



Dugald Road Land, Winnipeg MB

Industrial development land on Dugald **for sale**

This ±17.40 acre parcel land is located in the Transcona Industrial area. The Trans-Canada and Perimeter Highway are less than 5 minutes away providing for easy access in all directions.

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Property Overview

This industrial development opportunity is located on Dugald Road in the Transcona area of Winnipeg.

The Trans-Canada and Perimeter Highway are less than 5 minutes away providing for easy access in all directions in and out of Winnipeg. Retail amenities in the area (the Regent & Lagimodiere shopping node) offer plenty of shopping and dining options less than 10 minutes away.

Size	5.00 - 17.40 acres
Frontage	2,469 feet along Dugald Road
Zoning	M3 - Heavy industrial
Property Taxes	TBD post subdivision
Sale Price	\$4,785,000 based on approx. \$275,000 per acre (smaller parcels priced at \$300,000 per acre).

To be subdivided from current larger CN Parcel – proposed to be ready for development in 2024.



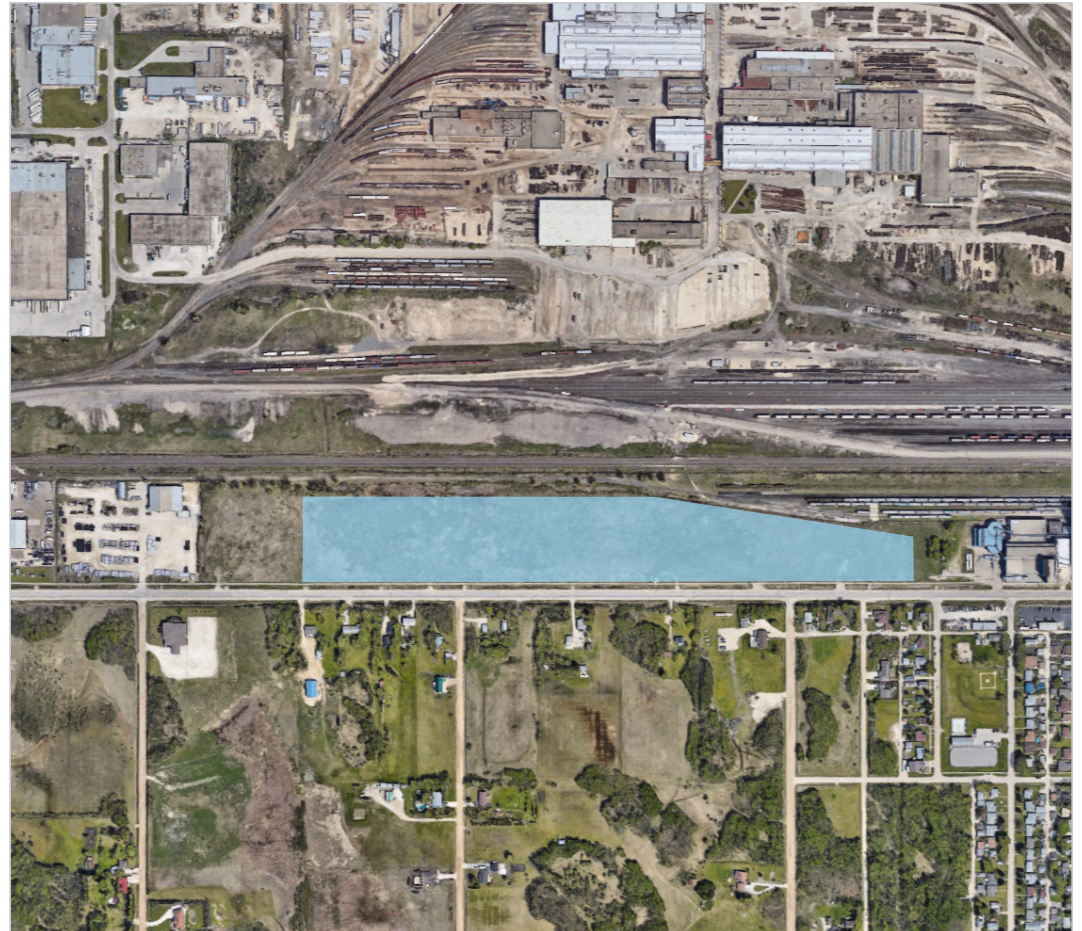
Access to major routes



Transcona neighbourhood



Development opportunity



Potential Lot Configurations



Nearby Amenities

 Subject property

- | | |
|----|---------------------|
| 1 | Boston Pizza |
| 2 | The Home Depot |
| 3 | Walmart Supercentre |
| 4 | Kildonan Place |
| 5 | Best Buy |
| 6 | Canadian Tire |
| 7 | Costco |
| 8 | Club Regent |
| 9 | Giant Tiger |
| 10 | Canada Inns |



