



# FOR SALE/DEVELOP

## LOWER FORT GARRY ESTATES

### SELKIRK, MANITOBA

# FOR SALE OR WILL DEVELOP

### Property Summary

Lot Size	2.7 Acres
Building Size	Vacant Land
Sale Price	\$215,000
Zoning	C2 (Proposed)

### Location

- Located across from historic Lower Fort Garry in new Residential subdivision.
- Services communities of Selkirk (pop. 9,881) and Lockport.
- Adjacent to the RM of St. Clement (pop. 9,115)

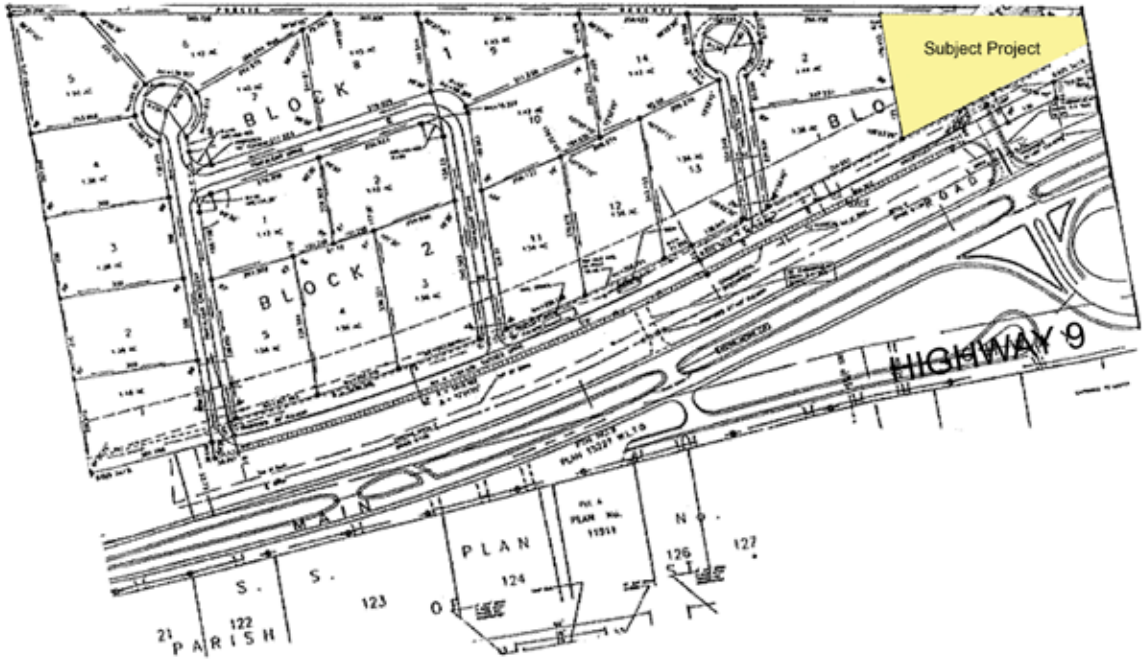
### Demographics

	5 Mile Radius	Selkirk, MB
Total Population	10,891	9,515
Private Households	4,340	3,955
Average Age	41.6	42.3
Avg Household Income	\$56,352	\$54,247

(Reference: Statistics Canada 2006 Census)

### Features

- Ideally suited for larger stand alone ventures including franchised drive-thrus, medical centres, professional offices and Credit Unions.
- Property is serviced by Hydro, Natural Gas, phone and cable.





# **LOWER FORT GARRY ESTATES**

**LEASING INQUIRIES**  
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**Shindico**

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