

PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY IN EAST ST. PAUL

46 RYAN WIRTH WAY

STRONG FRONTAGE EXPOSURE

PERIMETER HWY

RYAN WIRTH WAY

MCGREGOR FARM RD

WENZEL ST



CONTROLLED INTERSECTION

Ryan Munt

Executive Vice President

Ryan Munt Personal Real Estate Corporation

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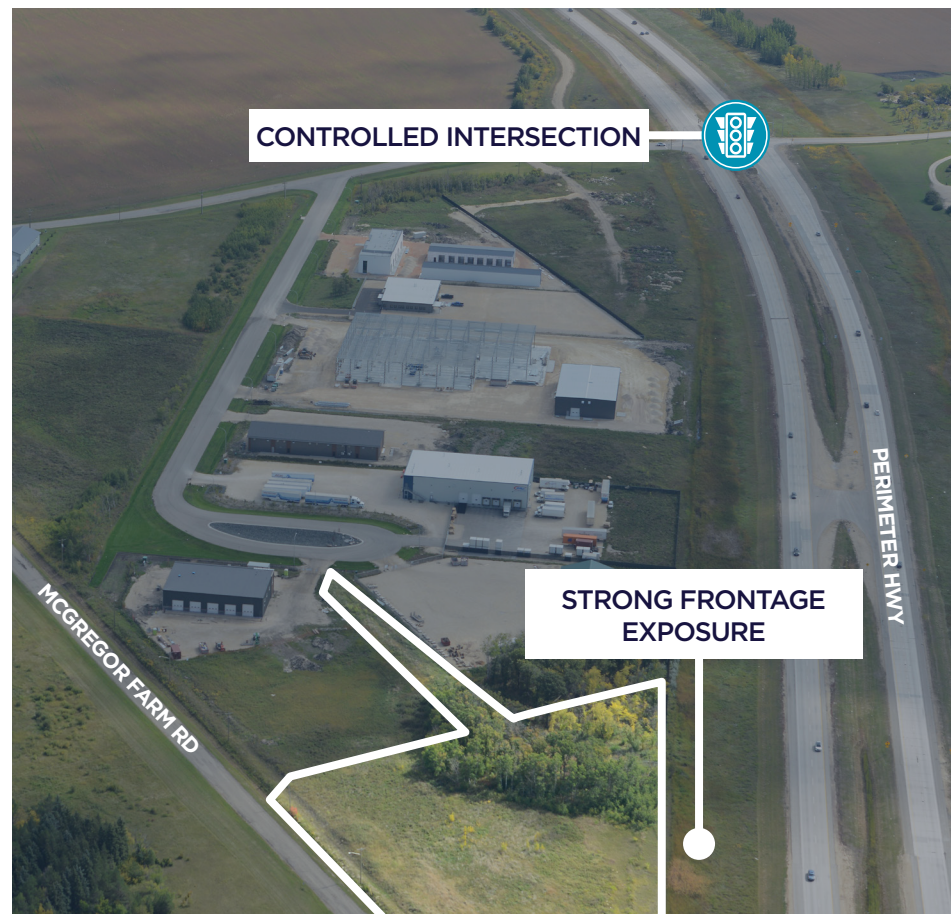
PROPERTY HIGHLIGHTS

