

Multi-Family & Commercial Lands For Sale

Dawson Crossing, Winnipeg MB Prime Development Land



250,000+ SF
ON-SITE RETAIL



TRANSIT STOPS
IN DEVELOPMENT



1ST EGRESS -
LIGHT CONTROLLED
INTERSECTION



12 ACRES
PARKLAND



3,000+
RESIDENTIAL UNITS

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Property Overview

Dawson Crossing - Location & Vision

Dawson Crossing is at the intersection of Fermor and Lagimodiere. It is one of the last remaining larger parcels to be developed in the southeast quadrant of the city. Its prime location is the gateway to cottage country and Ontario. This historic intersection is also the home to the Royal Canadian Mint. To the West and Northwest are well established mature neighbourhoods.

Dawson Crossing will transform how travelers and visitors from the east, traveling along the Trans-Canada Highway, enter Winnipeg. The planned community will offer an opportunity to have a wide variety of retailers and services along with a variety of multifamily living accommodations on the East entry to Winnipeg. Within minutes of downtown and within closely proximity to attractions such as the Royal Canadian Mint, Dawson Crossing will provide a tremendous opportunity to live and visit an amenity rich area right on Winnipeg's doorstep. The development will be dotted with two lakes complimented by greenspace and parks.

Front and center as you enter the development, larger commercial sites are available to ensure anchor retailers have a presence and stature along Fermor and the Trans-Canada Highway.



Total area: 119.4 acres
Development parcels:
97.52 acres



Zoning: RMF-M, CMU
and C3



Over 65,000+ vehicles pass
by daily on Lagimodiere



New residential
developments to the south



Offered at:
RMF-M – \$1,600,000 / acre
CMU – \$1,500,000 / acre
C3 – \$1,250,000 acre



2026 spring - land servicing
commencing
2026 fall – ready for
building permit submission



2027 fall - land servicing
completed

2024 Demographics Snapshot	1 KM	3 KM	5 KM
Current Population	78,145	142,862	173,683
Median Age	34.2	37.9	39.5
Total Households	42,186	65,125	78,198
Median Household Income	\$71,769	\$84,658	\$81,944
Owned Dwellings	52.3%	58.8%	56.2%

