NORTH ATLAS
COMMERCIAL REAL ESTATE

Land For Sale

Teulon, MB



Site Area: (+/-) 18.87 acres
Roll No. 49030.000
Legal Description: 6-37924

Price: $500,000
Property taxes: $976.56 (2026)

North Atlas Commercial Real Estate
1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

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PROPERTY HIGHLIGHTS

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North Atlas is pleased to offer +/-18.87 acres of vacant land located within the Town of Teulon. The property is currently designated Industrial under the existing planning framework, with draft planning documents proposing a future Residential Conservation Area designation.

- The property is strategically located at the eastern terminus of 5th Avenue SE, with direct access to Highway 7.
- The property is currently zoned MG – Industrial General. However, the draft SIPD Development Plan and draft Teulon Secondary Plan identify the site for a proposed RC – Residential Conservation Area designation to accommodate future residential development, subject to adoption of the plans, rezoning, and applicable municipal approvals.

The site presents a potential long-term residential development opportunity, subject to adoption of the proposed planning documents, rezoning, municipal servicing, road access, drainage requirements, and all applicable approvals.



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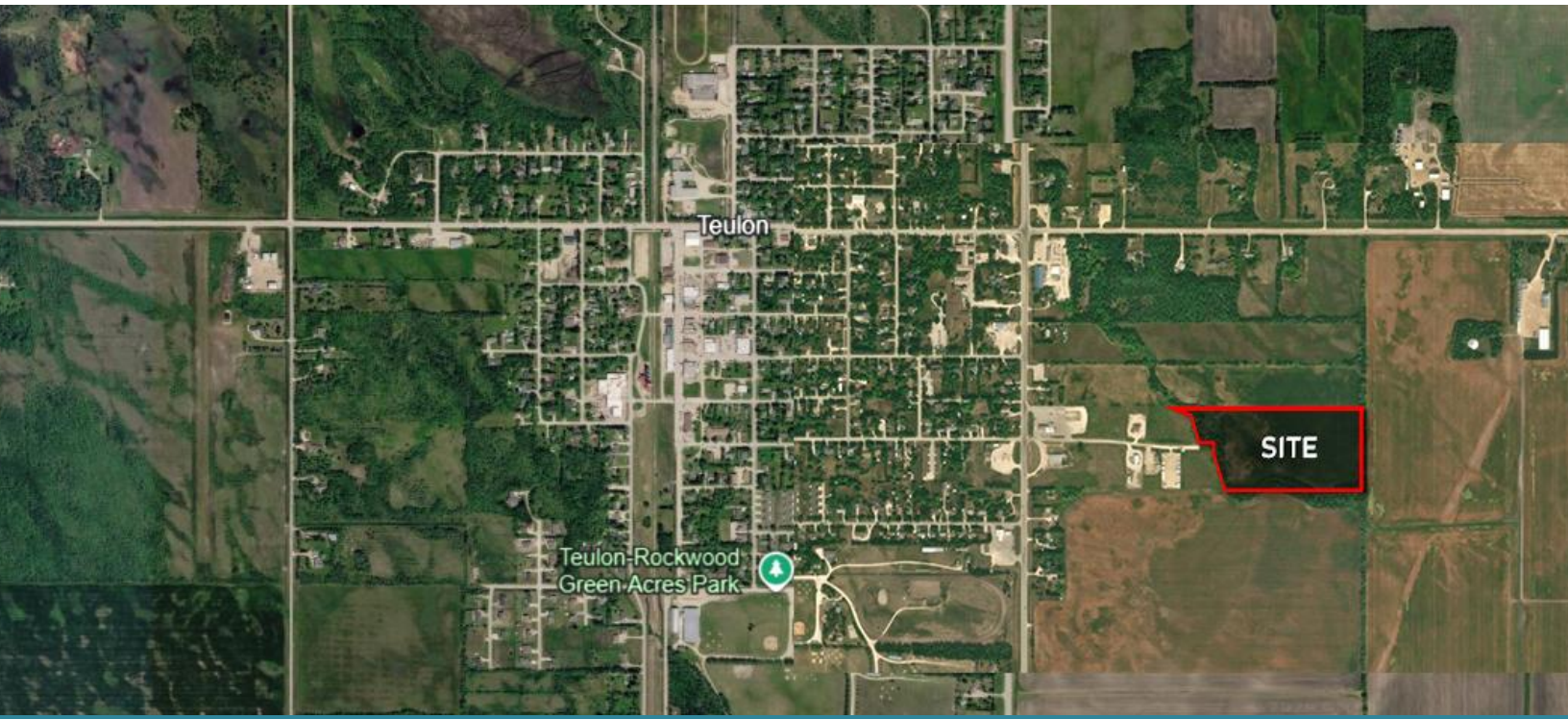
LOCATION

TEULON

Teulon, Manitoba, is a growing rural community located approximately 60 km north of Winnipeg in the Interlake region. Serving as a regional hub for surrounding agricultural communities, Teulon benefits from its strong agricultural roots and its role as a service centre for local residents, businesses, and the surrounding farming industry. The community offers convenient access to Highway 7 and other regional transportation routes, supporting agricultural services, local commerce, and small-business activity.

