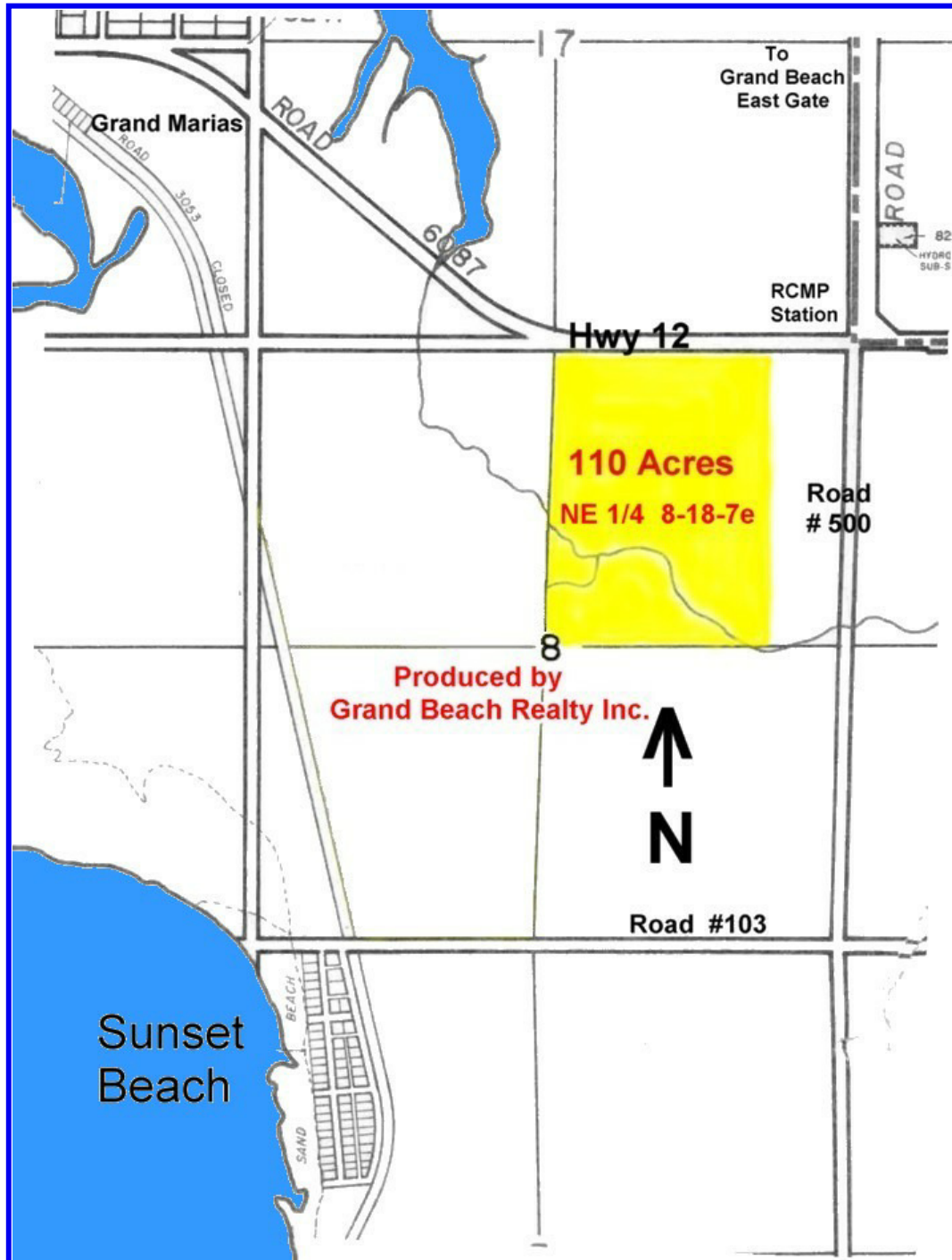




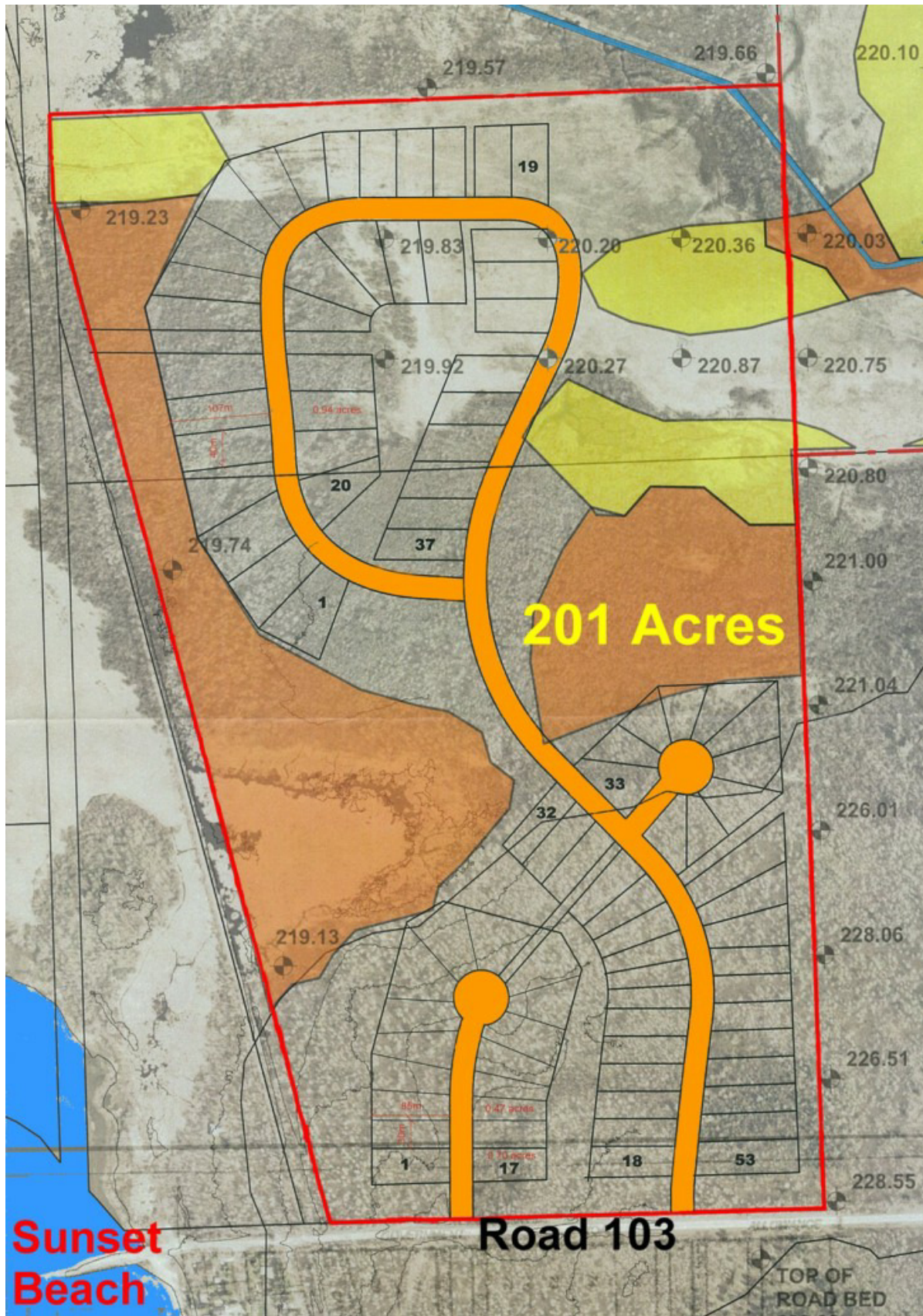
Grand Beach Realty Inc.

Welcomes you to this **110 Acres Property**
Approved, Re-Zoned & Ready for Cottage Development
Grand Marais, Manitoba



