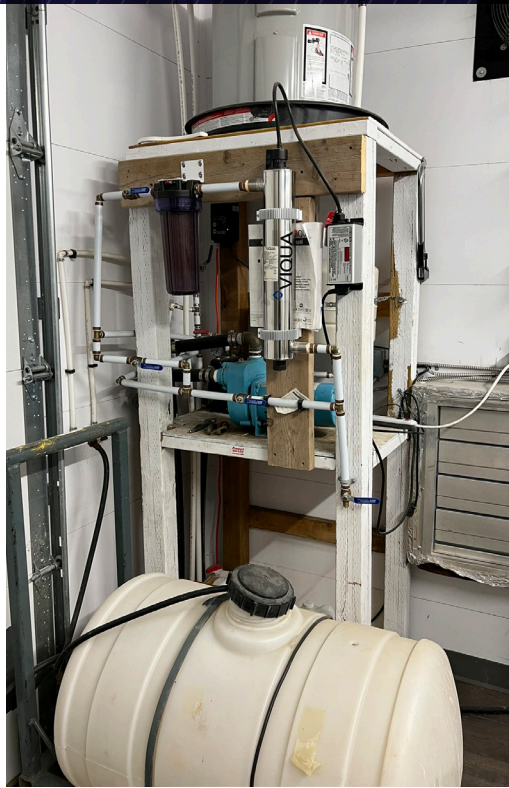


LOT	ROLL#
5	60029
6	60030
7	60031

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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