



ABINOJII MIKANAH

WAVERLEY STREET

SCURFIELD BOULEVARD

High Exposure Improved Land For Sale in Southwest Winnipeg

2 Scurfield Boulevard, Winnipeg MB

Pratt McGarry Inc o/a Colliers International

Land Size

3.6 acres

Offering Price

\$5.22M

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PROPERTY OVERVIEW

2 Scurfield Boulevard is prominently located on the southwest corner of Waverley and Scurfield, with two access points off of Scurfield.

2 Scurfield Boulevard is a uniquely rare find in that it is a large-scale, serviced, and improved parcel of land, with two approaches, and not yet commercially developed. It is paved, lit, landscaped, with lines painted and parking stalls electrified.

The current use of the property is ancillary surface parking and the site has been well maintained and improved during its ownership. The zoning is M1, which will allow for a large range of commercial and light industrial uses.



Improved development land opportunity with strong potential for future growth and investment



High-exposure location with 35,000+ vehicles passing through the intersection daily



Ample on-site parking featuring approximately 250 existing surface stalls

PERMITTED USES

This property offers exceptional flexibility through a broad range of permitted land uses organized across key commercial, institutional, recreational, and industrial sectors.

Community & Institutional

Community & Public Services

- Community/recreation centre
- Post office
- Protection and emergency services
- Social service facility

Education & Childcare

- Commercial school
- Day care

Religious & Institutional

- Place of worship
- Parks & Public

Open Space

- Park/plaza/square/playground

Arts & Entertainment

Cultural Facilities

- Auditorium/concert hall/theatre/cinema
- Hall rental
- Studio, radio/tv/motion picture broadcast and production

Entertainment & Recreation

- Amusement enterprise, indoor
- Amusement enterprise
- Sport or entertainment arena

