

La Verendrye Rd 54 NE

PHASE 2

PHASE 1

PAVED SERVICE ROAD

PAVED SERVICE ROAD

Perimeter Highway

McGillivray Boulevard

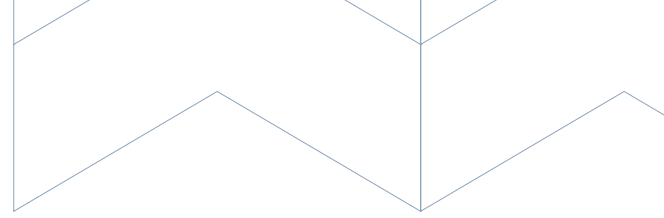
OAK BLUFF



La Verendrye Road 54 NE & Perimeter Highway, RM of MacDonald, Manitoba

Prime Industrial/Commercial Lots

For Sale 



Phase 1

Ranging from +/- 1.12 to 27.43 acres

LOT SIZES

+/- 92.00 acres

DEVELOPMENT LAND AREA

\$425,000/acre - Corner Frontage Lot

\$395,000/acre - Interior Frontage Lot

\$375,000/acre - Corner Rear Lot

\$350,000/acre - Interior Rear Lot

SALE PRICE

Early 2025, or sooner

AVAILABILITY

ML - Industrial Light

ZONING

- **Designated by the MacDonald Richot Planning District - Enterprise Centre Policy**

Phase 2

+/- 167.00 acres

EXPANSION LAND AREA

ML - Industrial Light

ZONING

- **Designated by the MacDonald Richot Planning District - Agricultural Policy**

Features

- Exceptional opportunity to acquire prime industrial / commercial lots in the thriving community of Oak Bluff
- Various lot sizes and configurations available
- The combined properties consist of +/- 259.00 acres of fully serviced land, with potential for the future development of the proposed Industrial Business Park
- No business taxes and low property taxes
- Access to property from paved service road
- Permitted uses include light manufacturing, processing, warehouse, wholesale and distribution operations, offices, personal service storefronts & retail. Contact agent for full list of permitted uses
- Prominent exposure and high visibility from passing traffic
- Equipped with essential utilities, including water, electricity, sewage, and telecommunications
- Conveniently located less than 10 minutes from Winnipeg, and with easy access to major highways, this property enjoys excellent connectivity to urban centers and surrounding rural communities
- Proposed interchange planned for McGillivray Boulevard and Perimeter Highway to accommodate the anticipated future population of Winnipeg and the surrounding communities. Additionally it'll support the upgrade of the Perimeter Highway to a modern day freeway

