



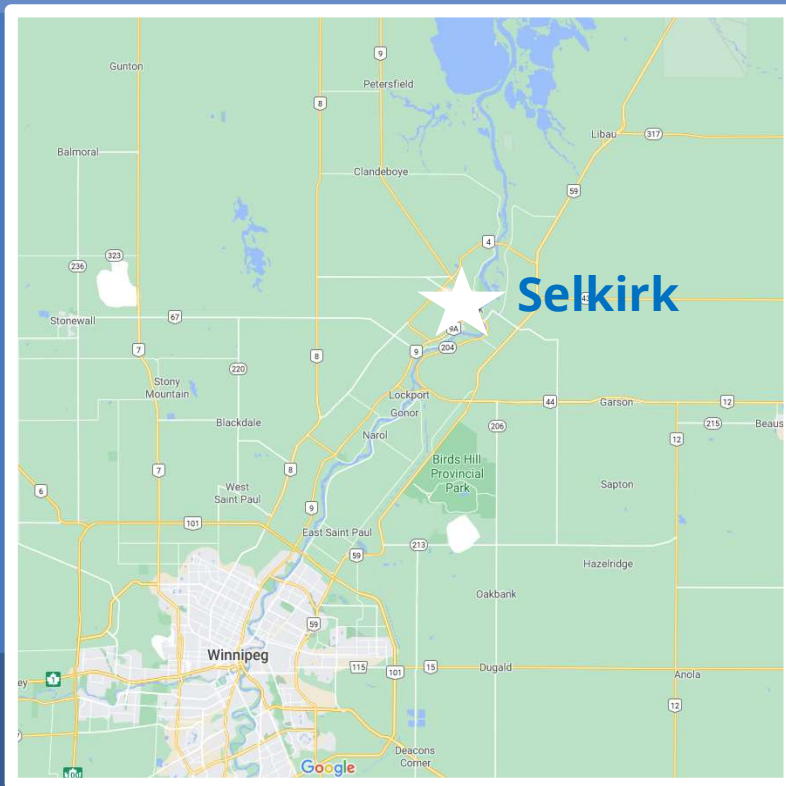
# Pittsburg Avenue Development

CITY OF  
**Selkirk**

# Available Commercial Land

- 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 Neighbourhood (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.

## Location Map



# Site Information

<b>Location</b>	Located along Pittsburg Avenue between Main and Sophia Streets, legally described as Lot 20/33, Block 16, Plan 2331. SE section of the City
<b>Owner</b>	City of Selkirk
<b>Size of Sites Available</b>	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.
<b>Zoning</b>	Designated as Strip Commercial (C3) – Multi-tenant sites for retail business, recreational, social, cultural and administrative land uses
<b>Present Use</b>	Vacant – Commercial
<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 \$59,900 each (12 lots) to \$99,900 (one large lot). City will consider \$615,000 plus taxes for all lots purchased together								
<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>	<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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Wastewater (per cubic metre)	\$ 3.07								
5/8" Minimum Quarterly – Water & Wastewater*	\$104.64								
<b>Building Permit Fees</b>	\$180 for the first \$1,000 and \$11.95 for each additional \$1,000 in construction value								

