



RM OF CARTIER

FOR SALE

REDUCED PRICE: \$1,450,000 (\$20,139/acre)

SIZE: 72 Acres

RIVERBANK FOOTAGE: approx. 4950 ft

For more information call Joe Banfield.



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72 Acres in RM of Cartier, surrounded on 3 sides by the Assiniboine River, across from St Francois Xavier!

- RM of Carter - 17 minutes from Perimeter Hwy.
- Massive River Frontage (+/-) 4950'
- **Whitehorse Plains Planning District:**
Designated as RR - Rural Residential Policy Area
- **RM of Cartier:**
Current Zoning is a blend of AL (with sensitive land designation due to flood risk), and HZ (with no sensitive land designation).
- The RM would be supportive of a development agreement rezoning the site to RR2 (minimum lot size of 2 acres). Development to a greater density may require extension of sewer & water to the site by developer.
- Capital lot fees are \$2,000.00/lot
- The Land is accessed by the Trans Canada Hwy as well as from the intersection of Hwy 424 & the Trans Canada Hwy
- Current services to the site include Hydro & Phone
- Note: Potable water & Fire Hydrant are located roughly 500 feet to the west
- Geotechnical study completed by KGS Engineering
- Site does not interfere with the Bypass for Headingly Control Circle