

**NEW OPPORTUNITY 2-4 ACRE LOTS FOR SALE**

# The Refinery District

A Place to Live, Work, and Create

# The Refinery District

by Hopewell Development



## Experienced Development Team

Hopewell is one of Canada's leading commercial real estate developers with projects throughout Western Canada, Ontario and the United States. The Refinery District will be Hopewell's latest major development in Winnipeg. Hopewell has developed a number of projects in Winnipeg which include the 118,000 SF grocery store and pharmacy in Bridgwater Town Centre, the 73,000 SF Kildonan Green commercial plaza, and the 400,000 SF Kenaston Common destination power centre.



# Property Details

EXACTLY WHERE YOU NEED TO BE



## Ideal Location

Southwest  
Winnipeg



## Excellent Transit

Along rapid  
transit station



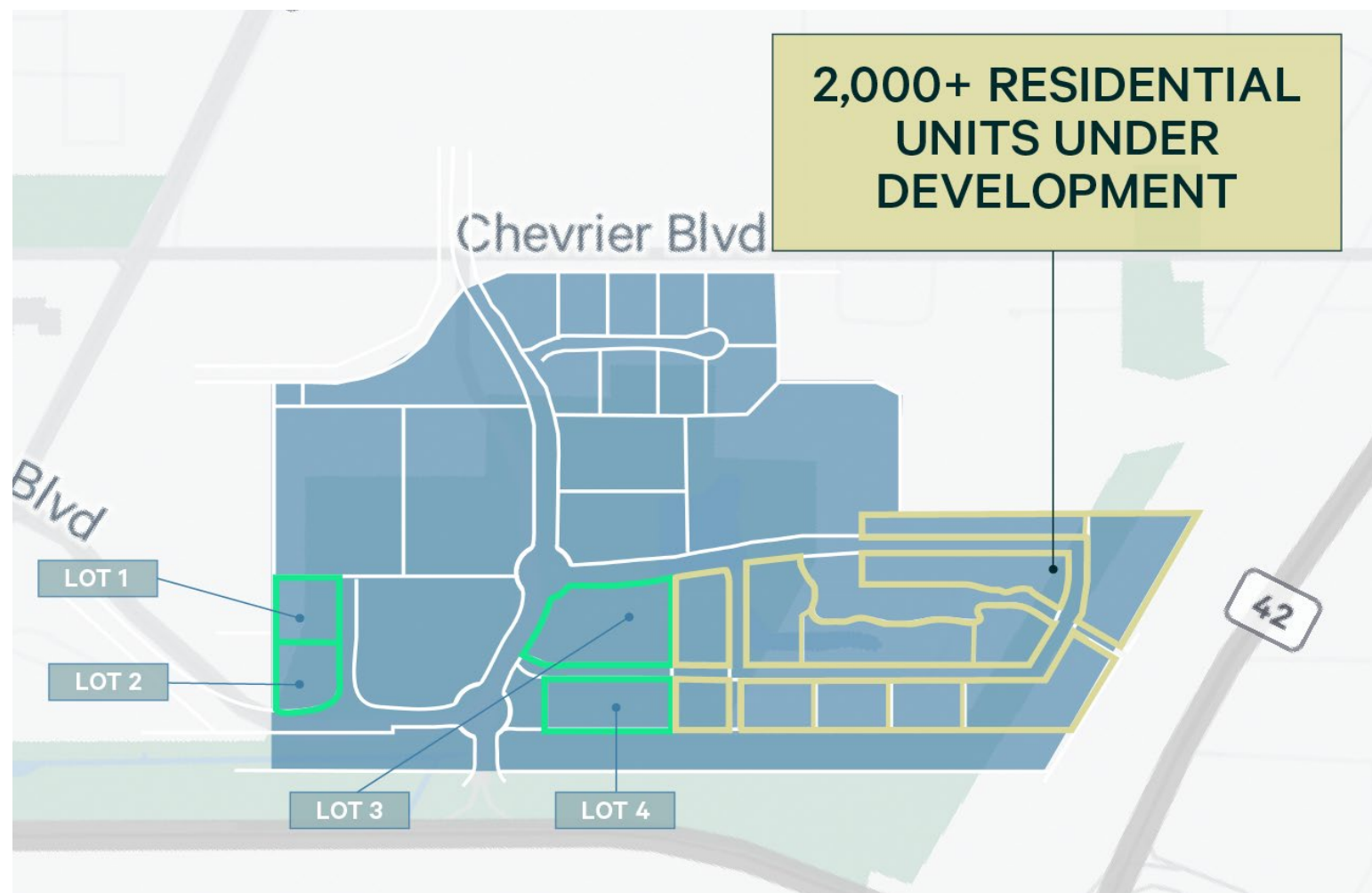
## Accessible

Easy access to  
major routes



## Thriving Community

Surrounded by  
amenities



LOTS FOR SALE **OUTLINED IN GREEN**

## The Refinery District

Available	Immediately
Asking Price	Contact Agent
Area Available	Lot 1 - 2 acres Lot 2 - 2 acres <del>Lot 3 - 4.6 acres</del> <b>SOLD</b> <del>Lot 4 - 2.8 acres</del> <b>SOLD</b>
Zoning	CMU - Commercial Mixed Use



**Commercial Mixed Use Zoning offers a wide array of potential pre-approved uses for this site.**

Located between Abinojii Mikanah Boulevard and Newmarket Boulevard in Winnipeg, MB. The Refinery District is directly accessible to multiple East/West and North/South primary highways.

