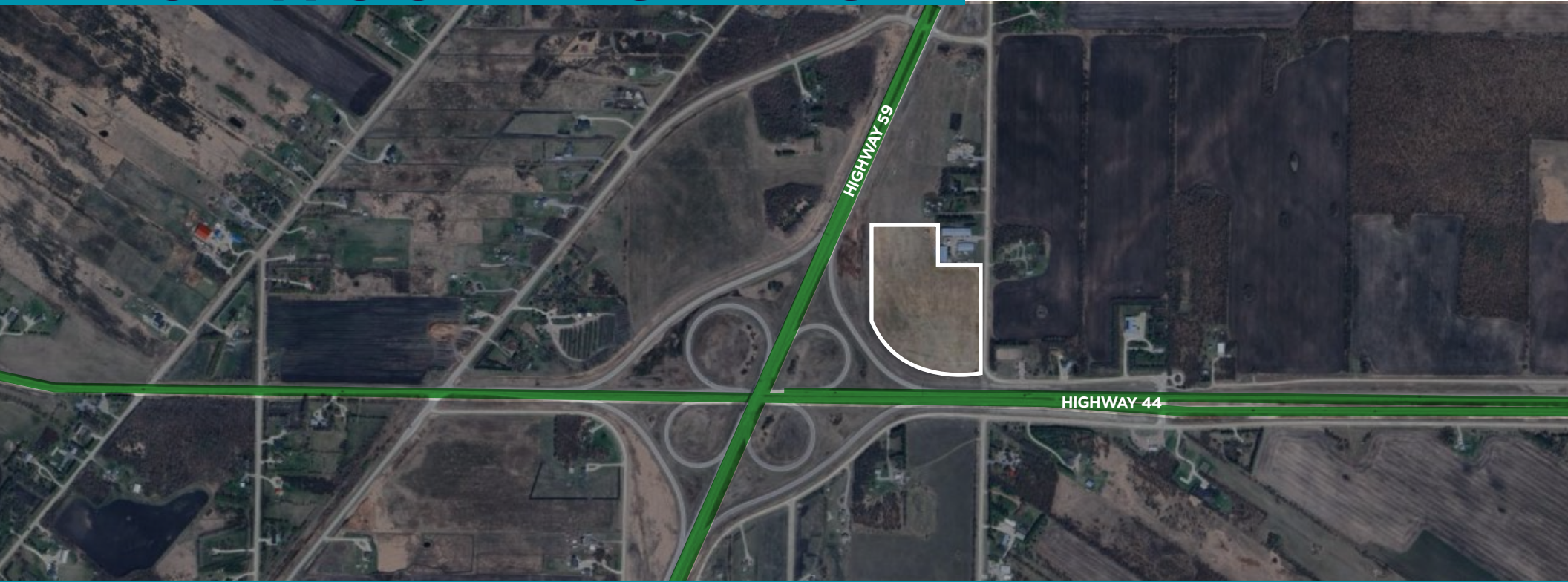


PRIME SMALL LOTS OFF HIGHWAY 59 RM OF ST CLEMENTS

IRONWOOD EXCHANGE



- SUBDIVISION PLAN APPROVED -

Ryan Munt

Executive Vice President

Ryan Munt Personal Real Estate Corporation

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PROPERTY HIGHLIGHTS

Ironwood Exchange is strategically located off Ashfield Road in the RM of St. Clements, at the highly visible corner of Highway 59 (Lagimodiere Boulevard) and Highway 44. This prominent intersection offers exceptional exposure to significant daily traffic volumes and regional commuters, with convenient access from both Highway 44 and Highway 59.

Commercial Highway Zoning (CH)

The property is zoned CH - Commercial Highway, permitting a wide range of commercial uses.