Highlights



Prime Location

IN THE HEART OF OAK BLUFF



Great Exposure

AND VISIBILITY FROM
PERIMETER HIGHWAY



Excellent Access

TO MAJOR TRANSPORTATION
ROUTES



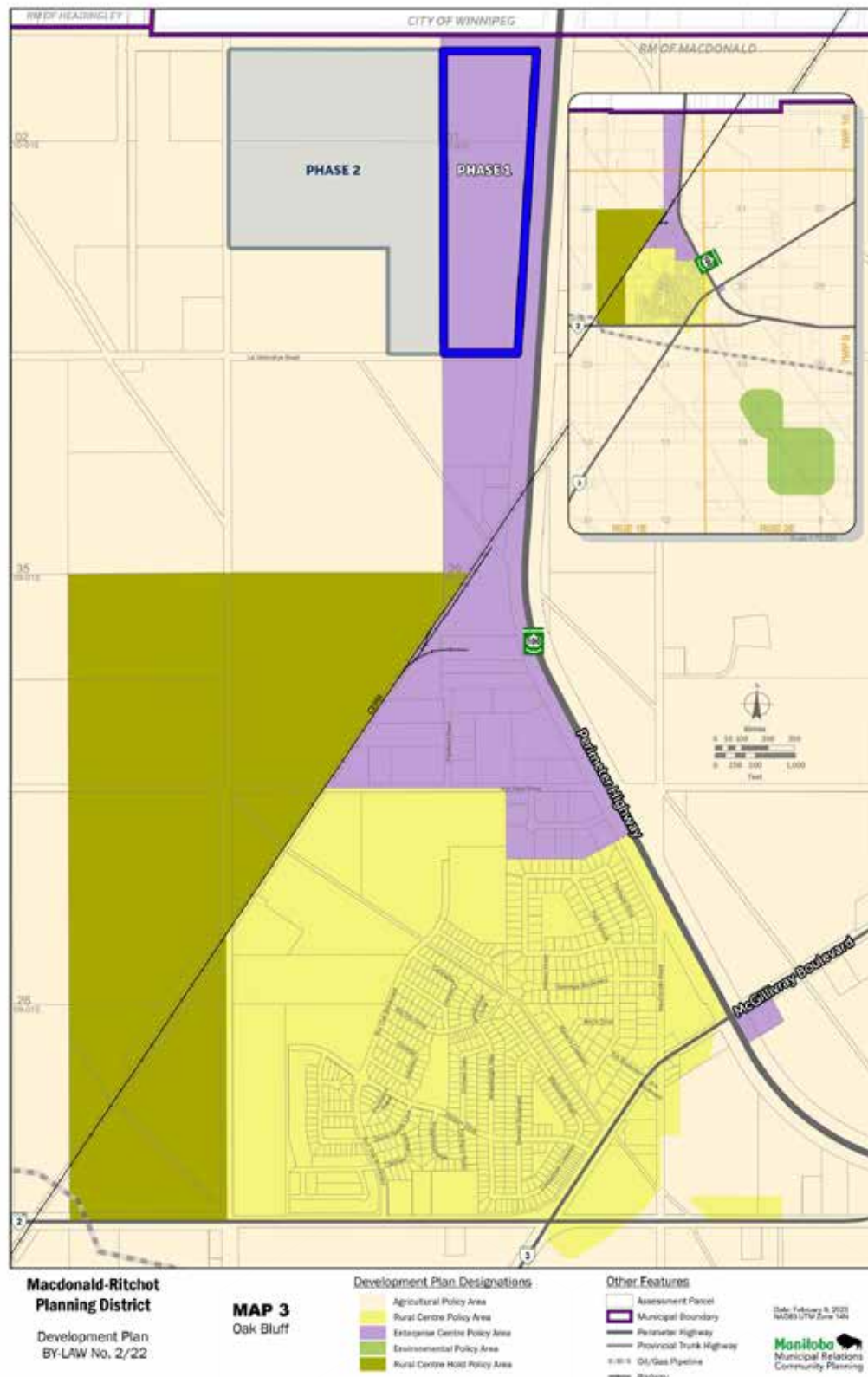
Ideally Suited For

INDUSTRIAL &
COMMERCIAL USES

Site Plan



MacDonald Richot Planning District Plan





Connect with us today!

iciproperties.com

Brennan Pearson

EXECUTIVE VICE PRESIDENT, PARTNER

bpearson@iciproperties.com

204-291-5003

Ken Zacharias

VICE PRESIDENT

kzacharias@iciproperties.com

204-795-8040

Tyson Preisentanz*

SENIOR VICE PRESIDENT

tpresentanz@iciproperties.com

204-782-6183

DISCLAIMER Information herein has been obtained from sources deemed reliable; however, neither the Vendor/Landlord nor ICI Properties guarantees, warrants, or represents, expressly or impliedly, its completeness or accuracy. Projections, opinions, assumptions, or estimates, if any, are provided as examples only and may differ materially from actual results. Purchasers and tenants are responsible for conducting their own due diligence. The property may be withdrawn without notice. Neither the Vendor/Landlord nor ICI Properties assumes liability for any loss or damage arising from reliance on this information. If the recipient has executed a confidentiality agreement related to this matter, such information is subject to its terms. ©2025 ICI Properties. All rights reserved.

*Services provided by 2023 Tyson Preisentanz Personal Real Estate Corporation

For Sale 

La Verendrye Road 54 NE & Perimeter Highway, RM of MacDonald, Manitoba
iciproperties.com