

# 518 Campbell Drive The Pas, Manitoba



# Property Overview

## PROPERTY SUMMARY

<b>Civic Address:</b>	518 Campbell Drive, The Pas, MB
<b>Legal Address:</b>	Lot 3, Block 4, Plan 30749
<b>Current Zoning:</b>	Residential Single Family <a href="#">The Pas Zoning By-law No. 4599</a>
<b>Lot Size:</b>	18.4 M frontage 36.6 M depth
<b>Assessed Value Total:</b>	\$23,300
<b>Asking Price:</b>	Negotiable
<b>Property Taxes:</b>	\$565.19 (est. based on land assessment)
<b>Current Owner:</b>	Town of The Pas

## HIGHLIGHTS

- Located in one of the newest residential developments in The Pas
- Developed Lot: cleared, road access, electricity, hook up to town water & sewer available
- Centralized location in town, close to grocery stores, schools, health care services.
- Development Tax Incentive applicable



Campbell Drive - street view

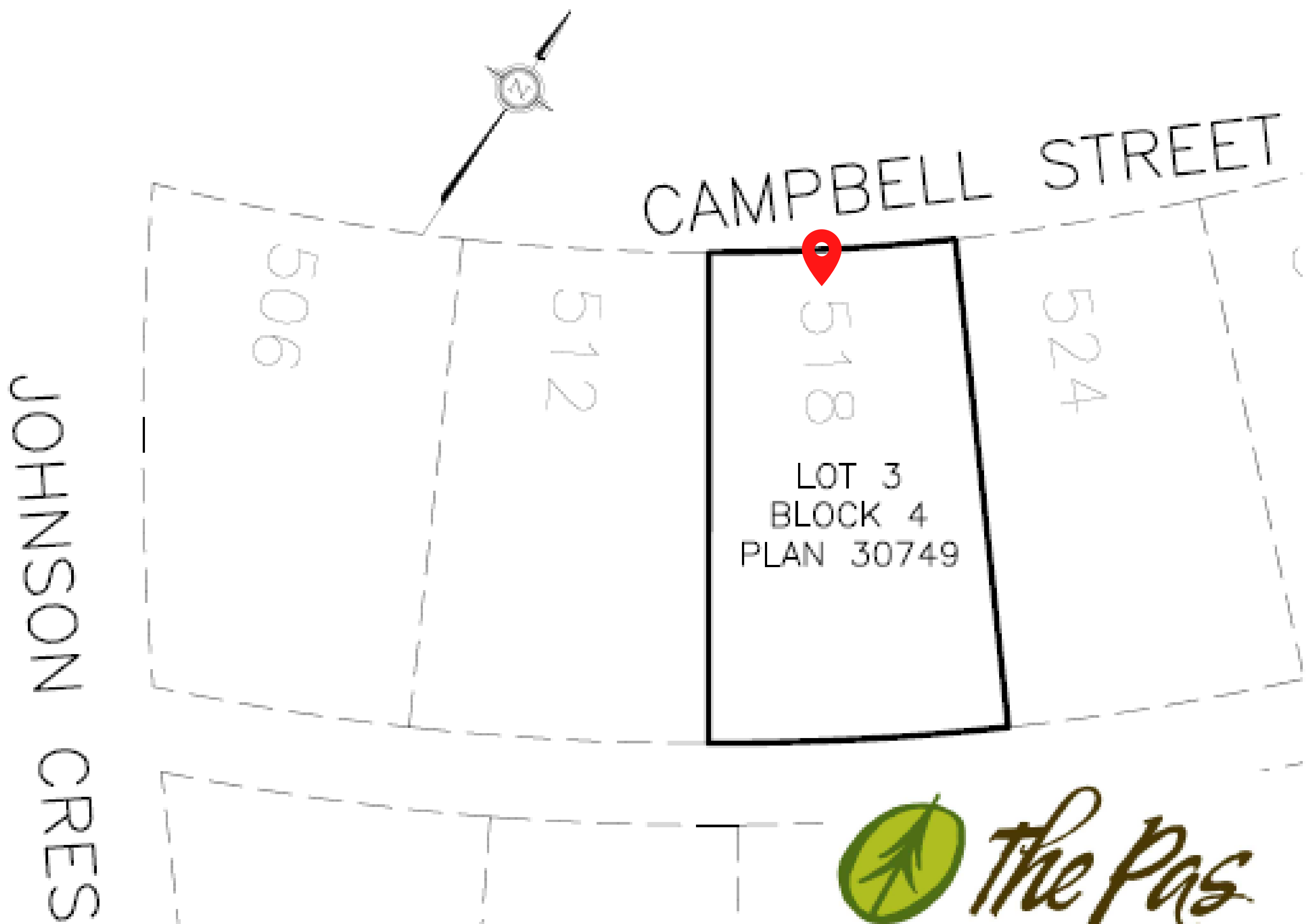
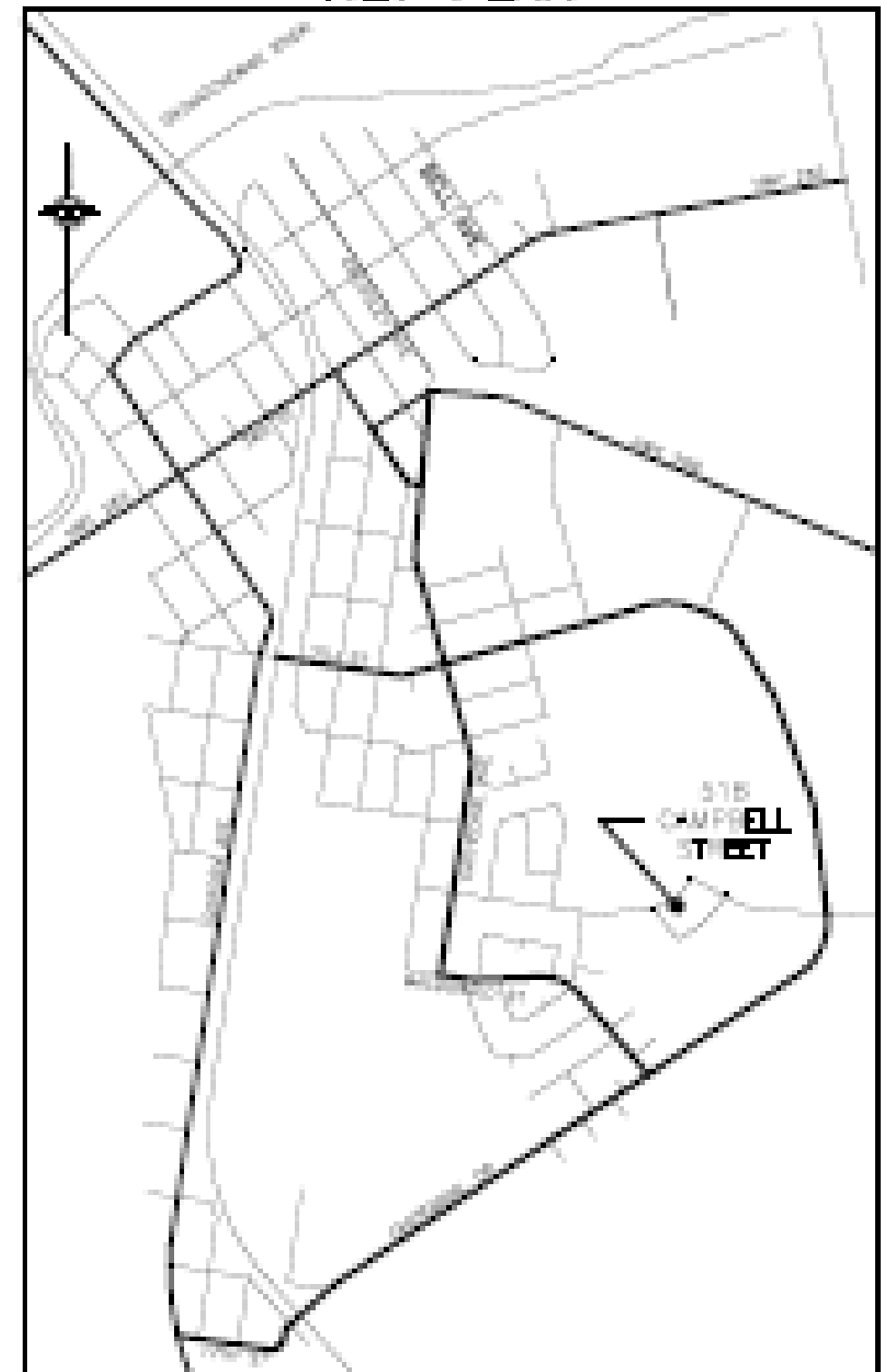
# Location Overview

