

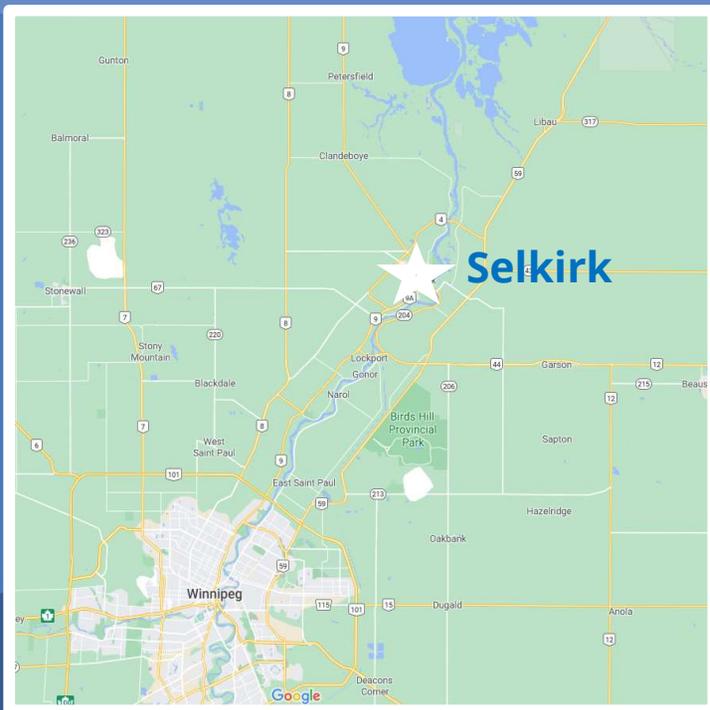


# Selkirk Business Park

CITY OF  
**Selkirk**

# Available Industrial Land

## Location Map



- Situated in along the intersection of Highway 9A and Easton Drive
- 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 over 275 acres. Land designated for Phase 1 has been zoned as light industrial.
- The land is City-owned and available for purchase within the development.
- Full services include electrical, natural gas, water, wastewater, and telecommunications/ high-speed.
- Rough grading will be completed on sites upon site plan approval.