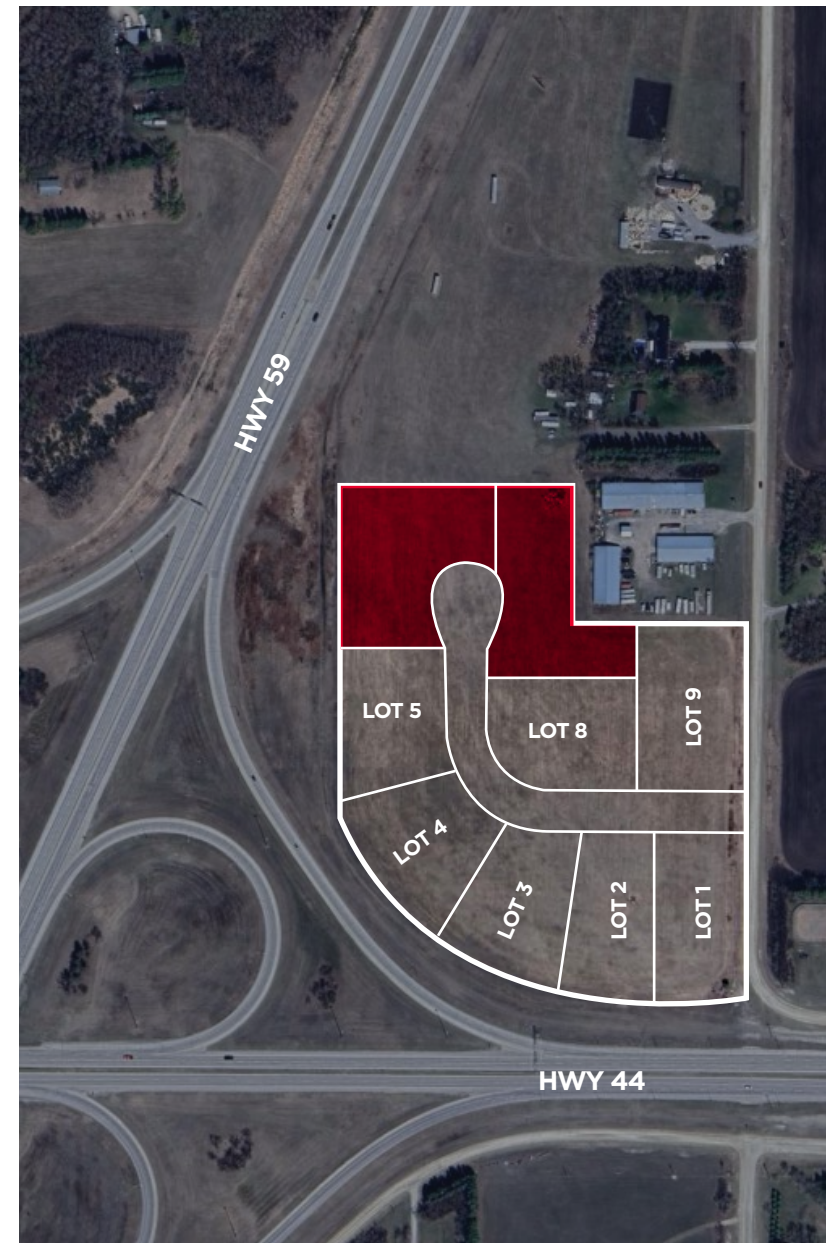
Tax Advantage Location

Situated outside the City of Winnipeg, Ironwood Exchange benefits from no City of Winnipeg business taxes, providing a meaningful operating cost advantage for owner-occupiers and tenants.

