

HIGH EXPOSURE LAND OPPORTUNITY ON MAIN STREET



# 1075 MAIN STREET

## WINNIPEG, MB



### CONTACT

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# THE OPPORTUNITY

*Capital Commercial Real Estate Services is pleased to offer for sale a vacant land parcel totaling 0.60 acres on Main Street. The 26,272 sq. ft. parcel is zoned commercial with 209.20 ft. of frontage on Main Street. The Site is located north of Burrows Avenue, offering exposure to high traffic volumes, and is surrounded by an established residential community.*

## HIGHLIGHTS



**SITE REMEDIATION COMPLETED**



**RARE LAND OPPORTUNITY ON A MAJOR THROUGHFARE**



**SERVICES TO PROPERTY LINE**



**209.20 FT. (+/-) OF FRONTAGE ON MAIN STREET**



**WELL SERVICED BY WINNIPEG TRANSIT**



**APPROXIMATELY 16,700 VEHICLES OF TRAFFIC FLOW PASS THIS SITE DAILY**

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# PROPERTY DETAILS

**LAND AREA (+/-)** 26,272 sq. ft. (0.60 acres)

**FRONTAGE (+/-)** 209.20 ft.

**ROLL NO.** 14030065100

**TITLE NO.** 3191990/1

**LEGAL DESCRIPTION**  
FIRSTLY: SP LOTS 49 AND 50 AND 51 PLAN 31521 WLTO IN RK 39 PARISH OF ST JOHN  
SECONDLY: LOTS 29 TO 31 PLAN 2306 WLTO IN RL 39 PARISH OF ST JOHN

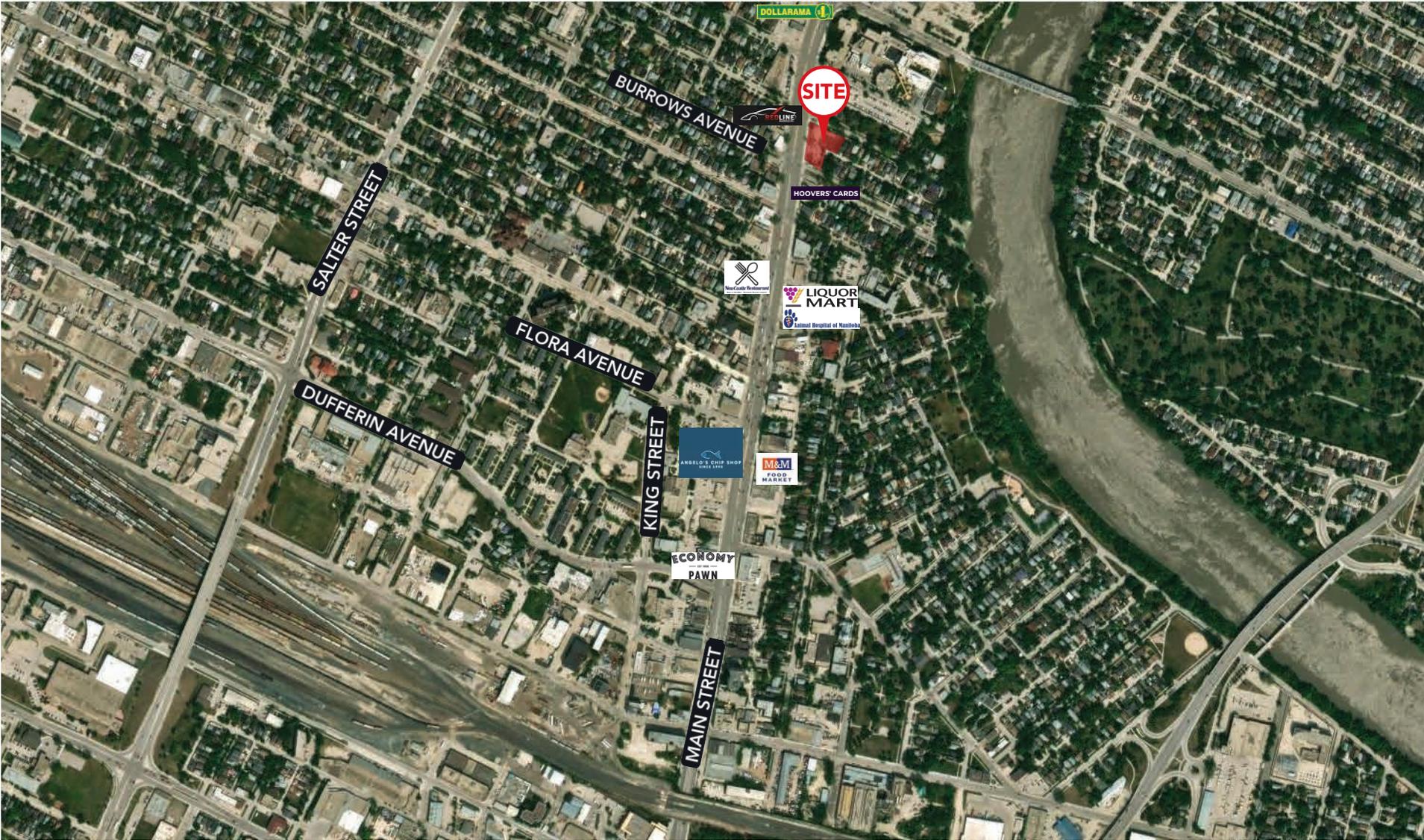
**ZONING** C2 - COM - COMMUNITY

**SALE PRICE** \$790,000

**PROPERTY TAXES** \$14,791.79



# AREA AMENITIES



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## CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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