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Property Overview

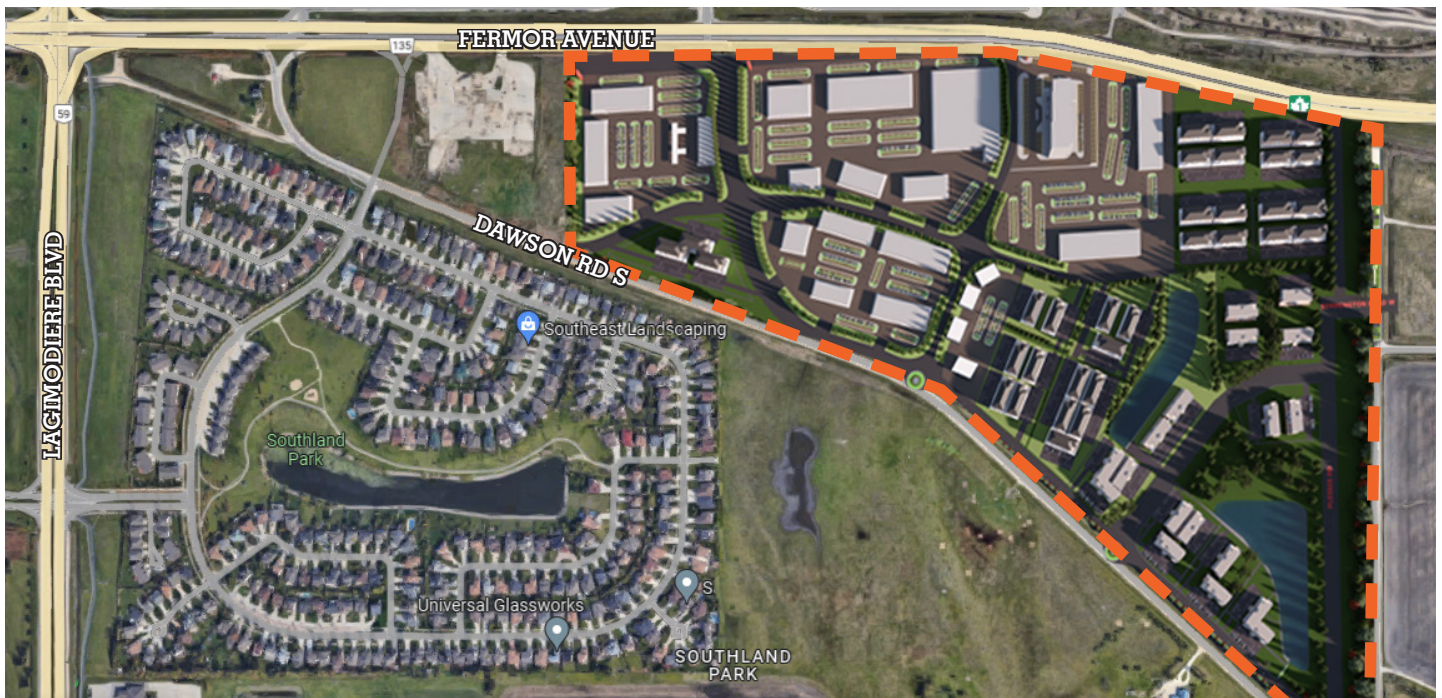
Dawson Crossing – Where East Meets West

In 1870, just after Manitoba entered Confederation as the postage-stamp province and Colonel Wolseley and his troops were dispatched from Toronto to the Red River Colony to disband its provisional government under Louis Riel to install a new government, they struggled to find a way through the dense bush and muskegs. Two French-Canadian settlers from Ste. Anne, Manitoba eventually guided them through and by 1871 a corduroy road from the NorthWest Angle of the Lake of the Woods to Fort Garry (Winnipeg) was opened to travel.

Up until the Dawson Trail's construction, the Red River Colony was cut off from the east by a thousand kilometers of practically impassable country. Considered a planning and engineering feat for its day, the Dawson Trail is celebrated as a "land and water route from Fort William (Thunder Bay) to Red River." The road portion of the route "was Canada's first attempt to provide an all-Canadian highway linking the east with the prairies" without having to detour through the United States.'

Today, the water route to the northwest angle on Lake of the Woods can only be accessed by canoe or winter trails having been replaced by the Trans-Canada Highway (#1) for vehicular travel in the 1960s, a route which veered further north through Kenora, Ontario than the Dawson Trail which ended at the northwest road at Lake of the Woods. However, the entry to Winnipeg from the east still traces its path along the historic Dawson Trail. As Manitoba marks the 150th anniversary of its founding, the heart of the Dawson Trail still beats strong in the communities of Richer, Sainte-Anne and Lorette making its way to Winnipeg.

In 2026, Dawson Crossing will form a new terminus along the Trans-Canada Highway. The Dawson Crossing development will be the first commercial and multi-family district encountered upon entering the city of Winnipeg from the East. With the change in trade flows going from North to South, to West to East and East to West, Dawson Crossing will once again represent the "gateway to the West" for Eastern Canada and the last terminus to Thunder Bay from Western Canada.