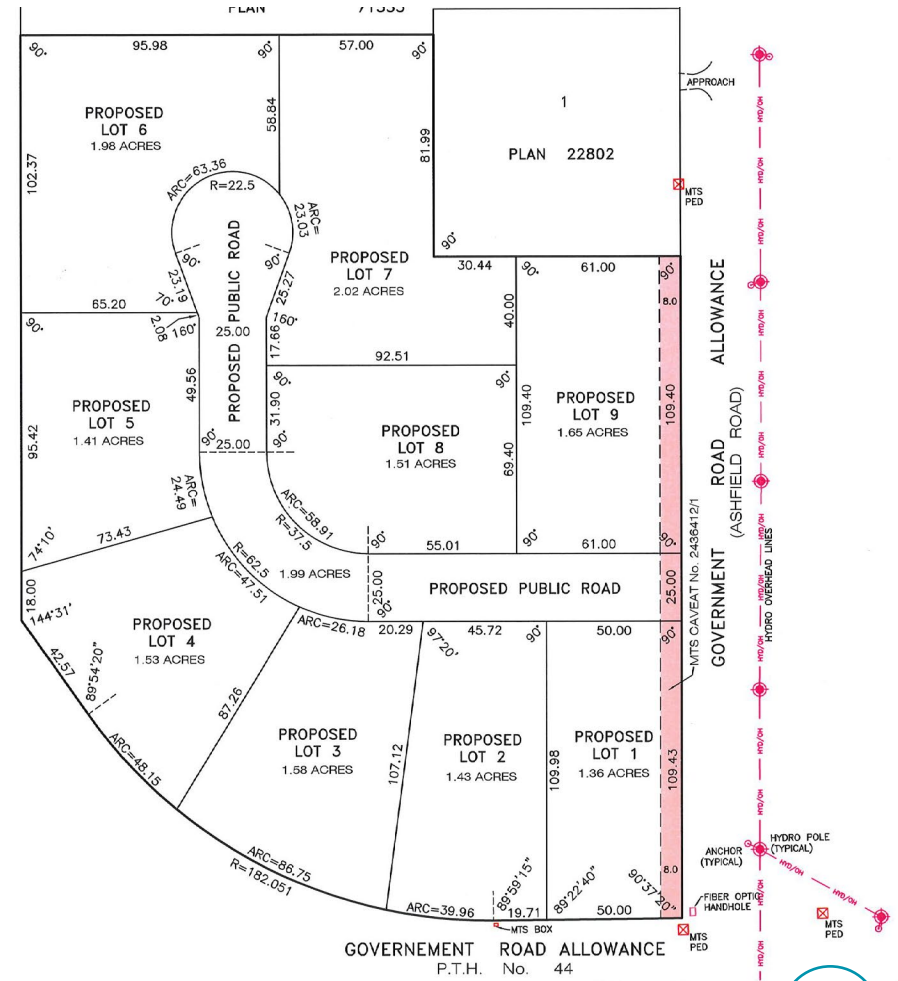
Development-Ready Site

Subdivision is complete, and internal road construction is currently underway, positioning the property for near-term development. The site offers flexibility for a range of commercial and residential development concepts.

| LOT # | ACRES (+/-) | SALE PRICE |
|-------|-------------|--------------|
| 1 | 1.36 | \$315,000.00 |
| 2 | 1.43 | \$330,000.00 |
| 3 | 1.58 | \$365,000.00 |
| 4 | 1.53 | \$355,000.00 |
| 5 | 1.41 | \$325,000.00 |
| 8 | 1.51 | \$320,000.00 |
| 9 | 1.65 | \$350,000.00 |



