

C3 ZONED DEVELOPMENT LAND IN SW WINNIPEG FOR SALE/LEASE



1447 ST. ANNE'S ROAD

WINNIPEG, MB



CONTACT

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INVESTMENT DETAILS

Capital Commercial Real Estate Services Inc. is pleased to offer for sale 7.061 acres (+/-) of C3 zoned land for redevelopment. This well-situated parcel has exposure to both St. Anne's Road, and the South Perimeter Highway.

HIGHLIGHTS



SALE PRICE: \$3,727,500



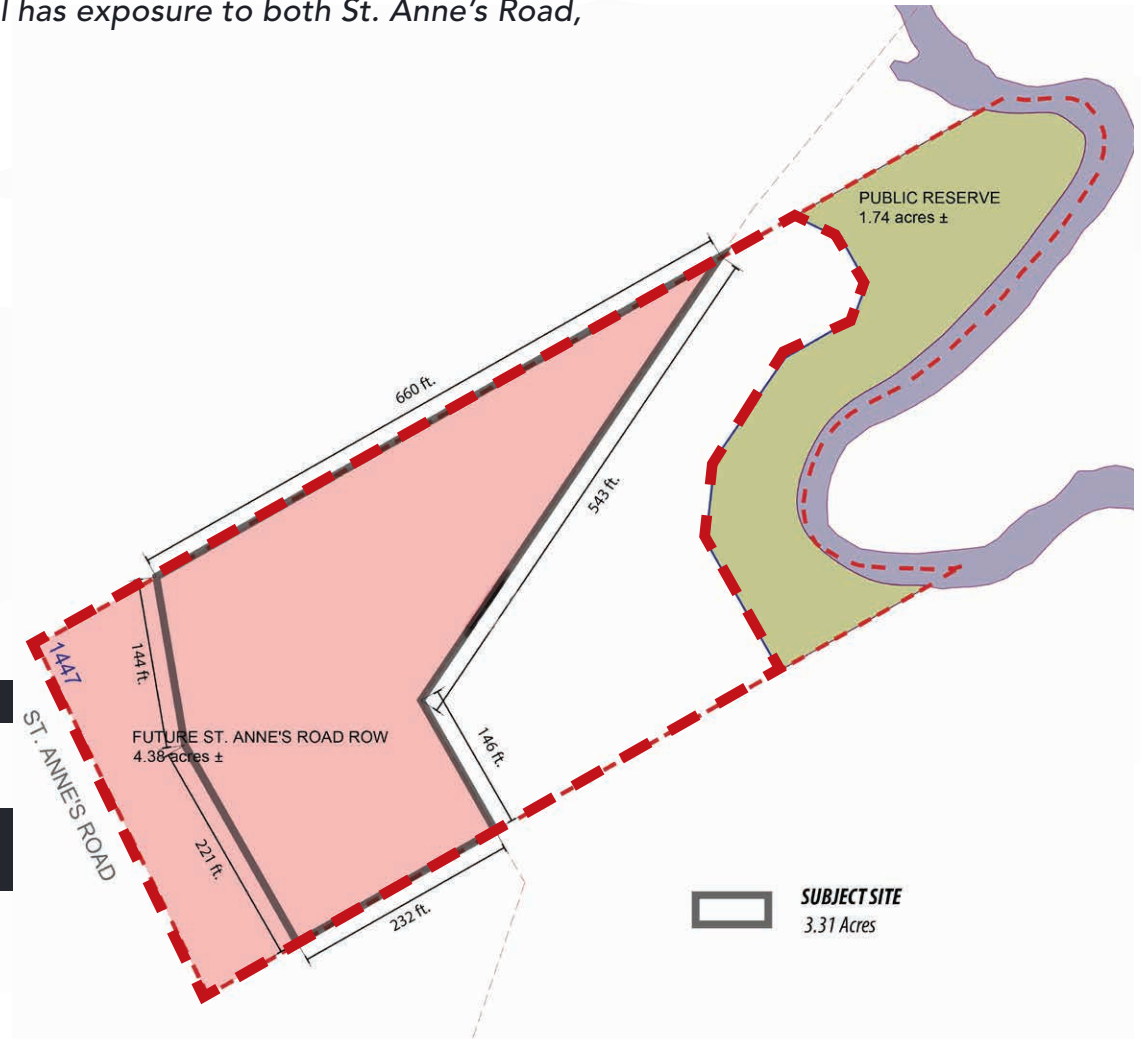
LAND LEASE: \$3,500 PER ACRE, PER MONTH RENT