Situated in one of Winnipeg's most affluent and thriving communities surrounded by established single and multi-family residences.

**Developments**

- The Refinery District
- Bridgwater
- Bison Run

**Landmarks**

- University of Manitoba
- Victoria General Hospital

**Rapid Transit**

- BLUE Line

**AREA DEMOGRAPHICS**

Population Estimate  
71,870

2024 Population Projected  
74,999

2026 Population Projected  
77,198

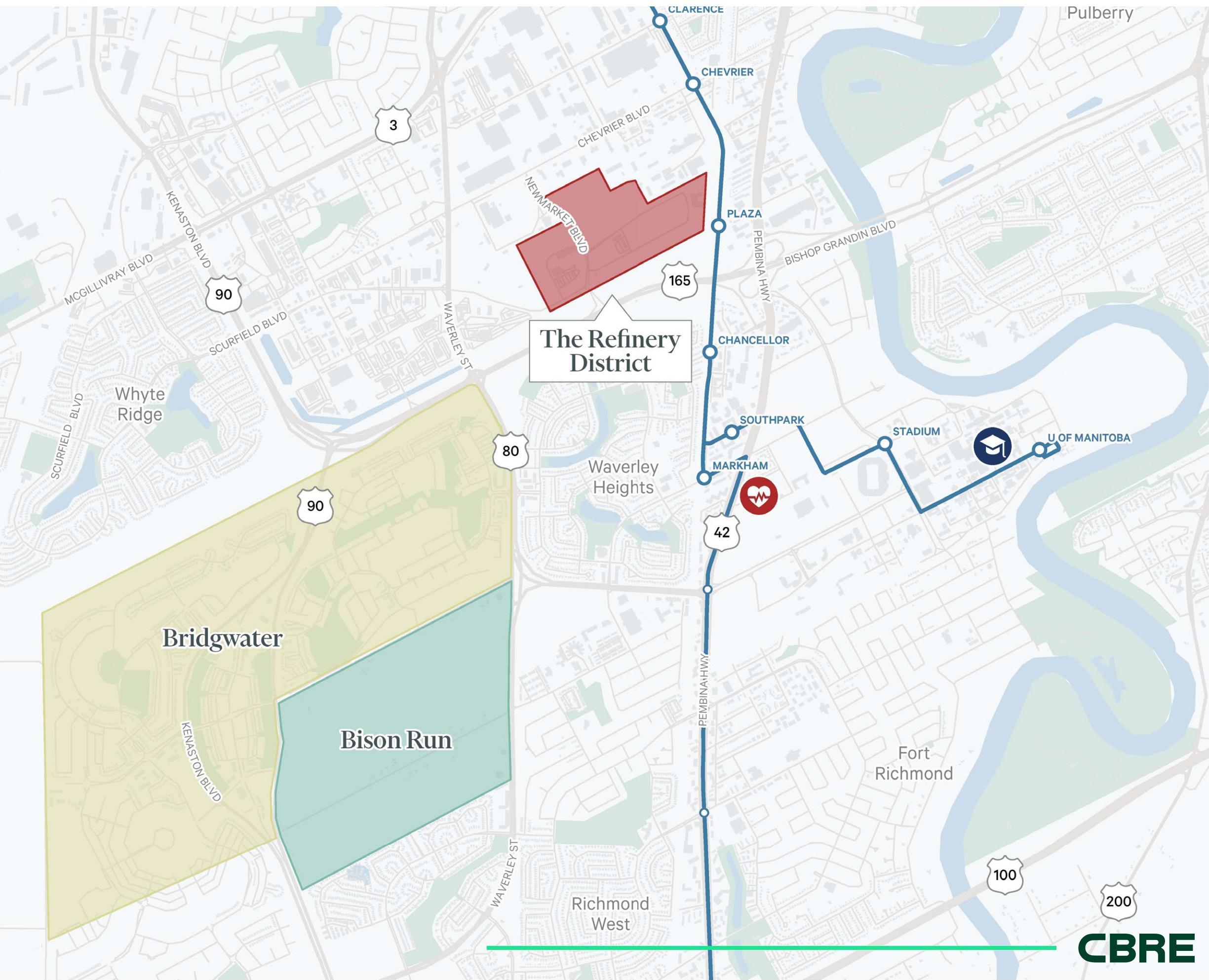
% Pop. Change (2021-2026)  
7.4%

Median Age  
34.8

Persons per Household  
2.8

Average Household Income  
\$127,735

Source: SiteWise, 2021 Estimate, 10 minute drive time area





**For more information, please contact:**

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