Food & Hospitality

Food & Beverage

- Drinking establishment
- Restaurant

Personal & Health Services

- Personal services
- Funeral chapel
- Medical/dental/optical clinic

Animal Services

- Animal hospital or vet clinic
- Kennel

Industrial & Utility

Industrial & Service Commercial

- Contractor's establishment
- Fleet service
- Wholesaling

Manufacturing & Production

- Light manufacturing

Warehousing & Freight

- Freight or truck yard
- Mini-warehouse, self-storage
- Warehouse

Utilities & Communications

- Utility facility, minor
- Wireless communication, building-mounted tower

Waste & Environmental Services

- Recycling collection center

Commercial & Office

Office & Professional

- Call centre
- Office
- Research institution

Retail & Consumer Services

- Retail sales
- Auction room
- Landscape or garden supplies
- Supermarket

Automotive & Transport

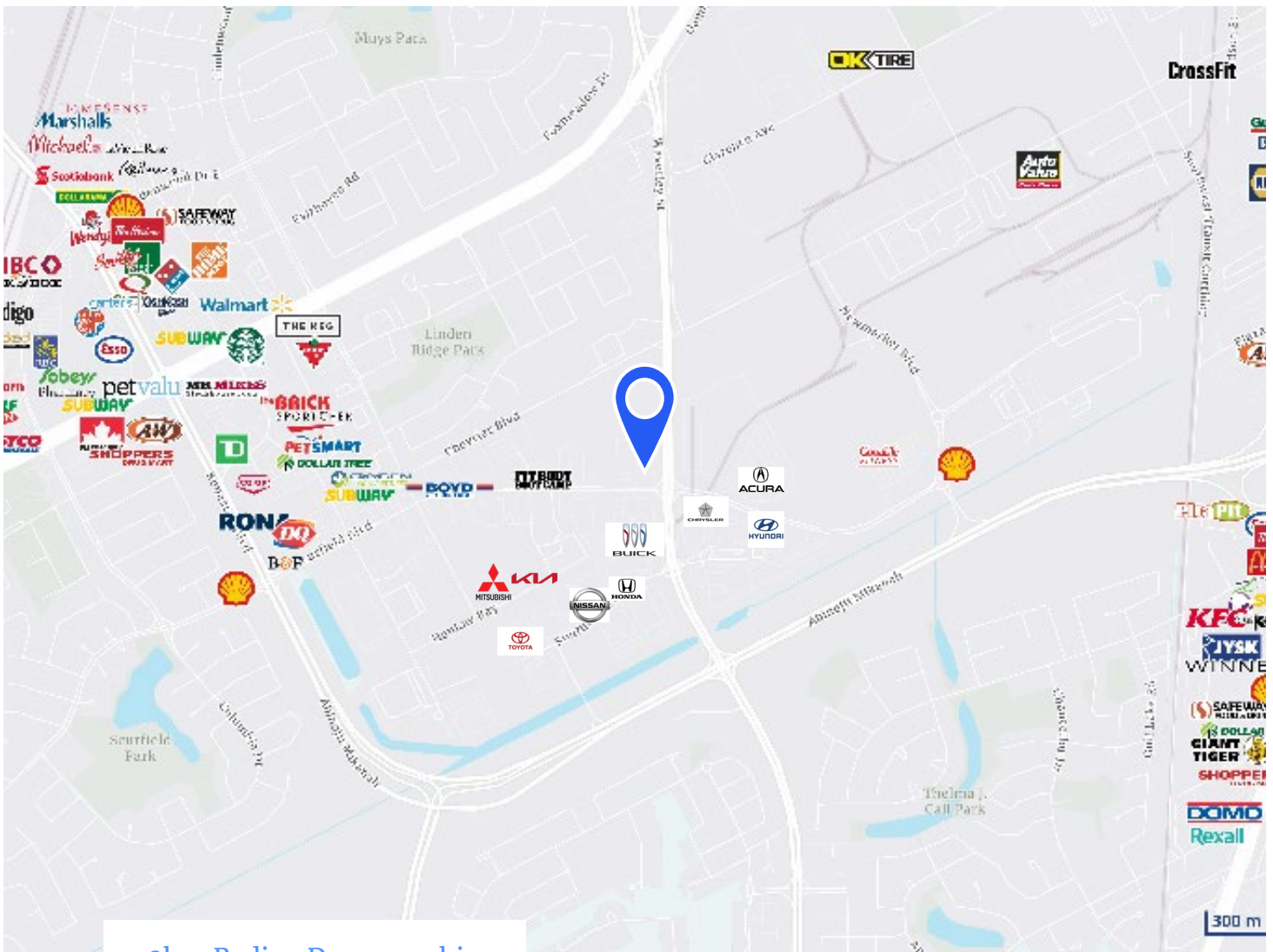
Motor Vehicle Related

- Automotive repair and service
- Automotive sales and rental
- Auto parts and supplies
- Car wash
- Drive throughs
- Fuel sales
- Parking, structured and surface

Transit & Transportation

- Bus depot
- Transit station

2 Scurfield Boulevard sits at the center of a rapidly growing hub



Population
(2025)
58,502



Projected
Population
69,099



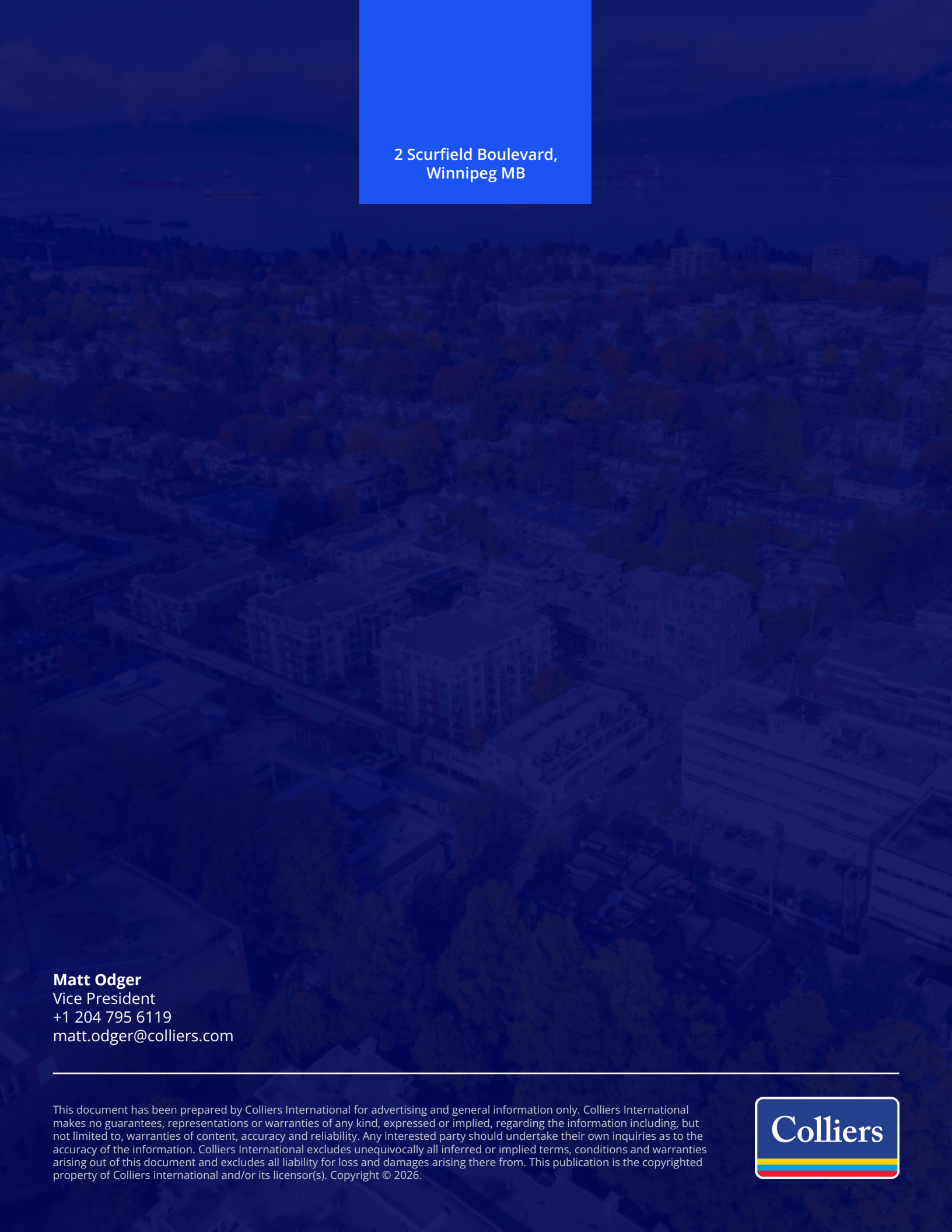
Household
Income
\$153,101



Dwellings
21,350

PHOTOS



An aerial photograph of a city, likely Winnipeg, is shown with a semi-transparent blue overlay. The city features a mix of residential and commercial buildings, with a river visible in the background. A solid blue rectangle is positioned in the upper right quadrant of the image.

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Winnipeg MB

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