C3 ZONING IDEAL FOR SELF STORAGE OR AUTOMOTIVE, LIGHT TRUCK SALES & RENTAL USE



EXPOSURE ON ST. ANNE'S & PERIMETER HWY



LIGHT RED

- 4.38 acres (+/-)
- Future Highways Exchange Area
- Suitable for parking use

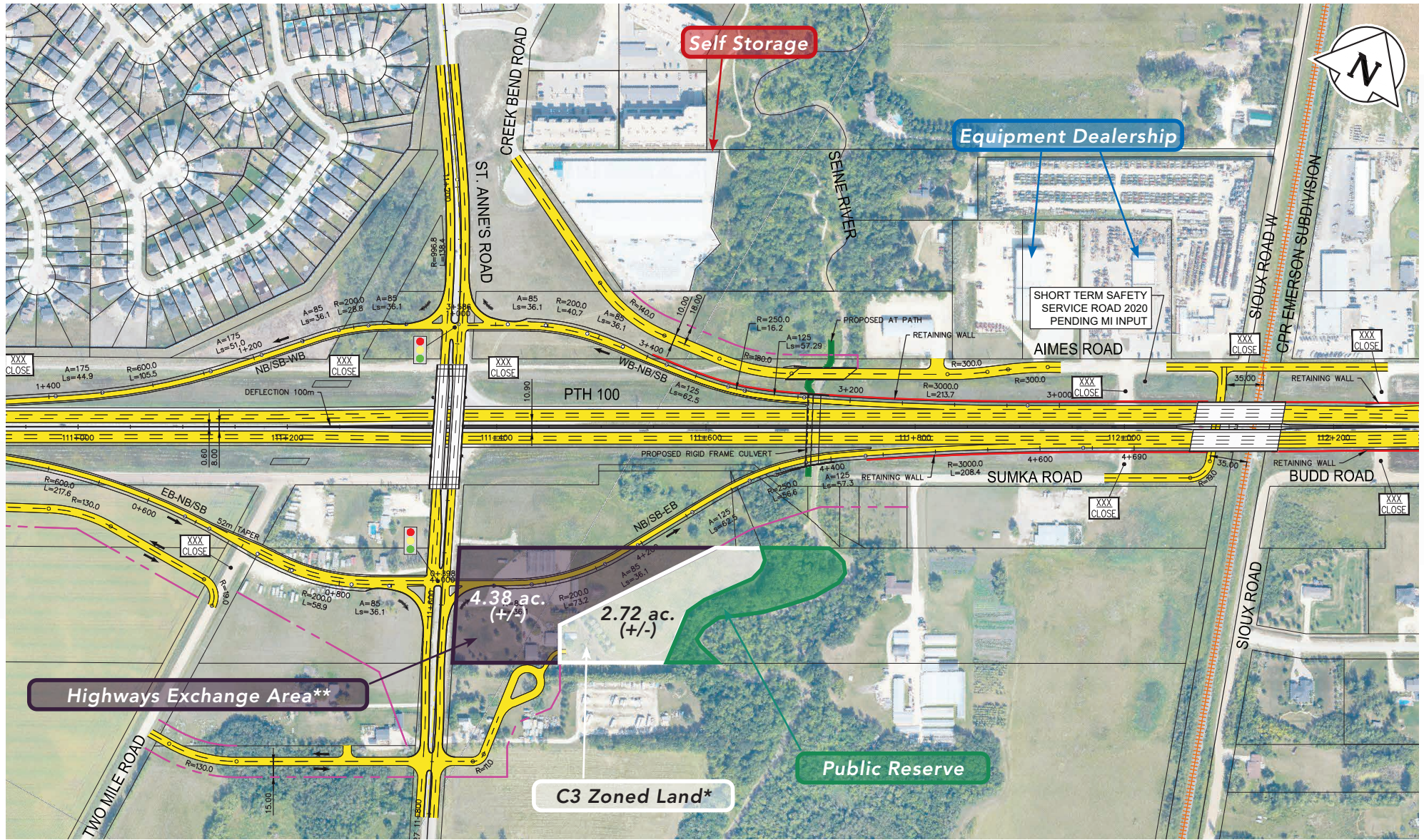
WHITE

- 2.72 acres (+/-)
- C3 Zoned Land

GREEN

- City of Winnipeg Land
- Public Reserve

HIGHWAY DESIGN STUDY



*suitable for automotive, light truck sales & rental; or for self storage use

