

# Lot 1 M678 Myrtle Rapids

## LISTING HIGHLIGHTS

FILE 8114  
Minaki  
Vacant Lot

### Selling Features:

- 1.06 acres
- 258 feet of frontage
- Southern views
- Possession can be immediate

Assessment: \$149,000.00

Access: water access only. Myrtle Rapids sign posted on point.

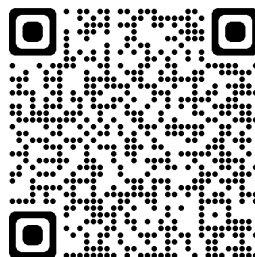
Taxes: \$543.71 in 2022

PIN: 42137-0068



**Comments:** Welcome to Lot 1 Myrtle Rapids located on the Winnipeg River system minutes from local marinas. This 1.067 titled lot has 258 feet of low profile frontage taking in amazing southern views. There are also an eastern and western vista creating a peninsula-like feel of the property. The lot is water accessible only and is very low profile for an easy build. There is crown land to the east of the lot giving it excellent privacy with hydro being located at the western lot line. There is an older cottage on the property which may be salvageable but it is being sold as vacant land. The flat bedrock shoreline is perfect for swimming and mooring your boat. With miles and miles of

shoreline to explore, and some of the best fishing, the Myrtle Rapids area has a large following and a great neighborhood to make lasting memories at the lake. Inquire today!



**\$129,900**