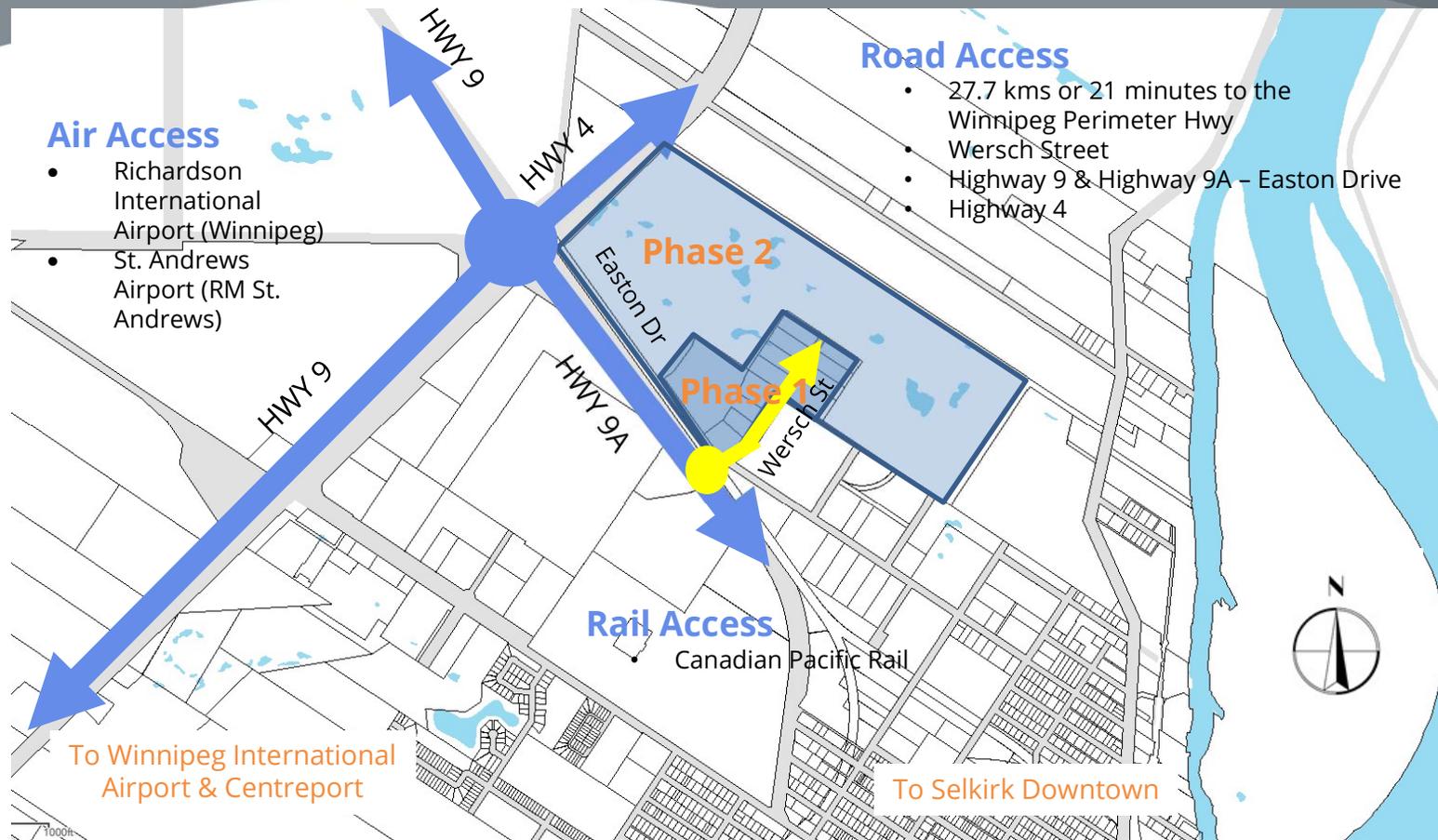
# Site Information

<b>Location</b>	Located on PTH 9A opposite the new regional hospital. NW section of the City
<b>Owner</b>	City of Selkirk
<b>Size of Sites Available</b>	Phase 1 provides 11 lots with lot sizes starting at 1.52 acres to 12.83 acres designed with flexibility
<b>Zoning</b>	Light Industrial (MI) – Light industry/ manufacturing, back office, warehousing, distribution, showroom
<b>Present Use</b>	Vacant – Industrial
<b>Previous Use</b>	Agricultural Land
<b>Access</b>	Provincial Highway connections to Winnipeg and interprovincial highway network
<b>Nearest Airport</b>	St. Andrews Airport (18 kms) and Winnipeg James Armstrong International Airport (49 kms)

# Site Information

<b>Electricity &amp; Natural Gas</b>	Manitoba Hydro
<b>Telecom / High-Speed Fibre</b>	Bell MTS
<b>Water Service</b>	City of Selkirk
<b>Sewer Service</b>	City of Selkirk
<b>Purchase Price</b>	Lots Prices starting at \$71,000 to \$160,000
<b>Property Tax Rate 2019</b>	Non-Residential Mill Rate: 45.555
<b>Development Charges</b>	Capital levy included in purchase price
<b>Water &amp; Wastewater Rates</b>	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
<b>Building Permit Fees</b>	\$180 for the first \$1,000 and \$11.95 for each additional \$1,000 in construction value

# Park Location



# Selkirk Business Park



## Location

- 9 and 9A Hwy Access
- Rail Access Available and Easements
- City Service - Development Agreement Ready
- Synergy from established industrial properties
- New \$36M City Water & Sewer water Treatment Facility

## Site Configuration

- 11 lots designed with flexibility to suit individual business needs
- Subdivided into individual parcels ranging in size from 1.52 to 12.83 acres, allows for immediate development
- Zoned MI Industrial - Light industry / manufacturing, warehousing and distribution, business park, wet industry

## Available Lots

Lot No.	Size	Frontage	Asking Price
Lot 5	1.92 acres	58.52 m	\$159,663
Lot 6	1.80 acres	54.86 m	\$146,516
Lot 7	1.80 acres	54.86 m	\$146,516

## Potential Uses

- Manufacturing
- Light Industrial Use
- Professional, Financial, and Office Support
- Warehouse, Storage, & Distribution Facility

# Selkirk Business Park Parcel Description

Description	Lot 5 *	Lot 6	Lot 7	Lot 8
Lot Width	192 feet	180 feet	180 feet	199 feet
Lot Area	1.52 ac	1.80 ac	1.80 ac	1.99 ac
Price	\$159,663.72	\$146,516.13	\$146,516.13	\$153,926.47
Address	27 Wersch St.	33 Wersch St.	39 Wersch St.	45 Wersch St.
Roll	269364	269366	269368	269370
Survey	5-60001	6-60001	7-60001	8-60001
Zone	MP	MP	MP	MP
Assess Measure	192.00 F	180.00 F	180.00 F	199.36 F
Area	1.90 acres	1.80 acres	1.80 acres	2.00 acres

Note: \* Lot width includes 39-foot easement consisting of 0.39 acres along south lot boundary

# Industrial Park Services

## 3-Phase Electrical & Communication

12.47 kV distribution and 2500 kVA capacity.

Fibre connectivity

Underground electric distribution services, street lighting, gas, cable and telephone lines installed in street right-of-way and/or the utility easement area

## Natural Gas

4" steel natural gas main is in proximity of the development

## Water and Wastewater

8-inch wastewater sewer and 1.5-inch water service connections extended up to 4 meters inside lot's front property line

## Storm Water Management

Natural drainage ditches are constructed on both sides of the roadways and include culverts beneath the driveways

## Paved Roads

Roads shall be paved with Bituminous Asphalt to Manitoba Highways Class B standard specifications.

Roads shall be graded and graveled, and asphalt will be installed on the roads



# Contact us to discuss your business needs

## Sustainable Economic Development City of Selkirk

### **Edward Suzuki**

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