\$176,000

**Map of the Proposed Cottage Lots Plan
submitted to the RM of St. Clements**



GENERAL INFORMATION

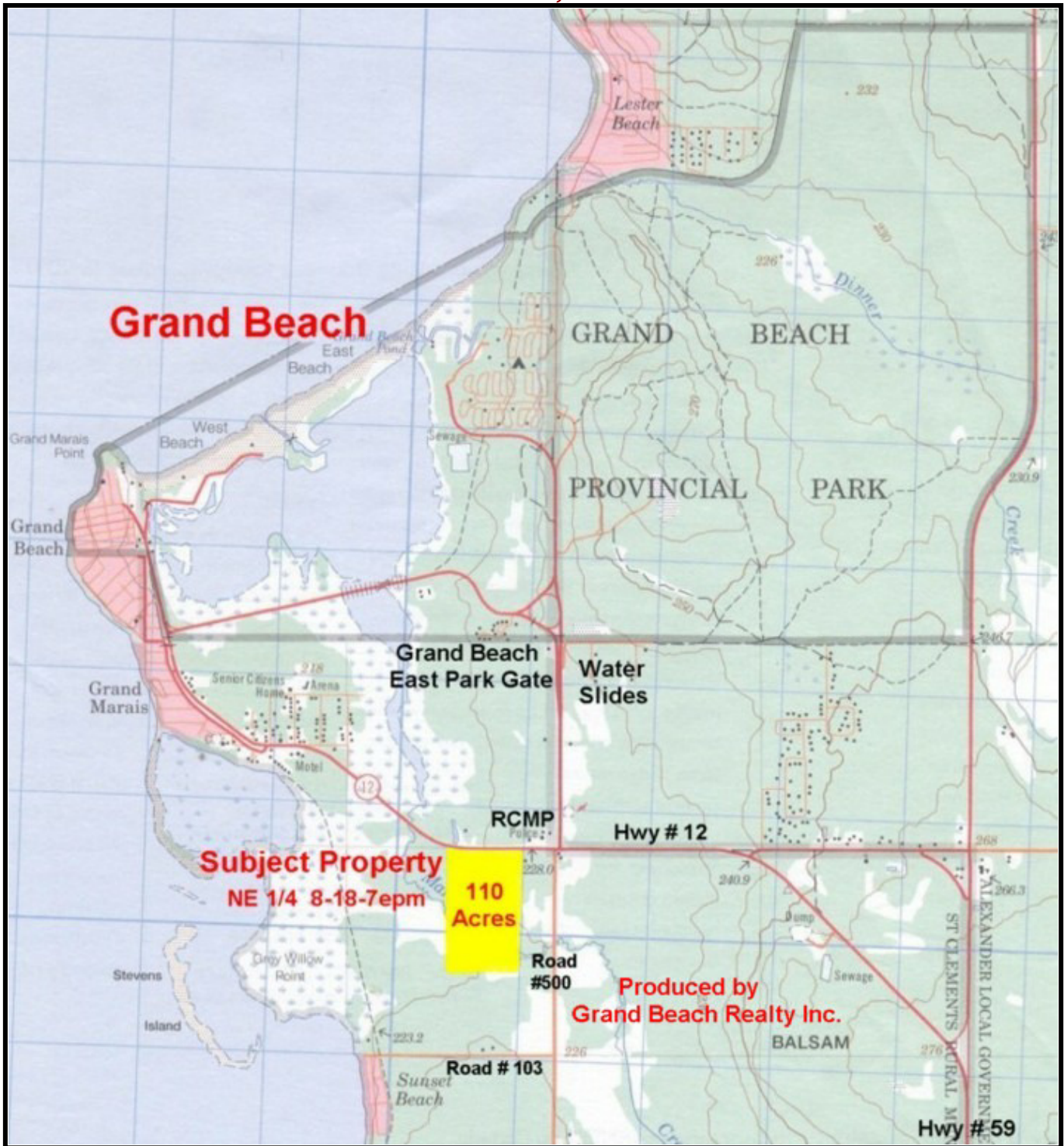
- **GREAT OPPORTUNITY FOR A DEVELOPER.**
- **Excellent location right next to Grand Beach & Grand Marais areas**
- **Grand Beach Water slides only 1 block away**
- **Total of 110 acres of development land ready for cottage development**
- **Lot is approx. 1,815 ft. on Hwy #12 x 2,650 ft. in depth**
- **The R.M of St Clements has already approved the subdivision & re-zoned the property "SR" seasonal residential**
- **The property will have a community sewer system install (low flow system to pump out liquids only to treatment plant close by).**
- **Located close to the East Gate of Grand Beach Provincial Park**
- **Click "[HERE](#)" for the Site Plan of the proposed Cottage Lots**
- **Road access available off Hwy #12, just before Grand Marais.**
- **Taxes for 2009: \$284.20**

IMMEDIATE POSSESSION

NOTE

*All information displayed is believed to be accurate
but is not guaranteed and should be independently verified.
No warranties or representations are made of any kind*

**STREET MAP To
110 Acres cottage development property
Grand Beach, Manitoba**



CHUCK and LARRY GUARINO
Your "father & son" team

CLICK ON OUR PHOTO TO ["E-MAIL US"](#)



YOUR LOCAL EXPERIENCED PROFESSIONALS
**(More than 60 years of combined
dedicated real estate experience)**

Larry (204) 771-5531 (Cell) - ([E-mail](#))
Chuck (204) 754-3096 (Office) - ([E-mail](#))
(204) 831-8603 (Wpg Ph.)