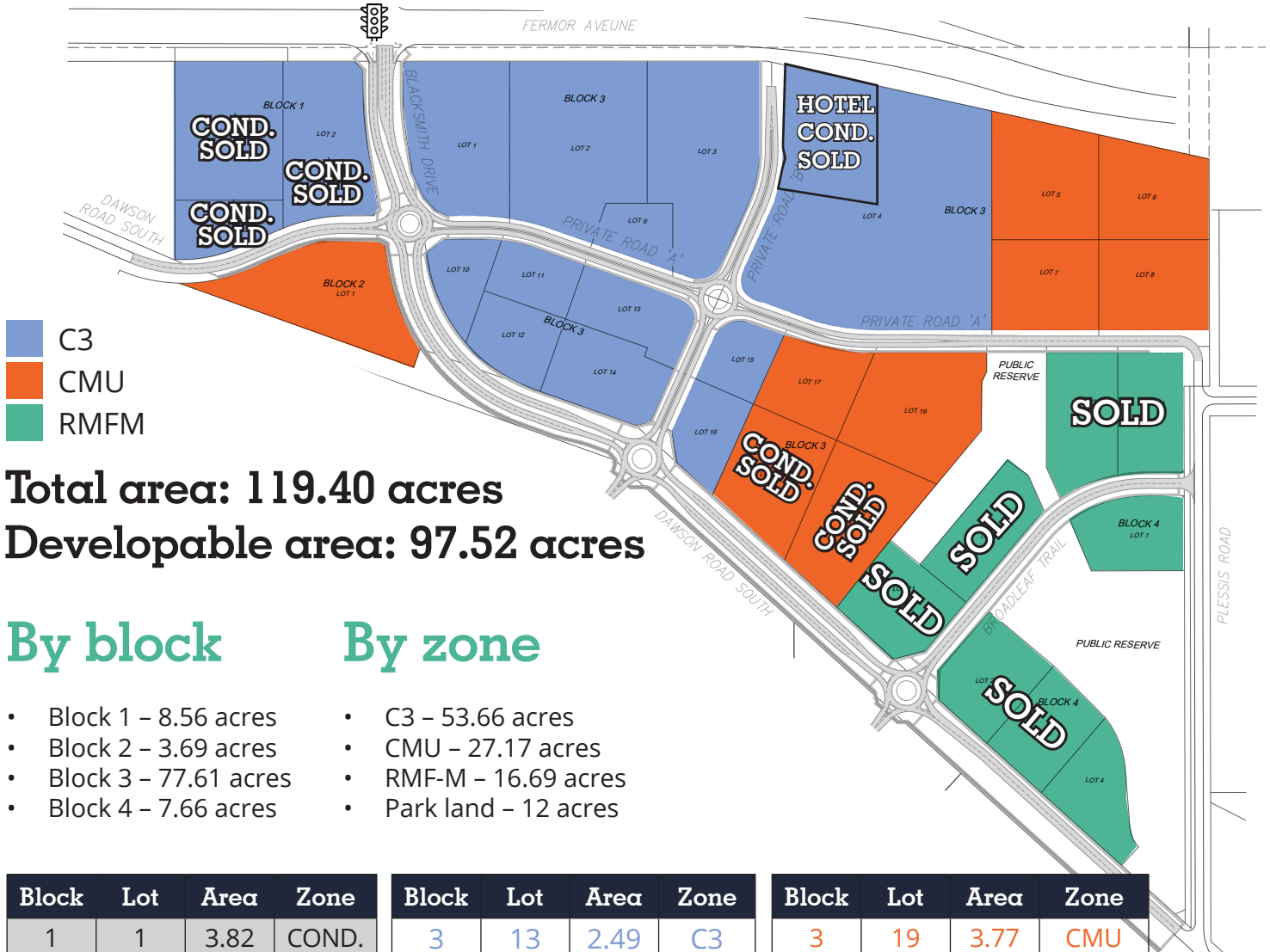
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Property Overview

Dawson Crossing - Zoning



By block

- Block 1 – 8.56 acres
- Block 2 – 3.69 acres
- Block 3 – 77.61 acres
- Block 4 – 7.66 acres

By zone

- C3 – 53.66 acres
- CMU – 27.17 acres
- RMF-M – 16.69 acres
- Park land – 12 acres

Block	Lot	Area	Zone
1	1	3.82	COND.
1	2	3.41	COND.
1	3	1.33	COND.
3	1	4.26	C3
3	2	5.84	C3
3	3	5.99	C3
3	4	12.38	C3
3	9	1.29	C3
3	10	1.42	C3
3	11	1.51	C3
3	12	1.54	C3

Block	Lot	Area	Zone
3	13	2.49	C3
3	14	2.36	C3
3	15	1.62	C3
3	16	1.56	C3
2	1	3.69	CMU
3	5	3.18	CMU
3	6	2.61	CMU
3	7	2.9	CMU
3	8	3.0	CMU
3	17	2.12	CMU
3	18	2.68	COND.

