

# FOR SALE

## (+/-) 15,000 SF ON (+/-) 25 ACRES

### 1447 HIGHWAY 75, RM OF RITCHOT MB



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# PROPERTY HIGHLIGHTS

**(+/-) 15,004 SF AVAILABLE**

- Office Building SF: (+/-) 3,664
- Warehouse Building SF: (+/-) 11,340
- Fenced and gated yard space
- Additional revenue from Xplornet cell tower
- Weigh scale included
- Approximately 80 electrified staff parking stalls
- Zoning: AL - Agricultural Limited Zone
  - Conditional use in place for industrial use

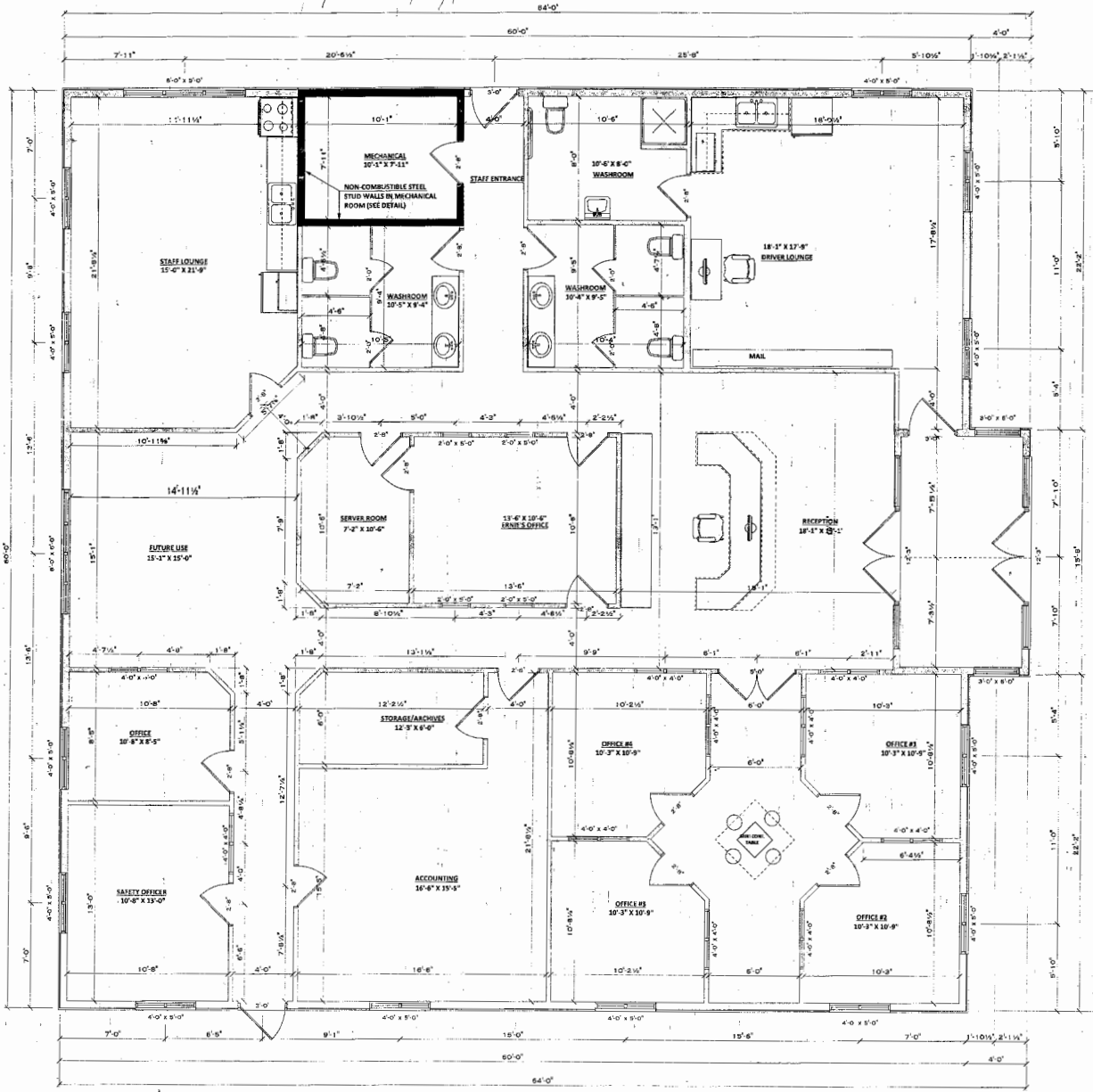
**SALE PRICE:** \$6,000,000

**PROPERTY TAX:** \$37,854.25 (2025)



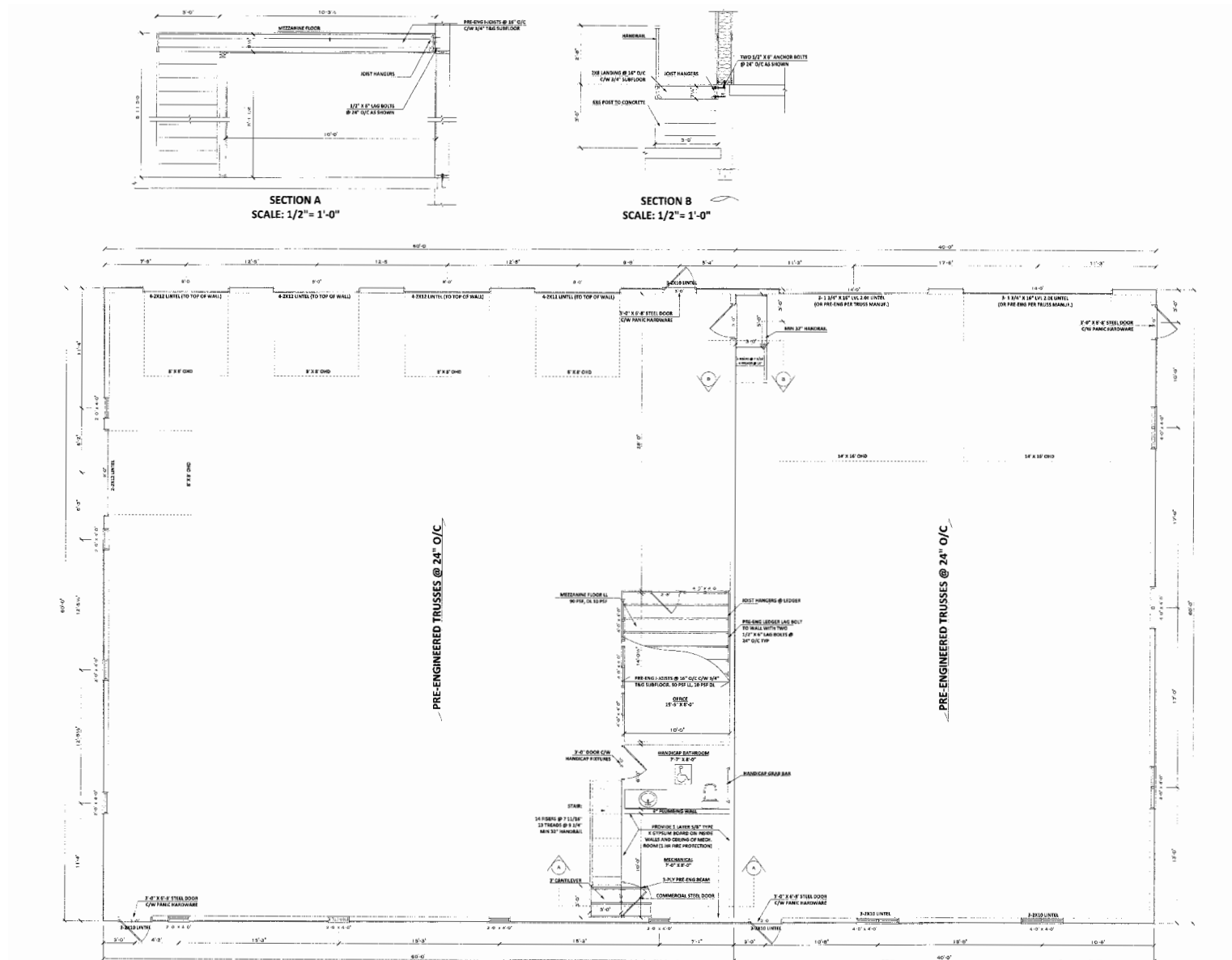