(+/-) 3.93 ACRES AVAILABLE

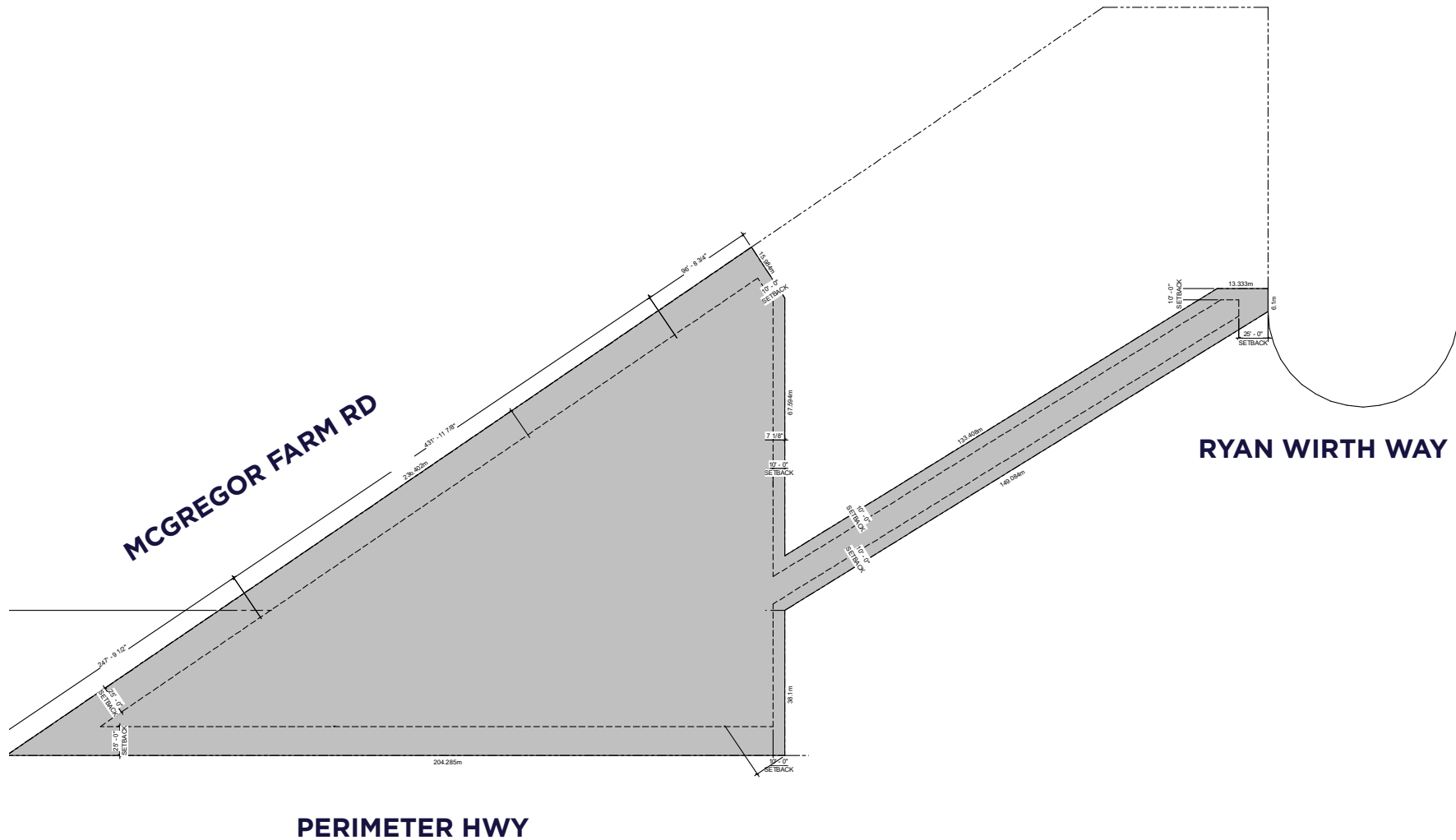
- Located just off the Perimeter Highway between Wenzel Street and McGregor Farm Road in the RM of East St. Paul
- Potential for immediate construction
- (+/-) 670 ft of frontage along Perimeter Highway
- Zoned: CH - Commercial Highway
- Convenient access via a controlled intersection at Wenzel Street and the Perimeter Highway
- No City of Winnipeg business taxes
- Excellent exposure on the Perimeter Highway
- Drive aisle installed