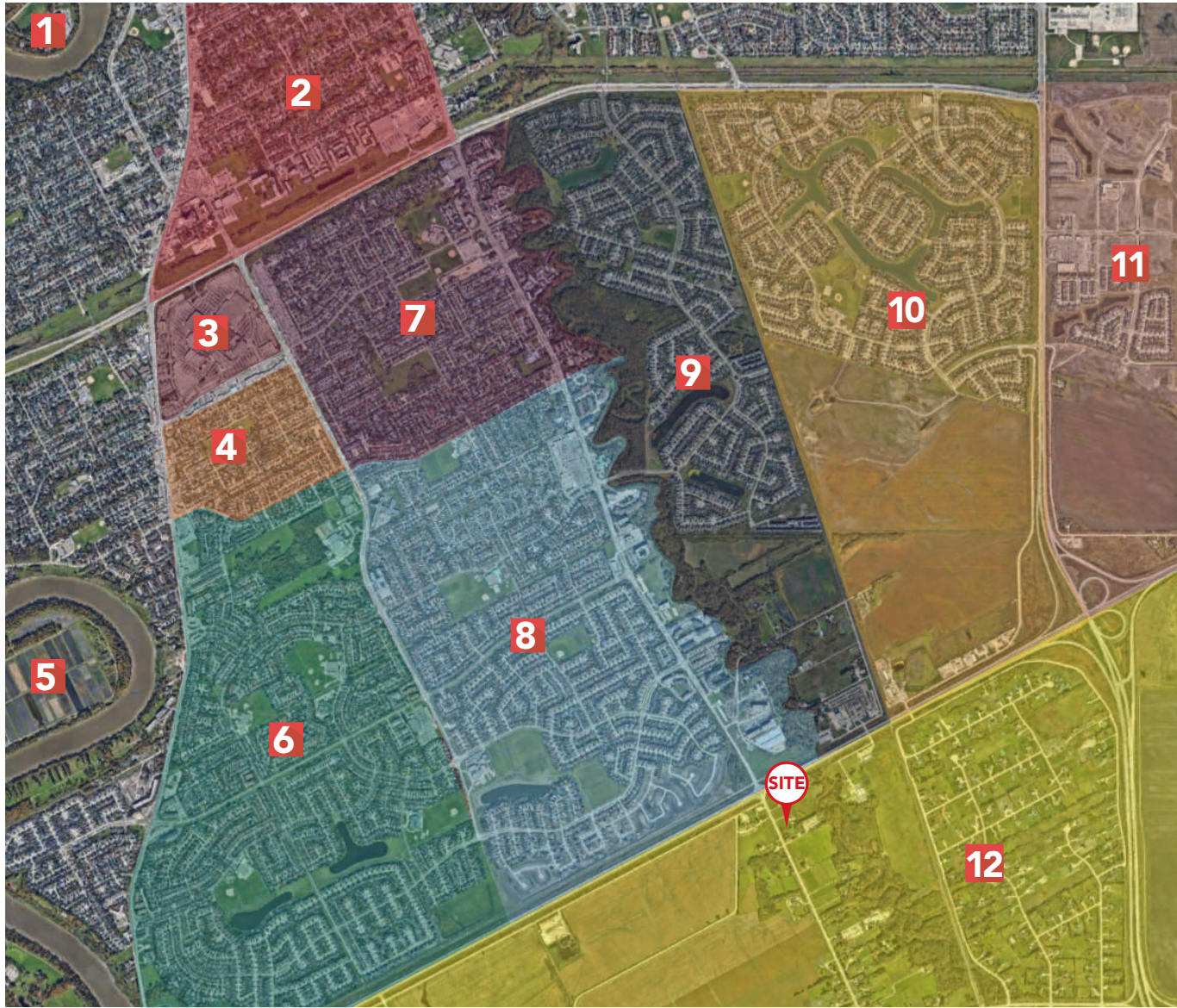
**suitable for accessory parking use

PROPERTY DETAILS

OWNER	1181719 B.C. LTD.
LEGAL DESCRIPTION	LOT 1 PLAN 73413 WLTO IN OTM LOT 152 AND 153 PARISH OF ST NORBERT
TITLE NO.	3300782/1
ROLL NO.	08081226750
ZONING	C3
LAND AREA (+/-)	7.1 acres
PROPERTY TAXES	\$3,790.80 (2025)
SALE PRICE	\$3,727,500
LAND LEASE	\$3,500 per acre, per month net rent



