

Pittsburg Avenue Development

Selkirk

Available Commercial Land

Location Map



- Situated in along Pittsburg Avenue between Sophia Street and Main Street
- Proximity to a major transportation network, utility corridor and major big box retail development.
- Direct access to Centreport, Winnipeg International and St. Andrews airports, and the trans-continental CPR line.
- Entire development extends 2.09 acres. Land designated Urban Neigbourhood (UN) and Strip Commercial (C3) on the City of Selkirk Zoning Bylaw No. 4968.
- The land is City-owned and available for purchase or lease within the development.
- Land is fully serviced by asphalt road with the ability to connect to the City's water and wastewater systems and all utilities.
- Serving as a transition and barrier between heavy industrial and residential land use.

Site Information

Location Located along Pittsburg Avenue between Main and Sophia Streets,

legally described as Lot 20/33, Block 16, Plan 2331. SE section of the

City

Owner City of Selkirk

Size of Sites Available Provides 13 individual lots comprised of approximately 50 feet frontage

each for 12 lots and 100 feet for one lot. Total land parcel is 2.09 acres

with a frontage of 700.5 feet and a depth of 125 feet.

Zoning Designated as Strip Commercial (C3) – Multi-tenant sites for retail

business, recreational, social, cultural and administrative land uses

Present Use Vacant – Commercial

Previous Use Agricultural Land

Access Provincial Highway connections to Winnipeg and interprovincial

highway network

Nearest Airport St. Andrews Airport (18 kms) and Winnipeg James Armstrong

International Airport (49 kms)



Site Information

Electricity & Natural Gas Manitoba Hydro

Telecom / High-Speed Fibre Bell MTS

Water Service City of Selkirk

Sewer Service City of Selkirk

Purchase Price Lots Prices starting at \$59,900 each (12 lots) to \$99,900 (one large lot). City

will consider \$615,000 plus taxes for all lots purchased together

Property Tax Rate 2019 Non-Residential Mill Rate: 45.555

Development ChargesCapital levy included in purchase price

Water & Wastewater Rates Quarterly Service Charge (2021) \$ 27.50

Water (per cubic metre) \$ 2.44 Wastewater (per cubic metre) \$ 3.07 5/8" Minimum Quarterly – Water & Wastewater* \$104.64

* Based on 14 cubic metres

** Minimum charge for any quantity will be \$20.00

Building Permit Fees \$180 for the first \$1,000 and \$11.95 for each additional \$1,000 in

construction value



Development Location

HWY9

Air Access

- Richardson
 International
 Airport (Winnipeg)
- St. Andrews Airport (RM St. Andrews)

Rail Access

· Canadian Pacific Rail

Road Access

- 27.7 kms or 21 minutes to the Winnipeg Perimeter Hwy
- Highway 9

Pittsburg Avenue
Development

MainSt

Tø Selkirk Downtown

Gerdau MRM Steel



- 27.7 kms or 21 minutes to the Winnipeg Perimeter Hwy
- Highway 9A





Pittsburg Avenue Development





Site Configuration

- 13 individual lots comprised of approximately 50 feet frontage each for 12 lots and 100 feet for one lot.
- Total land parcel is 2.09 acres with a frontage of 700.5 feet and a depth of 125 feet.
- Zoned C3 Strip Commercial – Multi-tenant sites for retail business, recreational, social, cultural and administrative land uses

Available Lots

Lot No.	Size	Frontage	Asking Price
Lot 20/21	0.30 acres	100 ft	\$99,900
Lot 22	0.10 acres	50 ft	\$59,900
Lot 23	0.10 acres	50 ft	\$59,900
Lot 24	0.10 acres	50 ft	\$59,900
Lot 25	0.10 acres	50 ft	\$59,900
Lot 26	0.10 acres	50 ft	\$59,900
Lot 27	0.10 acres	50 ft	\$59,900
Lot 28	0.10 acres	50 ft	\$59,900
Lot 29	0.10 acres	50 ft	\$59,900
Lot 30	0.10 acres	50 ft	\$59,900
Lot 31	0.10 acres	50 ft	\$59,900
Lot 32	0.10 acres	50 ft	\$59,900
Lot 33	0.10 acres	50 ft	\$59,900

City will consider \$615,000 plus taxes for all lots purchased together

Potential Uses

- Commercial Use
- Professional, Financial, and Office Support
- Warehouse, Storage, & Distribution Facility

Contact us to discuss your business needs

Sustainable Economic Development City of Selkirk

Edward Suzuki

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Selkirk Where it all comes together