

Red River

Henderson Hwy

Wallace Ave

SUBJECT  
PROPERTY

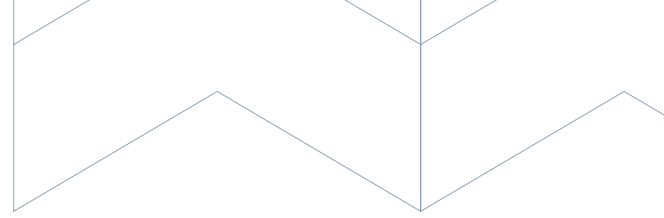
Sperring Ave

Perimeter Hwy

2461, 2463 & 2481 Henderson Highway, East St. Paul, Manitoba

# Prime Development Land at High Traffic Corner

For Sale 



## Property Details

**\$1,500,000**

SALE PRICE

**+/- 3.0 acres**

TOTAL LAND AREA

**R1 - Residential**

ZONING

**2461 Henderson Highway**

**20400**

ROLL NUMBER

**3188975/1**

TITLE NUMBER

**+/- 0.91 acres**

LAND AREA

**2463 Henderson Highway**

**20430**

ROLL NUMBER

**3188977/1**

TITLE NUMBER

**+/- 0.89 acres**

LAND AREA

**2481 Henderson Highway**

**15900**

ROLL NUMBER

**3146549/1**

TITLE NUMBER

**+/- 1.20 acres**

LAND AREA

## Features

- Rare opportunity to develop land for residential/commercial with access off Henderson Highway and Perimeter Highway
- Situated in the East St. Paul Mixed Use/Institutional Development Plan Designation
- In close vicinity to the growing residential communities of West St. Paul, Riverdale, Rivergrove, and Pritchard Farms
- Prospective owner/occupier can develop for own use or investment with several tenants aiming to enter East St. Paul commercial node
- Located at the intersection of Henderson Highway and Sperring Avenue, the site offers eye-catching signage potential to oncoming traffic on Henderson and the Perimeter
- Multiple points of ingress/egress

## Demographics\*

**67,895**

POPULATION

**26,390**

HOUSEHOLDS

**42.7**

MEDIAN AGE

**\$115,445**

AVG. HH INCOME

**\$122,228**

AVG. HH EXPEND.

\*WITHIN 5 KM RADIUS - ENVIRONICS ANALYTICS

## Highlights



**SITUATED IN**  
East St. Paul  
Manitoba



**Easy Access**  
to Perimeter Hwy and  
Henderson Hwy



**Ideally Suited For**  
Residential/Commercial  
Development



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**For Sale** ➔

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