AREA OVERVIEW



HIGHLIGHTS

- 1** St. John's-Ravenscourt School
- 2** Worthington
- 3** St. Vital Centre
- 4** Vista
- 5** University of Manitoba
- 6** River Park South
- 7** Meadowood
- 8** Dakota Crossing
- 9** Royalwood
- 10** Island Lakes
- 11** Sage Creek
- 12** St. Vital Perimeter South

DRIVE TIME ANALYSIS



RICHARDSON INT'L AIRPORT
26 minutes



PORTAGE AND MAIN
16 minutes



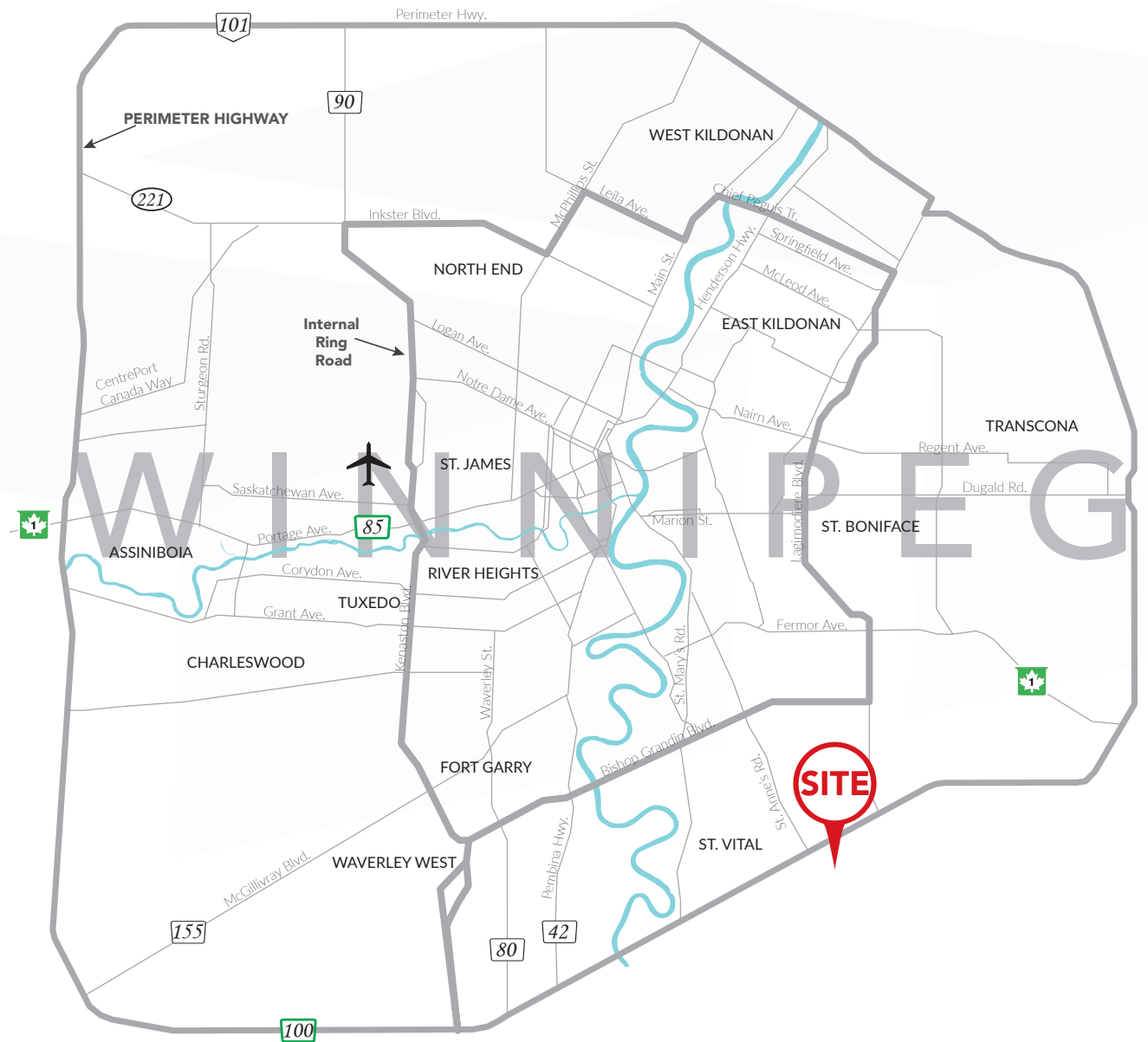
ST. VITAL CENTRE
8 minutes



UNIVERSITY OF MANITOBA
10 minutes



PERIMETER HIGHWAY
Immediate Access



DEMOGRAPHIC ANALYSIS



POPULATION

TOTAL POPULATION

1 km

3 km

5 km

3,611

36,604

90,870

PROJECTED POPULATION (2030)

