

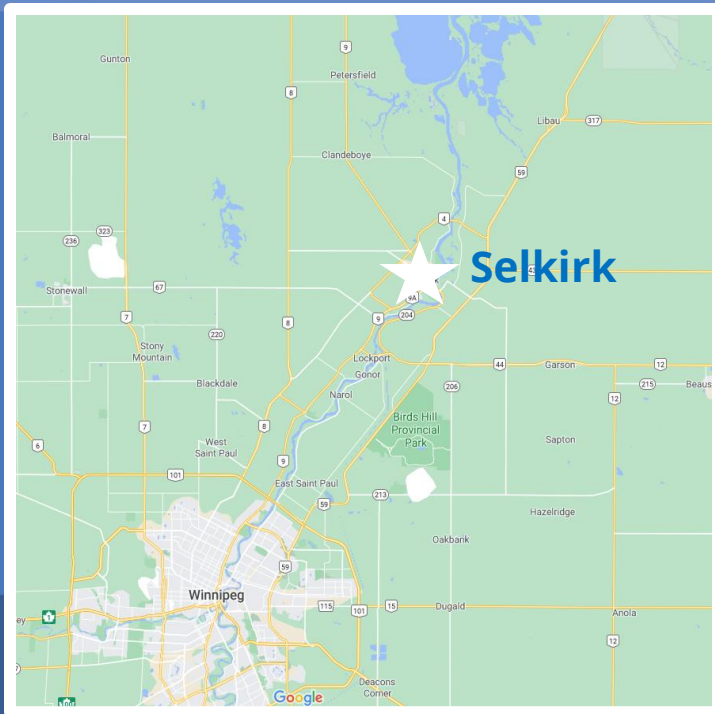


Pittsburg Avenue Development

CITY OF
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 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.

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)

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

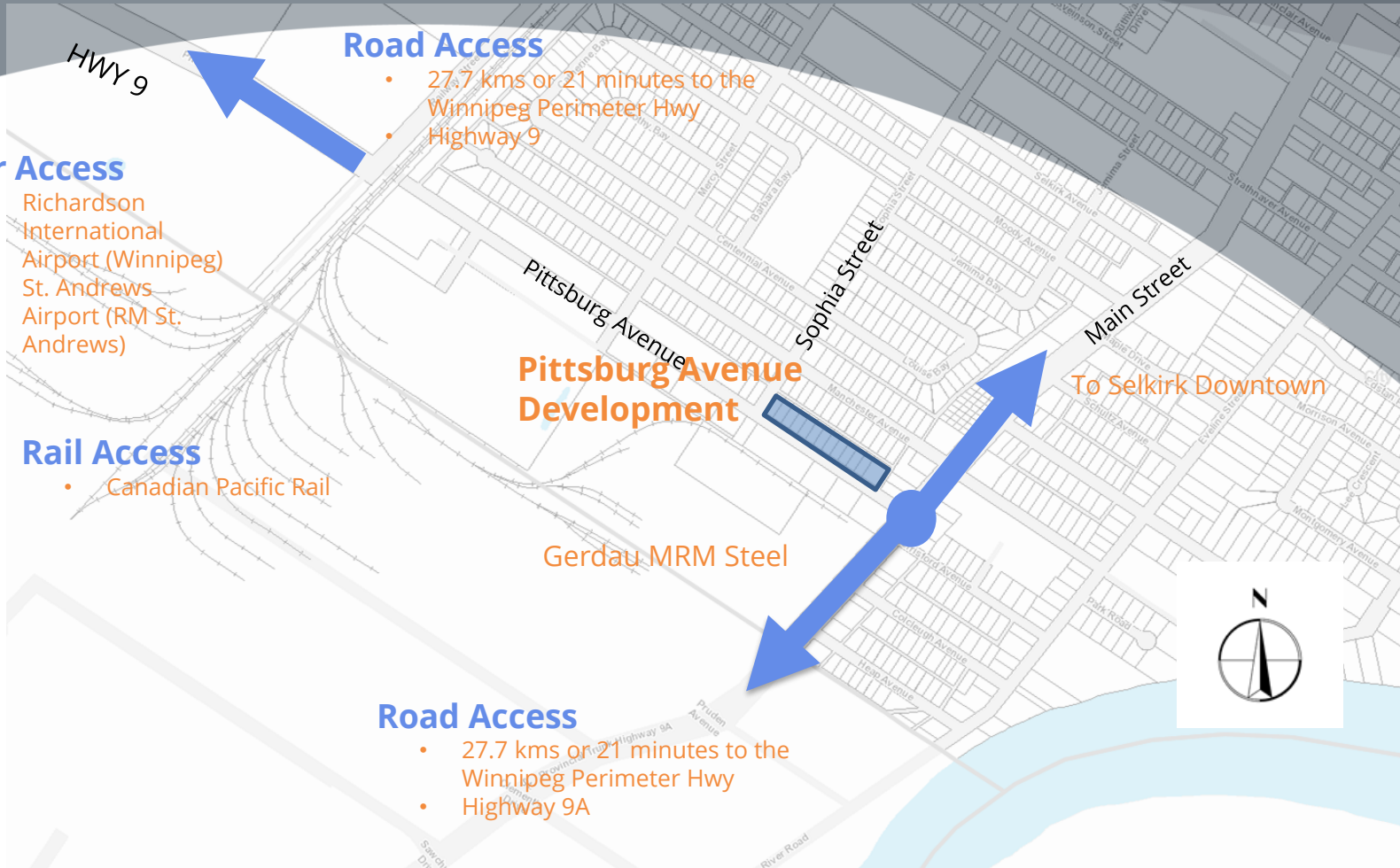
- Canadian Pacific Rail

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

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Disclosure

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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