



1820 De Vries Avenue, Winnipeg, Manitoba

Multifamily Redevelopment Opportunity in Northeast Winnipeg

For Sale



The Offering

ICI Properties is pleased to offer for sale **1820 De Vries Avenue** ("the Property"), a **+/- 3.3 acre redevelopment site** with potential for a mix of high density multi-family. Efficient lot shape with separation from the single-family to the north-west.

The Property is ideally located on the west side of Lagimodiere Boulevard just north of Chief Peguis Trail. With a high daily traffic count and prominent positioning, it provides easy access to Winnipeg's major thoroughfares. Additionally, the site benefits from access off a service road, with close proximity to a signalized intersection, which will help minimize the traffic impact for a new development. Planning policy in the area has been supportive for medium to high density residential.

The Property offers prime views of Kilcona Park and is nestled in established single-family neighbourhoods including All Seasons Estates & Springfield North.

The Property is being marketed **"unpriced"** and is to be sold on an **"as-is"** basis.



Property Details

Unpriced

SALE PRICE

+/- 18,653 sq. ft. across three structures

EXISTING BUILDING SIZE

+/- 3.30 acres

TOTAL LAND AREA

M1 - Manufacturing

CURRENT ZONING

Features

- Excellent transportation links including Lagimodiere Boulevard to Chief Peguis Trail and the Perimeter Highway, facilitating easy access to major transit routes, schools, shopping, and entertainment
- Access to diverse shopping, dining and other essentials at Kildonan Crossing & Crossroads Station, enhancing convenience and lifestyle appeal for residents
- Nearby parks and recreational facilities like Kilcona Park and Harbourview Golf Course, providing opportunities for outdoor activities and leisure



Highlights



Located

IN NORTHEAST WINNIPEG
ALONG MAJOR
THOROUGHFARE



Short walk

TO KILCONA PARK



Ideal Location

FOR MODERN
MULTI-FAMILY LIVING



Expansive

3.3 ACRE LOT

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Kilcona Park Map



Demographics



TOTAL POPULATION
124,530



HOUSEHOLDS
49,687



DAYTIME POPULATION
96,857



AVG. HOUSEHOLD INCOME
\$108,889



EMPLOYMENT RATE
94.2%



MEDIAN AGE
39.7

*WITHIN 5 KM | ENVIRONICS ANALYTICS © 2023

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Offering Process

Additional Property due diligence information has been posted on the ICI Properties Sharefile data room website. Access will be provided to prospective purchasers who have executed a Confidentiality Agreement. Please contact ICI Properties (the "Listing Agents") should you require assistance in accessing this supplemental information.

All offers to purchase for the Property are to be submitted to the Listing Agents and will be reviewed and considered by the Vendor as received. The Vendor reserves the right to establish an offer date.

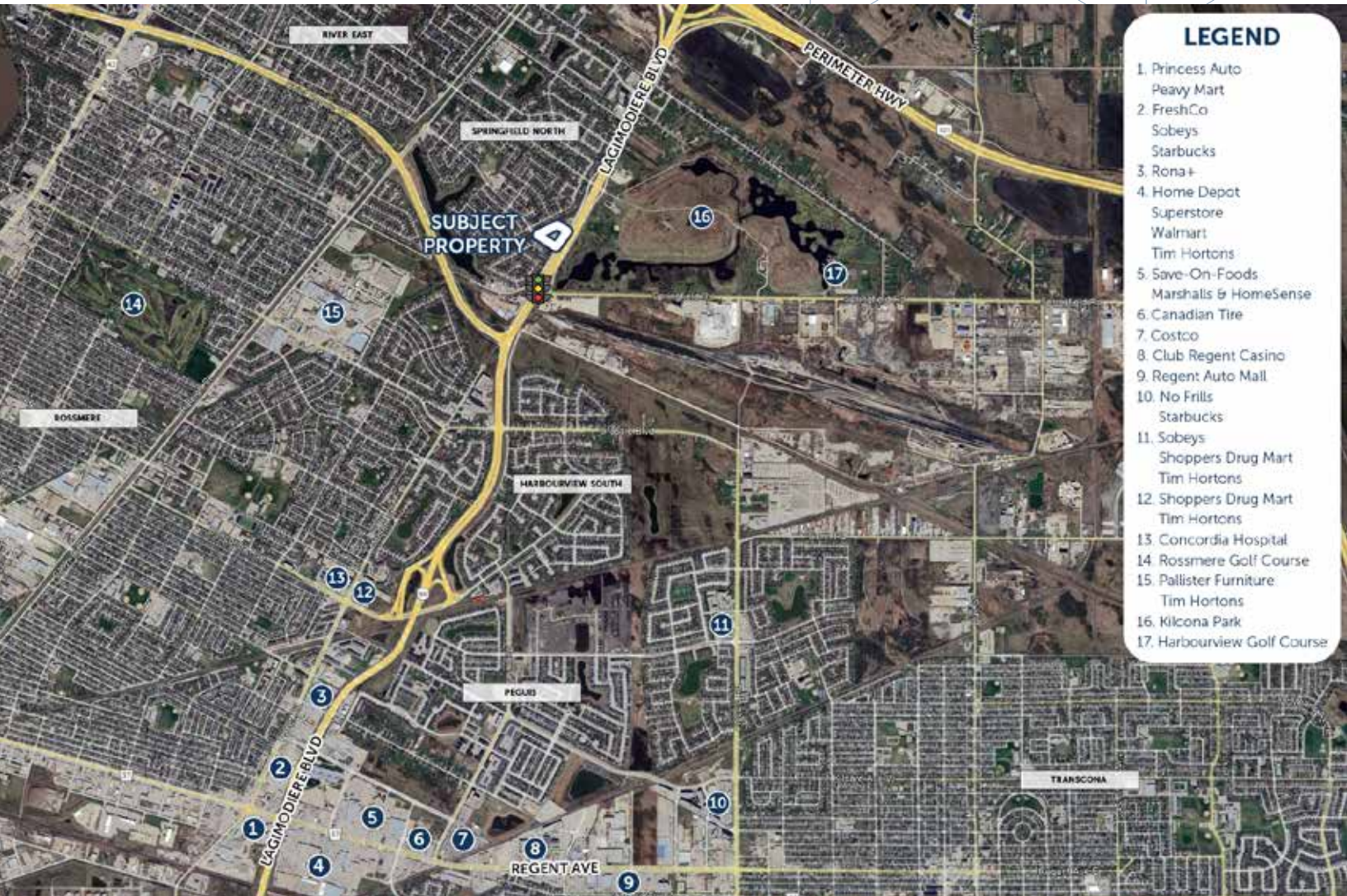
Physical inspections of the Property will be made available for qualified purchasers.

Data Room:

The ShareFile will contain:

Building & Property Information, Site Plans & Floor Plans, Tax & Title Information and Site & Environmental Reports.




LEGEND

1. Princess Auto
2. Peavy Mart
3. FreshCo
4. Sobeys
5. Starbucks
6. Rona+
7. Home Depot Superstore
8. Walmart
9. Tim Hortons
10. Save-On-Foods
11. Marshalls & HomeSense
12. Canadian Tire
13. Costco
14. Club Regent Casino
15. Regent Auto Mall
16. No Frills
17. Starbucks
18. Sobeys
19. Shoppers Drug Mart
20. Tim Hortons
21. Shoppers Drug Mart
22. Tim Hortons
23. Concordia Hospital
24. Rossmere Golf Course
25. Pallister Furniture
26. Tim Hortons
27. Kilcona Park
28. Harbourview Golf Course

Connect with us today!

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