

# HIGH VISIBILITY LAND FOR SALE IN EAST ST PAUL

## 6 RYAN WIRTH WAY



**CONTROLLED INTERSECTION**

**Brett Intrater**  
**Executive Vice President**

Brett Intrater Personal Real Estate Corporation  
T 204 934 6229  
C 204 999 1238  
brett.intrater@cwstevenson.ca

**Ryan Munt**  
**Executive Vice President**

Ryan Munt Personal Real Estate Corporation  
T 204 928 5015  
C 204 298 1905  
ryan.munt@cwstevenson.ca

**Karin Thielmann**  
**Senior Associate**

T 204 934 6226  
C 204 470 4715  
karin.thielmann@cwstevenson.ca

 **CUSHMAN & WAKEFIELD**  
Winnipeg





# PROPERTY HIGHLIGHTS

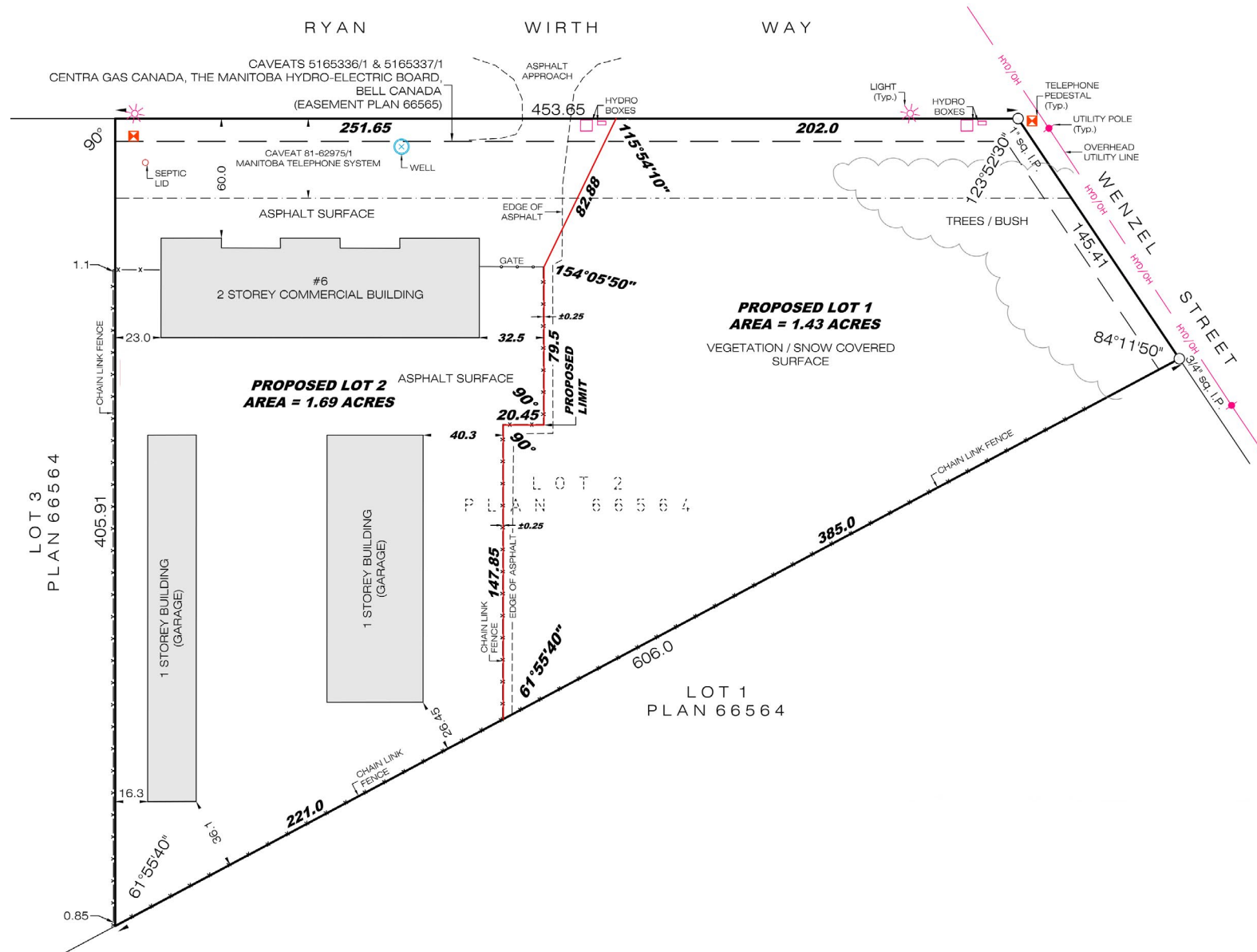
## (+/-) 1.43 ACRES AVAILABLE

- High-exposure location with strong visibility to passing traffic
- CH - Commercial Highway zoning offering a wide range of commercial uses
- Located within the RM of East St. Paul
- New signalized intersection at the Perimeter Highway providing direct access to Wenzel Road
- Approved subdivision plan
- Site Upgrades & Servicing:
  - Cleared and graded - fully prepared for development
  - 1200 A - 600V - 3 Phase Electrical Service
  - Geofabric and limestone base in place for stable site preparation
  - Due Diligence Materials
  - Clean Phase I ESA
  - Geotechnical report
  - Hydro service sketch

**SALE PRICE:** \$1,000,000



# SITE PLAN





# AERIAL OVERVIEW







## CONTROLLED INTERSECTION

## CONTACT

**Brett Intrater**  
**Executive Vice President**

Brett Intrater Personal Real Estate Corporation  
T 204 934 6229  
C 204 999 1238  
brett.intrater@cwstevenson.ca

**Ryan Munt**  
**Executive Vice President**

Ryan Munt Personal Real Estate Corporation  
T 204 928 5015  
C 204 298 1905  
ryan.munt@cwstevenson.ca

**Karin Thielmann**  
**Senior Associate**

T 204 934 6226  
C 204 470 4715  
karin.thielmann@cwstevenson.ca



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.