# Development Location

## Road Access

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

## Air Access

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

## Rail Access

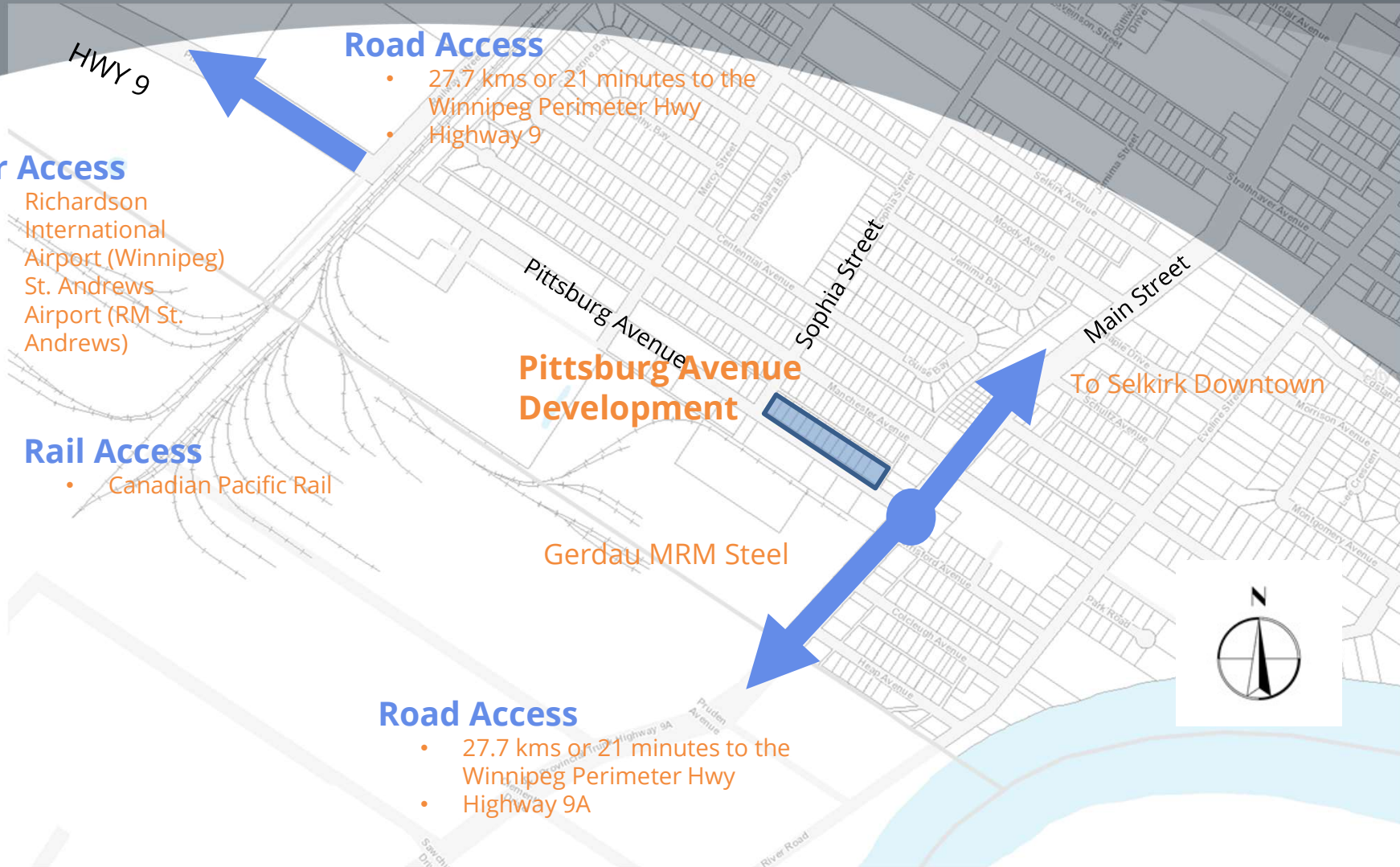
- Canadian Pacific Rail

## Pittsburg Avenue Development

Gerdau MRM Steel

## Road Access

- 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	Contact for Price
Lot 22	0.10 acres	50 ft	
Lot 23	0.10 acres	50 ft	
Lot 24	0.10 acres	50 ft	
Lot 25	0.10 acres	50 ft	
Lot 26	0.10 acres	50 ft	
Lot 27	0.10 acres	50 ft	
Lot 28	0.10 acres	50 ft	
Lot 29	0.10 acres	50 ft	
Lot 30	0.10 acres	50 ft	
Lot 31	0.10 acres	50 ft	
Lot 32	0.10 acres	50 ft	
Lot 33	0.10 acres	50 ft	

City will consider offer 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**

Economic Development Officer  
City of Selkirk

200 Eaton Avenue, Selkirk, MB  
R1A 0W6

Tel: 204-785-3474

Email:

[esuzuki@cityofselkirk.com](mailto:esuzuki@cityofselkirk.com)

Website: [selkirknow.ca](http://selkirknow.ca)



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