LIST PRICE: \$1,100,000

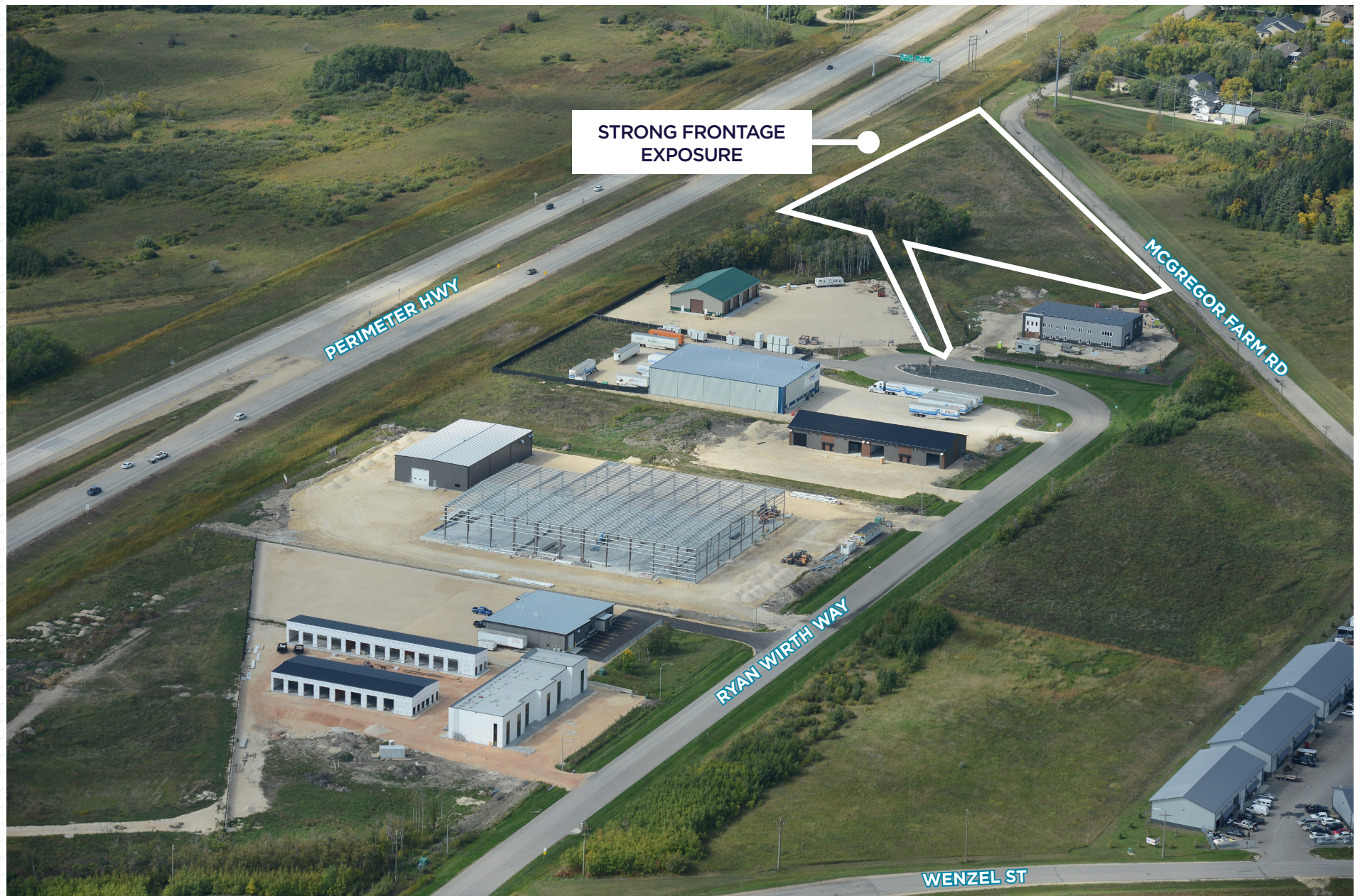
PROPERTY TAX: \$11,522.65 (2025)