SITE PLAN



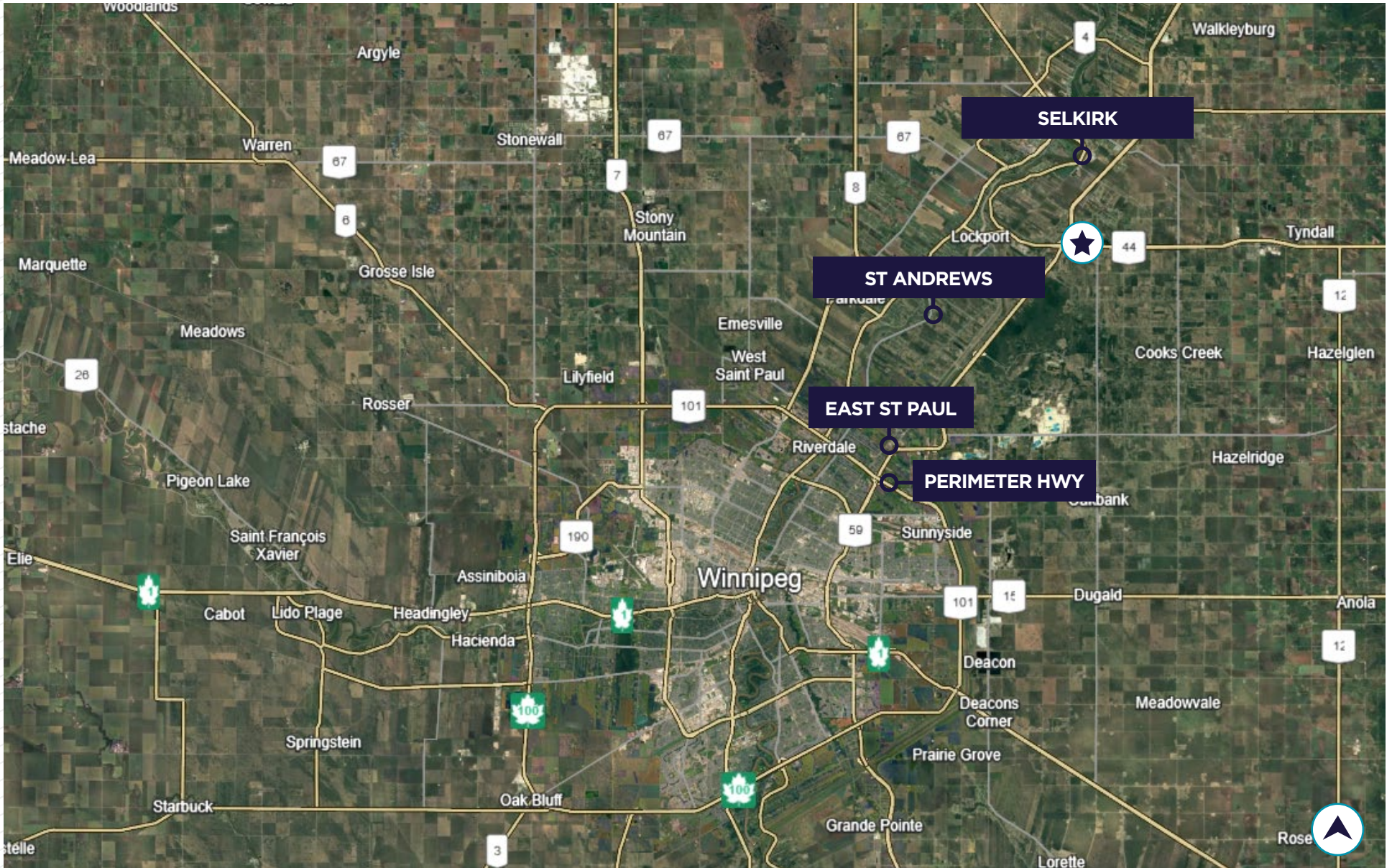
AREA MAP

6 MINS
SELKIRK, MB

14 MINS
PERIMETER HWY

12 MINS
EAST ST PAUL

16 MINS
ST ANDREWS AIRPORT



PERMITTED USES

Agricultural Commercial

Amusement Enterprise

Automobile:

Body shop

Sales, leasing & servicing

Service station

Storage compounds

Supplies

Bed and Breakfast

Cabarets and Cocktail Lounges

Contractor's Establishment:

Enclosed within a building

Outdoor storage

Dispatch Services:

Cleaning, couriers, taxi and similar services

Education:

Educational Facilities

Funeral Chapel, Parlour

Garden Centre

Halls - Public or Private

Health Services

Hotels and Motels

Lumber & Building Supply

Marina

Personal Service Establishment

Professional Offices & Support Services

Public:

Buildings

Utilities

Recreation Vehicles:

Sales & Service

Religious Facility

Residential:

Within rear ½ or second story

Single family dwelling

Multi family

Restaurants:

Concessions

Eat-in

Retail Business

Signs

Temporary Uses

Veterinary Clinics and Compounds

CONDITIONAL USES

Agricultural Shelter

Kennel

Manufacturing and Sales:

Carpentry or cabinetry

Monument and memorial products

Manufacturing and Sales not listed

Recreational - Public

Recreational - Commercial

Residential:

Mobile home

Care home, family day care home, private home day care

Day care centre, group care home, neighbourhood care

home, neighbourhood rehabilitation centre

Restaurants:

Drive through

Special Event

Truck Terminals

Waste Disposal Facility:

Recycling depot

Other Commercial Use not listed in this table



CONTACT

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