



TOWN OF SNOW LAKE

PUBLIC NOTICE

Sale of Industrial Lots — First Come, First Served

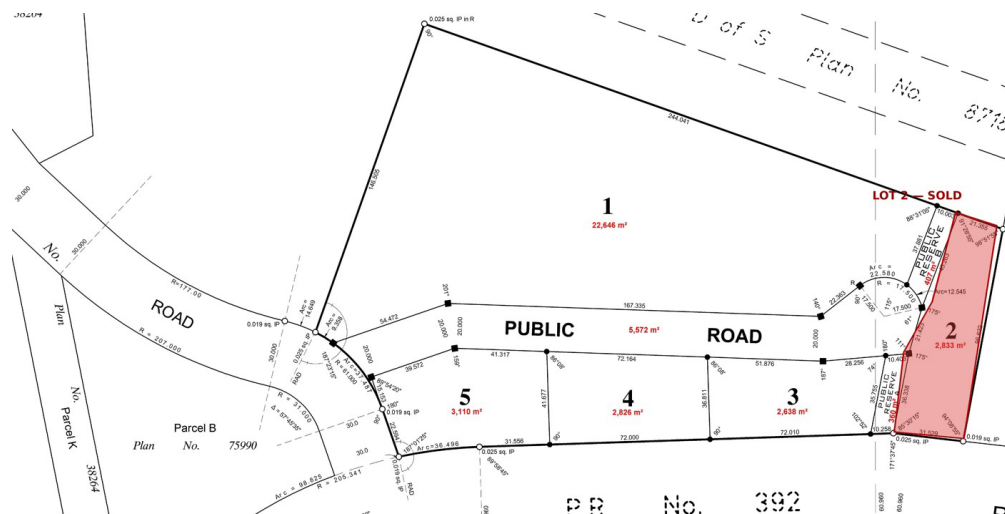
The Town of Snow Lake is offering the following industrial lots for sale on a first come, first served basis. Lot 2 has already been sold and is not available.

This sale is subject to completion of the pending subdivision (registration at the Portage la Prairie Land Titles Office) and construction of the public road shown on the plan. No sale will be finalized until both have been completed.

1. Property Description

Legal Description	Part of Unsurveyed N 1/2 Section 9, Township 68, Range 17 WPM, being Parcel A, Plan No. 55092, Town of Snow Lake, Manitoba
Location	Adjacent to Snow Lake Waste Disposal Site
Zoning	M — Industrial
Servicing	Unserviced; public road to be constructed

Location of Lots



Excerpt from the Plan of Subdivision, Deposit No. 0331/2024. Lot 2 is sold and not available.

2. Lots Available and Pricing

Lot	Area	Area (sq. ft.)	Price (\$0.50/sq. ft.)
Lot 1	22,646 m ²	243,760 sq. ft.	\$121,879.76

Lot 3	2,638 m ²	28,395 sq. ft.	\$14,197.60
Lot 4	2,826 m ²	30,419 sq. ft.	\$15,209.41
Lot 5	3,110 m ²	33,476 sq. ft.	\$16,737.88

In addition to the purchase price, the purchaser is responsible for all survey costs and legal fees associated with the sale.

3. Conditions of Sale

- Sale is conditional on completion of the pending subdivision and construction of the public road serving the lots.
- A minimum building size of 1,000 square feet is required, in compliance with the Manitoba Building Code.
- Construction must reach lock-up stage (roof and all exterior walls completed with siding or paint, and all exterior doors and windows installed) within three (3) years of the date of sale.
- The sale agreement will include a clause allowing the Town the right to repurchase the property if construction has not reached lock-up stage within three (3) years of the date of sale.
- Sales are processed on a first come, first served basis.
- The lots are sold on an "as is" basis. Applicants are encouraged to review the Plan of Subdivision and to direct any questions to the Town office prior to applying.

4. How to Apply

- Submit a written application to the Town office identifying the applicant's name, mailing address, and contact information, along with a signed acknowledgement of the conditions of sale set out in Section 3.
- Include the anticipated timeline for construction and the proposed building size.
- Include a site plan or drawings.
- Applications are processed in the order received. Once a lot is sold, it will be marked unavailable and removed from this notice.

5. Questions

Questions regarding this notice, the properties, or the application process should be directed to the Town office.

Issued by the Town of Snow Lake