SITE PLAN



AERIAL OVERVIEW



AREA AMENITIES

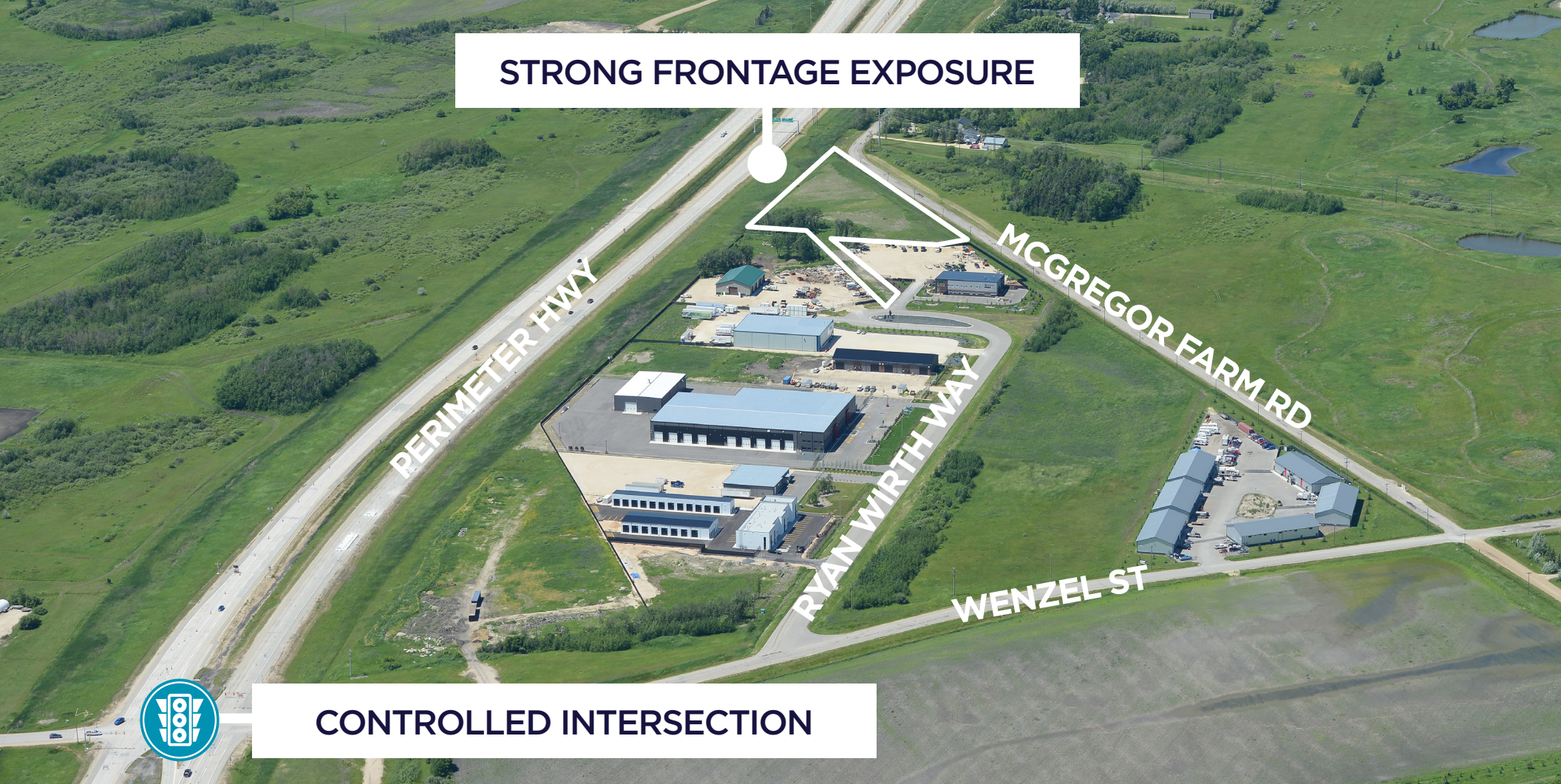
2 MINS
PERIMETER HWY

17 MINS
ROUTE 90

17 MINS
INKSTER BLVD

33 MINS
WPG AIRPORT





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