3,891

39,106

96,416



MEDIAN AGE

MEDIAN AGE

1 km

3 km

5 km

41.0

40.7

40.2



HOUSEHOLD INCOME

AVG. HOUSEHOLD INCOME

1 km

3 km

5 km

\$164,605

\$157,874

\$140,416

PROJ. HOUSEHOLD INCOME (2030)

\$191,106

\$182,453

\$162,297



HOUSEHOLDS

TOTAL HOUSEHOLDS

1 km

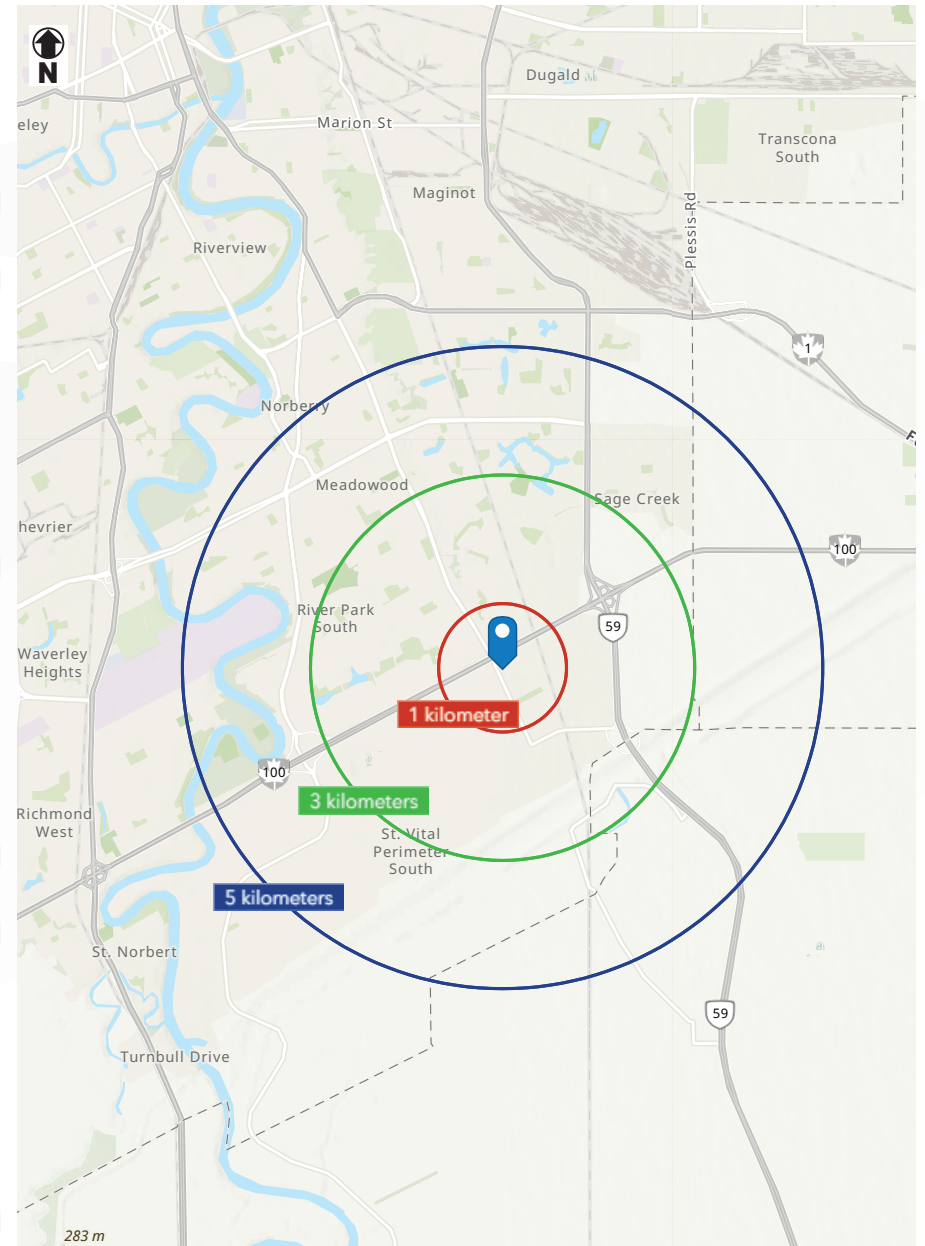
3 km

5 km

1,402

13,112

33,882





COMMERCIAL REAL ESTATE
SERVICES INC.

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