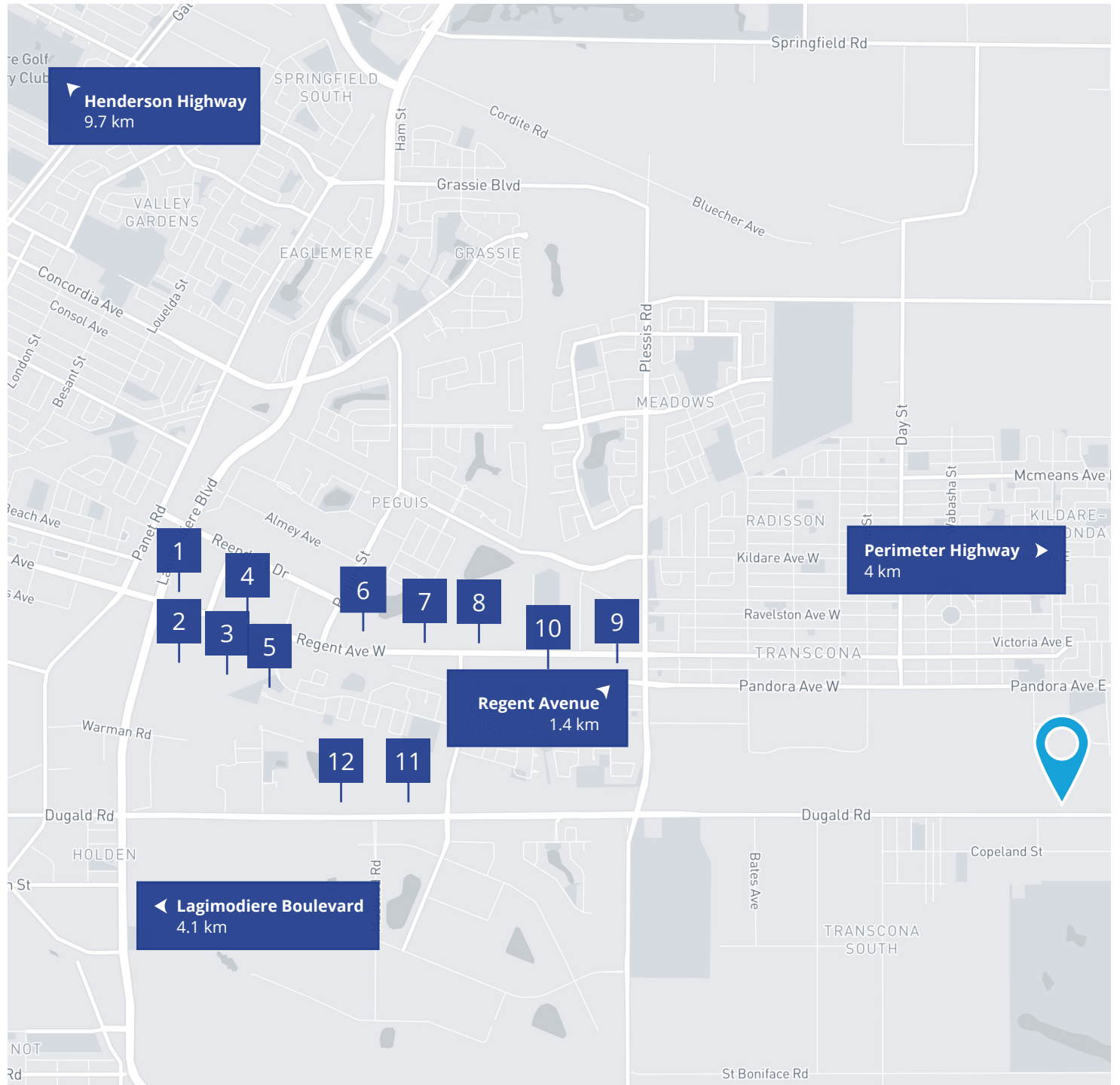
J.A.R. Airport

30 min. drive



Perimeter Highway

6 min. drive





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