**ROLL # 268900**

# BUILDING



# FLOOR PLAN

# WAREHOUSE BUILDING



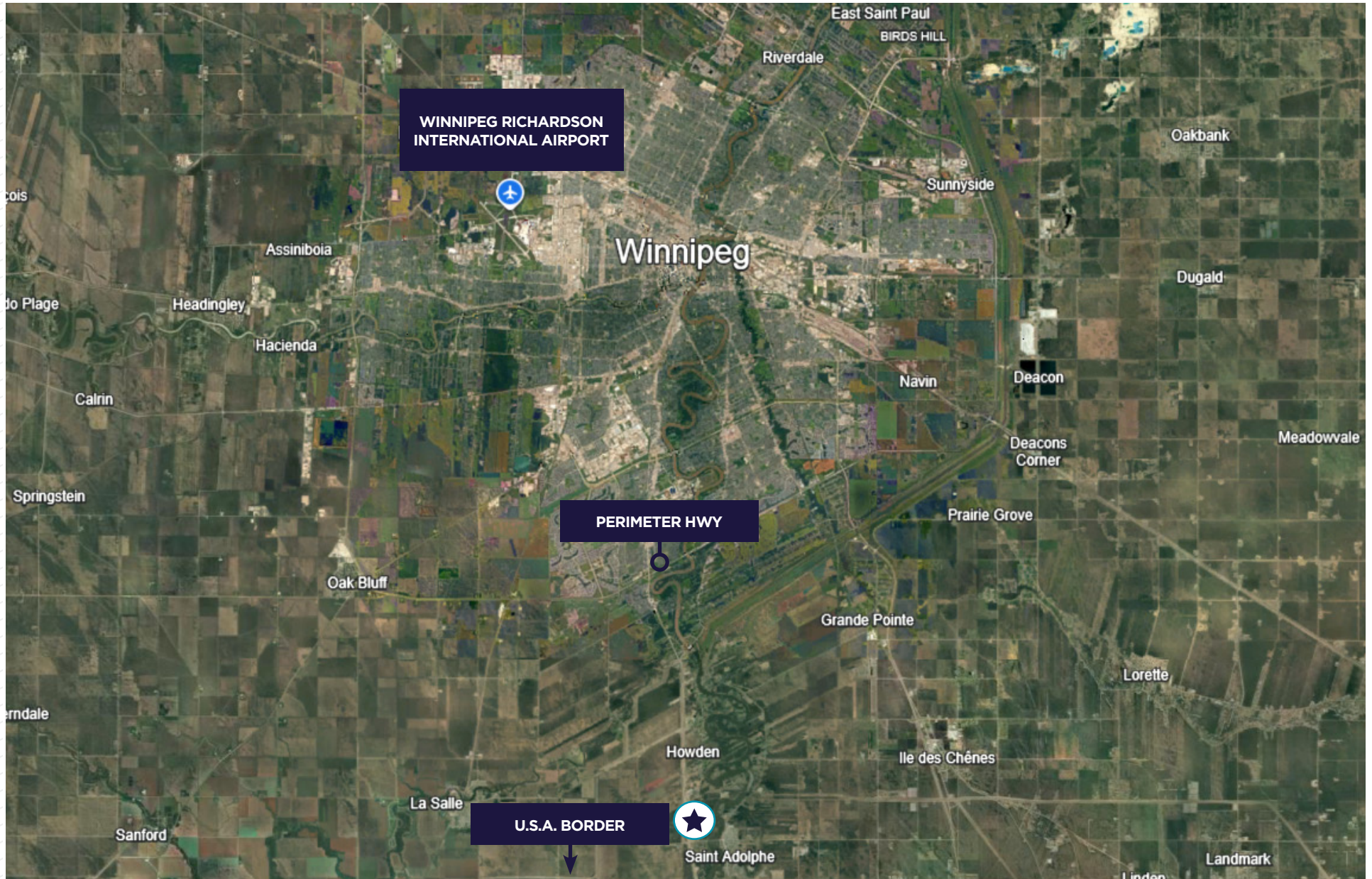


# AREA MAP

**9 MINS**  
TO SOUTH PERIMETER HWY

**40 MINS**  
TO WINNIPEG AIRPORT

**1 HOUR**  
TO U.S.A. BORDER





# PROPERTY PHOTOS





# PROPERTY PHOTOS







## CONTACT

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