

BRAND NEW EXPANSION IN ALTONA!

Starting at \$99,900

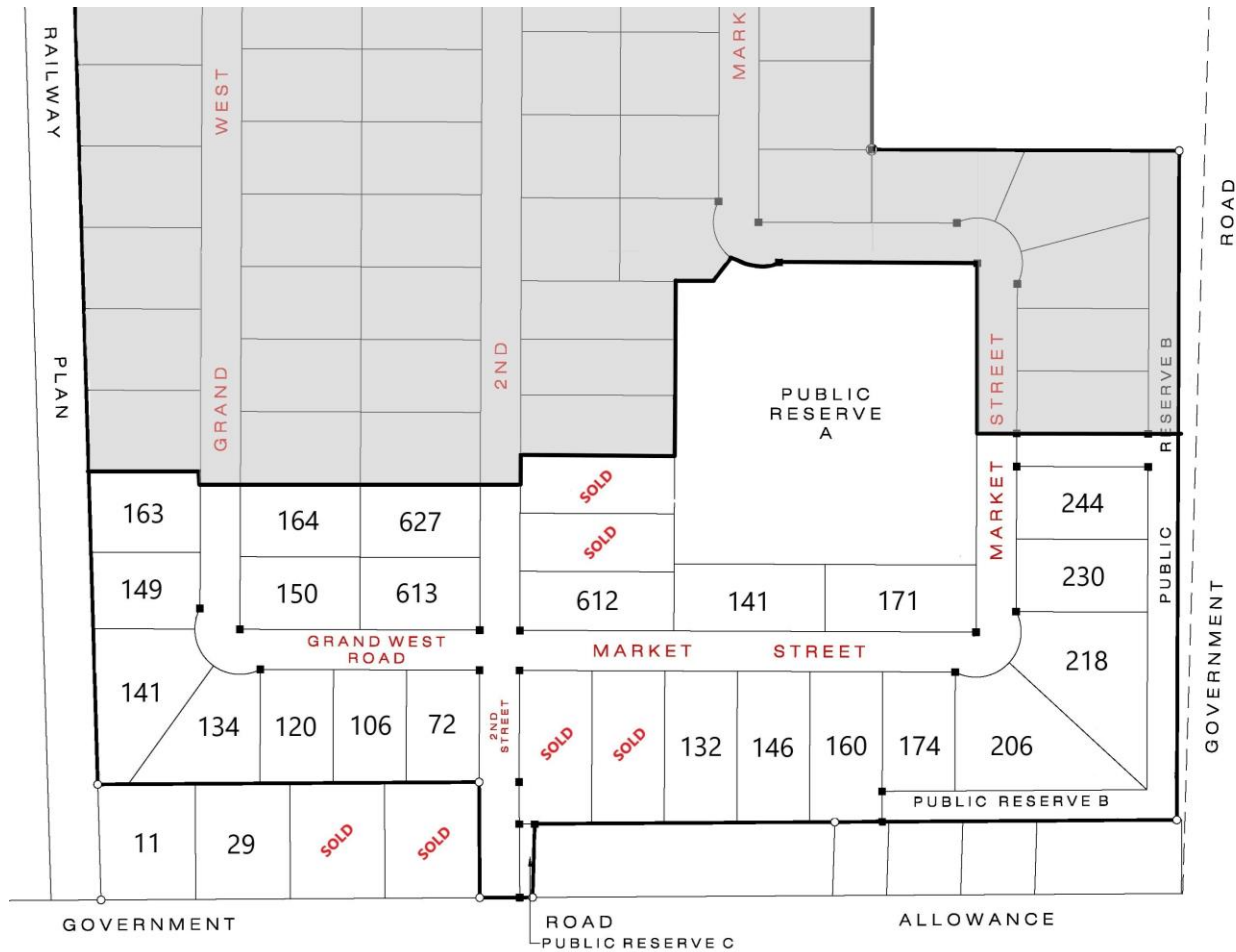


ALTONA INDUSTRIAL PARK

- Located in a desired location off of 14th Avenue NE
- Easy access to Highway 30
- Excellent opportunity for new businesses or to expand your existing business
- Premium lots available with high visibility & traffic
- **Tax Incentive Program**
 - Option 1: Eligible businesses will have municipal taxes waived for the first 3 years on new commercial/industrial buildings or large-scale additions & expansions.
 - Option 2: Purchasers have the option to receive the tax incentive up-front. Please contact for more information.
- **Selling in phases**
26 new lots are now available, plus 2 premium lots available on 14th Avenue NE



EXPANSION OF PHASE 1



COMMERCIAL LOTS FOR SALE

Features:

- Excellent location – 2 lots remaining fronting the entrance and the remainder are within the park
- Serviced lots including natural gas
- Immediate possession available
- Daily traffic of over 1,000 vehicles on 14th Avenue NE
- Buyer is responsible for all utility hook-ups & installation of driveway





Winkler Office

507 Main Street
Winkler, Manitoba
Box 130 R6W 4A4
T 204.325.4715

Altona Office

2 - 306 Centre Ave E
Altona, Manitoba
ROG 0B3
T 204.324.5900

choicerealtyltd.com

14th Avenue NE

| Civic Address | Lot # | Frontage (ft) | Depth (ft) | Pricing |
|---------------|---------------|---------------|------------|-------------|
| 11 | Premium Lot 1 | 189 | 230 | \$134,900 |
| 29 | Premium Lot 2 | 189 | 230 | \$134,900 |
| 49 | Premium Lot 3 | | | SOLD |
| 57 | Premium Lot 4 | | | SOLD |

Grand West Road

| Civic Address | Lot # | Frontage (ft) | Depth (ft) | Pricing |
|---------------|-------|---------------|------------|-----------|
| 72 | 1 | 146 | 223 | \$99,900 |
| 106 | 2 | 146 | 225 | \$99,900 |
| 120 | 3 | 146 | 226 | \$99,900 |
| 134 | 4 | 99 | Irregular | \$144,900 |
| 141 | 5 | 85 | Irregular | \$129,900 |
| 149 | 6 | 154 | 203 | \$99,900 |
| 163 | 7 | 161 | 218 | \$109,900 |
| 164 | 31 | 145 | 240 | \$109,900 |
| 150 | 32 | 145 | 240 | \$109,900 |

2nd Street NE

| Civic Address | Lot # | Frontage (ft) | Depth (ft) | Pricing |
|---------------|-------------|---------------|------------|-----------|
| 613 | 33 | 145 | 240 | \$109,900 |
| 627 | 34 | 145 | 240 | \$109,900 |
| 636 | SOLD | | | |
| 624 | SOLD | | | |
| 612 | 60 | 116 | 308 | \$109,900 |

Market Street

| Civic Address | Lot # | Frontage (ft) | Depth (ft) | Pricing |
|---------------|-------------|---------------|------------|-----------|
| 141 | 61 | 302 | 134 | \$124,900 |
| 171 | 62 | 302 | 134 | \$124,900 |
| 244 | 88 | 145 | 263 | \$109,900 |
| 230 | 89 | 145 | 263 | \$109,900 |
| 218 | 90 | 109 | Irregular | \$184,900 |
| 206 | 91 | 117 | Irregular | \$184,900 |
| 174 | 92 | 145 | 238 | \$109,900 |
| 160 | 93 | 145 | 299 | \$134,900 |
| 146 | 94 | 145 | 300 | \$134,900 |
| 132 | 95 | 145 | 302 | \$134,900 |
| 118 | SOLD | | | |
| 104 | SOLD | | | |



Your friends in real estate.