

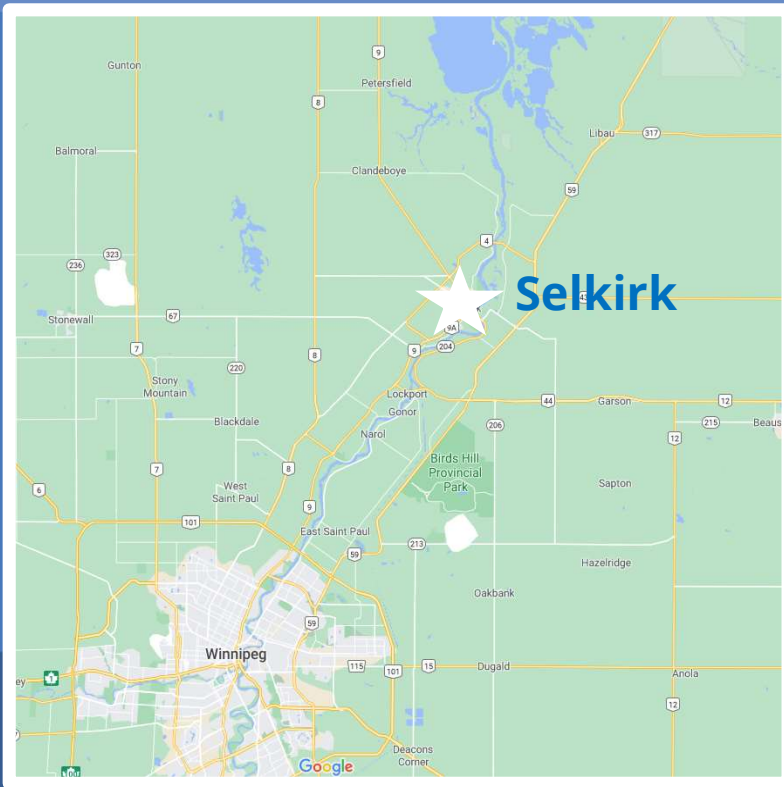


# Selkirk Business Park

CITY OF  
**Selkirk**

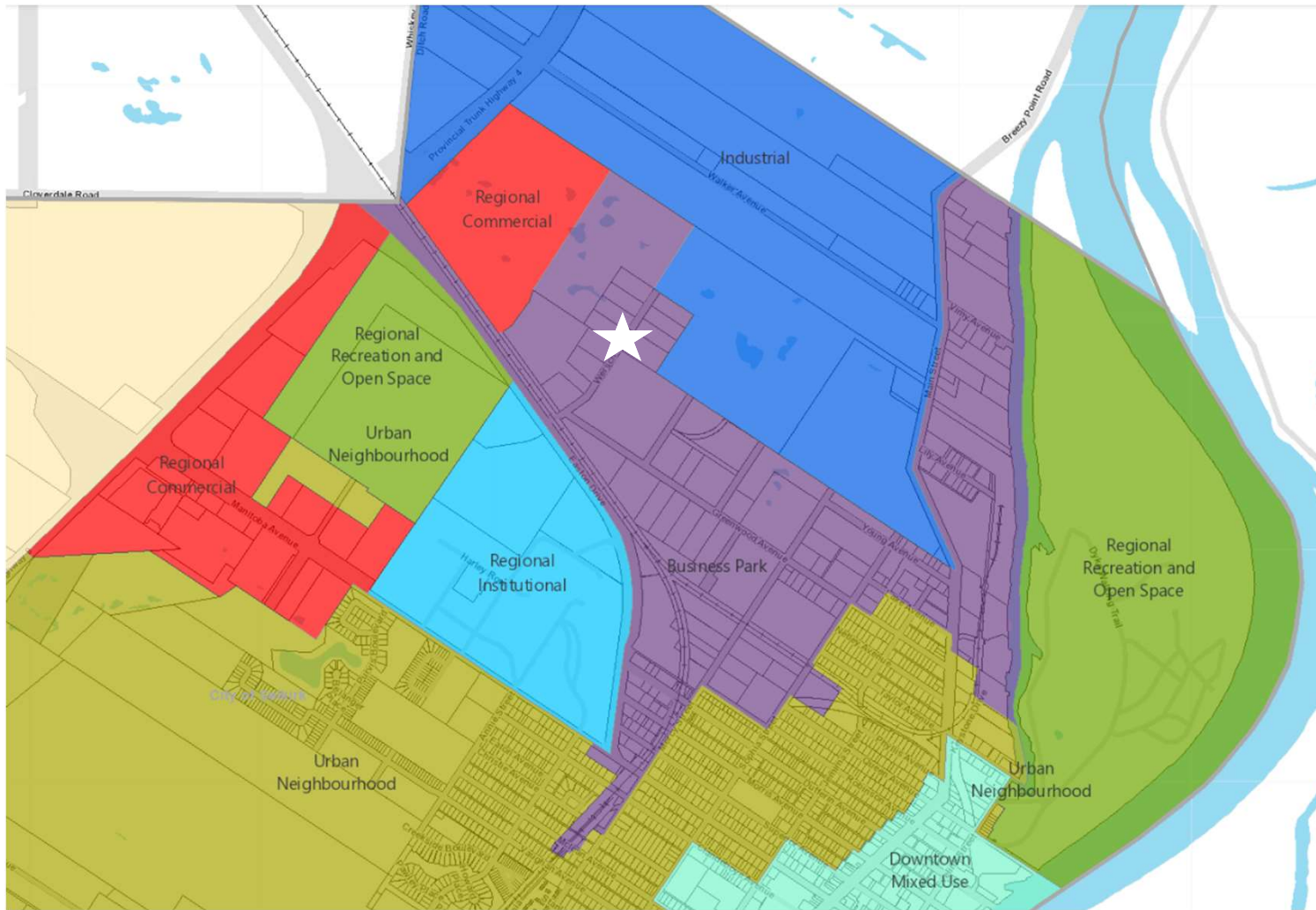
# Available Industrial Land

## 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.

# Selkirk Business Park



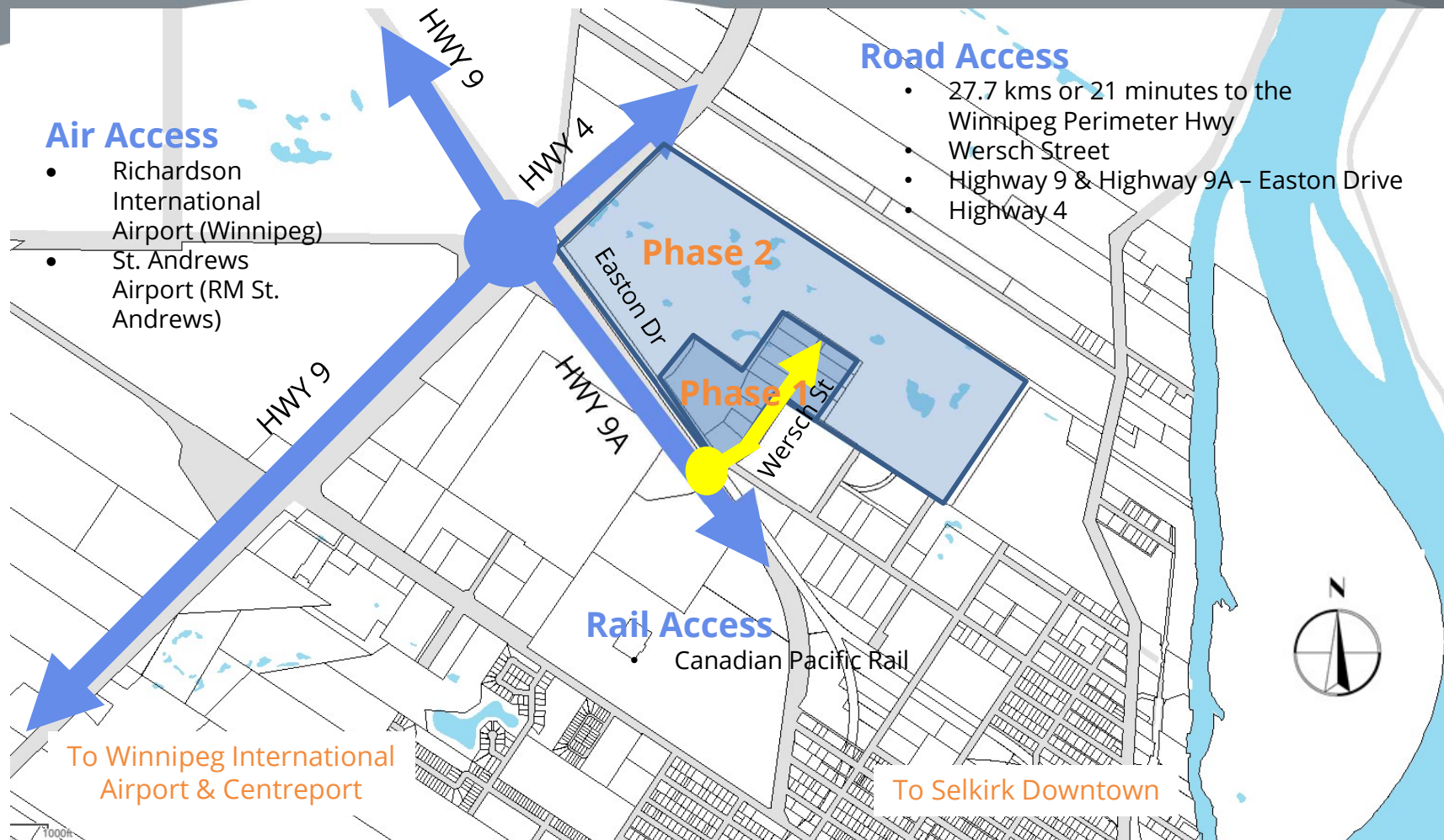
## Key Companies

- Black Cat Wear Parts
- Castle Metals
- Easton Place Pharmacy
- Interlake Biohazard Restoration
- International Pipe
- Karrich Industries
- Kinetic Machine Works
- Kodiak Shelter Systems
- Manitoba Hydro
- Metcan Industrial Corporation
- Precision Laser
- Red Bomb Fireworks
- The Window Factory Ltd.
- United Chemical

32 business operations  
44% operate with 5 to 19 employees  
34% Sales from \$1M to \$20M  
Mainly manufacturing and wholesale trade industries



# Park Location



# 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

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 – Contact for Price								