Block	Lot	Area	Zone
3	19	3.77	CMU
3	20	3.22	COND.
3	21	2.12	SOLD
3	22	2.02	SOLD
3	23	2.5	SOLD
3	24	2.39	SOLD
4	1	1.89	RMFM
4	2	2.09	SOLD
4	3	1.87	SOLD
4	4	1.81	SOLD

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Property Overview

Dawson Crossing - Surrounding Area



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Dawson Crossing - Surrounding Area



1. Downtown: 10km – 14 minutes
2. St. Boniface Hospital: 8.7km – 13 minutes
3. Kildonan Place- 7.3km – 11 minutes
4. CN Symington Yards- 1.9km – 4 minutes
5. Southdale Shopping Centre- 3.5km – 6 minutes
6. St. Vital Centre- 7.9km – 12 minutes
7. Sage Creek Village- 3.4km – 6 minutes
8. Kenora- 199km – 2 hours

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Dawson Crossing - Demographics

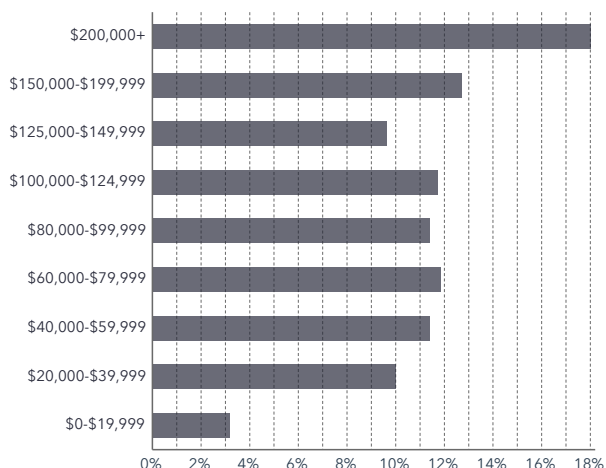
HIGH FREQUENCY
CONVENIENCE USERS

PRIMARY TRADE
AREA

EXPANDED REGINAL
DRAW

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Median Age	34.2	37.9	39.5
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Household Income



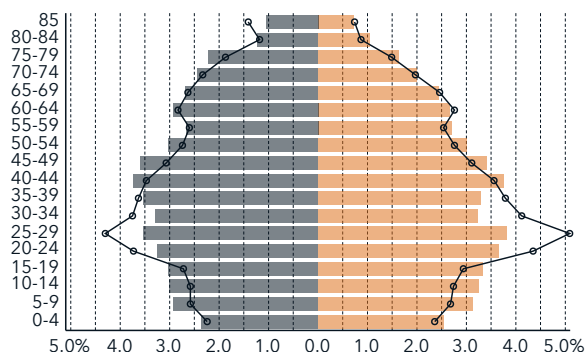
Population by Age and Sex

The largest group:

2025 Males 25 to 29 Yrs:
Percent

The smallest group:

2025 Males 85 or Older:
Percent



Household Spending

Description	Total Area Spending	Average Household
Total Household Expenditures	CA\$3,902,839,230	CA\$140,638
Clothing	CA\$83,753,205	CA\$3,018
Education	CA\$52,394,288	CA\$1,888
Food	CA\$362,711,883	CA\$13,070
Games of Chance	CA\$57,084,300	CA\$2,057
Health Care	CA\$98,450,917	CA\$3,548
Household Furnishings and Equipment	CA\$94,389,650	CA\$3,401
Household Operations	CA\$185,673,347	CA\$6,691
Income Tax	CA\$723,789,908	CA\$26,082
Improvements Owned Residence	CA\$108,474,265	CA\$1,349
Improvements Alterations Vacation Home	CA\$4,098,619	CA\$148
Miscellaneous Household Expenditures	CA\$43,342,821	CA\$1,562
Personal Care	CA\$64,338,214	CA\$2,318
Pet Expenses	CA\$19,729,385	CA\$711
Recreation	CA\$172,314,329	CA\$6,209
Reading Materials and Other Print	CA\$5,719,948	CA\$206
Shelter	CA\$668,854,467	CA\$24,102
Tobacco Products, Alcoholic Beverages	CA\$47,262,445	CA\$1,703
Current Consumption	CA\$2,414,922,243	CA\$87,021
Financial Transactions	CA\$3,422,478,198	CA\$123,328
Personal Insurance Premiums, Retirement	CA\$16,654,485	CA\$600
Money, Gifts, Contributions, Support Pay	CA\$56,356,369	CA\$2,031
Transportation	CA\$403,674,809	CA\$14,546

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We look forward to the opportunity of working together

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