RESIDENTIAL  
SINGLE FAMILY  
**PROPERTY  
FOR SALE**

518 CAMPBELL STREET  
THE PAS, MANITOBA

LOT 3 BLOCK 4 PLAN 30749  
FRONTAGE 18.4 METERS  
DEPTH 36.6 METERS  
AREA 0.0746 ha

KEY PLAN



# Economic Overview of The Pas, MB

Located in the confluence of the Pasquia River and the Saskatchewan River in Northern Manitoba, The Pas is built on an atmosphere of opportunity, entrepreneurship, and community spirit. Known as “The Gateway to the North”, The Pas is a multi-industry town in Northern Manitoba that acts as the service centre for 15,000 people including their closest neighbours, Opaskwayak Cree Nation and the RM of Kelsey. The Pas community spirit is welcoming, inclusive, and supportive of all new endeavors. With a strong entrepreneurial environment, The Pas is open to welcoming individuals and businesses looking to branch out into a new market.

**LABOUR FORCE & EDUCATION:** The Pas has one of the youngest working forces in Northern Manitoba. Additionally, there is a campus for the University College of the North (UCN) providing programs in law enforcement, nursing, community development, and more. North Forge North is the Northern branch of North Forge located in UCN, which focuses on innovation and entrepreneurship by providing access to an incubation and fabrication lab.

**EMERGING INDUSTRY:** Tourism is an emerging industry in The Pas & Area. With its pristine location in the boreal forest, and located 30km from Clearwater Lake Provincial Park, The Pas is a one stop shop for many locals and tourists as they head towards the second largest fresh water lake in Canada. The Pas offers year round outdoor adventure suitable for many markets and demographics.

**ECONOMIC BASE:** The main components of the region’s economy are agriculture, forestry, commercial fishing, tourism, transportation, and services (especially health and education).

**DEVELOPMENT NEEDS:** The Pas is growing as it is the service centre for many communities in the northern part of the province. There is demand for affordable senior housing, diversification of mid-line restaurants, diverse retail shopping providing middle line price point clothing and products.

The Pas is a town that is full of character, history, and opportunity. It’s a growing environment that is on the cusp of an innovation bubble burst. It provides its large service area with health care services, education, and recreation, as well as provincial and municipal services. It has small town charm with a strong community spirit, with untapped potential that provides both the business owner and civilians a great quality of life.

## Visit for more details:

- [The Pas Data and Statistics](#)
- [The Pas Community Development Corporation](#)
- [Town of The Pas](#)
- [North Forge](#)
- [The Pas & Area Community Profile](#)

## Permits & Incentives:

- [Town of The Pas Building Permit](#)
- [Development Tax Incentive & Application](#)



# Contacts

**The Community Development Corporation** 204-627-1118  
ecdev@thepascdc.com

**Town of The Pas** 204-627-1100  
info@townofthepas.ca

**Zoning and Planning** 204-627-1108

**Building Inspector** 204-627-9122  
buildinginspector@townofthepas.ca

**The Pas Engineering Department:** 204-627-1124