Property Tax Rate 2019	Non-Residential Mill Rate: 45.555								
Development Charges	Capital levy included in purchase price								
Water & Wastewater Rates	<table><tr><td>Quarterly Service Charge (2021)</td><td>\$ 27.50</td></tr><tr><td>Water (per cubic metre)</td><td>\$ 2.44</td></tr><tr><td>Wastewater (per cubic metre)</td><td>\$ 3.07</td></tr><tr><td>5/8" Minimum Quarterly – Water &amp; Wastewater*</td><td>\$104.64</td></tr></table> <p>* Based on 14 cubic metres ** Minimum charge for any quantity will be \$20.00</p>	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
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Water (per cubic metre)	\$ 2.44								
Wastewater (per cubic metre)	\$ 3.07								
5/8" Minimum Quarterly – Water & Wastewater*	\$104.64								
Building Permit Fees	\$180 for the first \$1,000 and \$11.95 for each additional \$1,000 in construction value								

# Selkirk Business Park

Phase 2

Phase 2



## 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	Contact for Price
Lot 6	1.80 acres	54.86 m	
Lot 7	1.80 acres	54.86 m	

## 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 – Sold
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	Contact for Price	Contact for Price	Contact for Price	Sold
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 Bitumous 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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City of Selkirk

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The logo for the City of Selkirk features the words "CITY OF" in a small, white, sans-serif font positioned above the word "Selkirk". "Selkirk" is written in a large, bold, white, sans-serif font. The background consists of several overlapping, curved shapes in various shades of blue, creating a layered, abstract effect.

CITY OF  
**Selkirk**

Where it all comes together