POPULATION

- Town of Teulon: 1,201 (2021 Census of Canada)
- Rural Municipality of Rockwood: 8,440 (2021 Census of Canada)



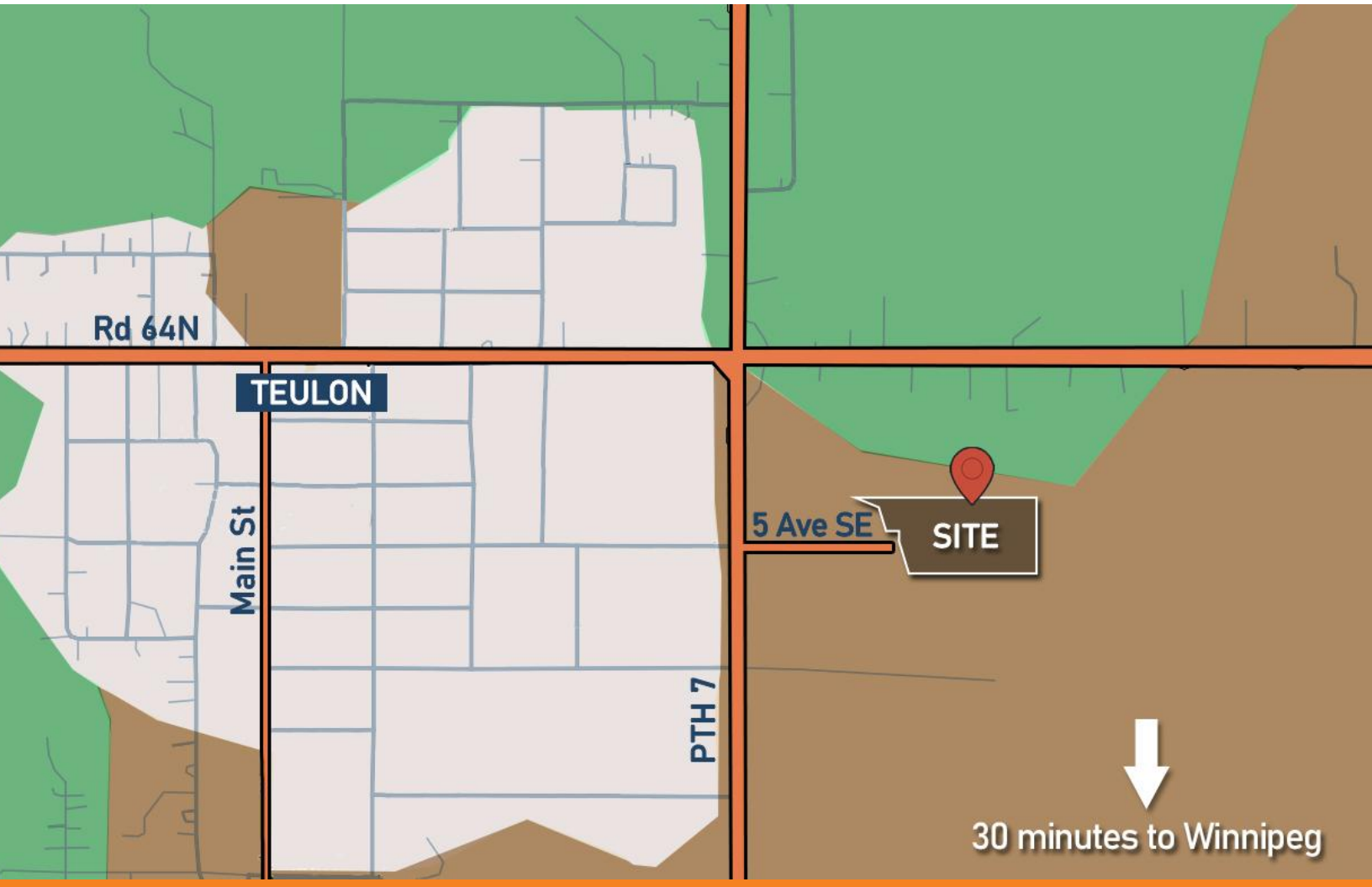
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