

**High Exposure Land Opportunity
On Main Street**



Commercial Development Opportunity

MAIN STREET, WINNIPEG, MB



capitalgrp.ca

The Opportunity

INVESTMENT OVERVIEW

Capital Commercial Investment Services is pleased to offer for sale a vacant land parcel totaling 0.34 acres on Main Street.

The 14,733 sq. ft. parcel is zoned commercial with frontage on Main Street. The Site is located north of Chief Peguis Trail within the Rivergrove retail node, offering access to excellent population demographics, exposure to high traffic volumes, and is surrounded by an established residential community.

INVESTMENT HIGHLIGHTS



LOCATED ON A HIGH-TRAFFIC ARTERY IN AN ESTABLISHED NEIGHBOURHOOD



RARE LAND OPPORTUNITY ON A MAJOR THOROUGHFARE



SERVICES TO PROPERTY LINE



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



WELL-SERVICED BY WINNIPEG TRANSIT



APPROXIMATELY 49,400 VEHICLES OF TRAFFIC FLOW PASS THIS SITE DAILY

Property Overview

PROPERTY DETAILS

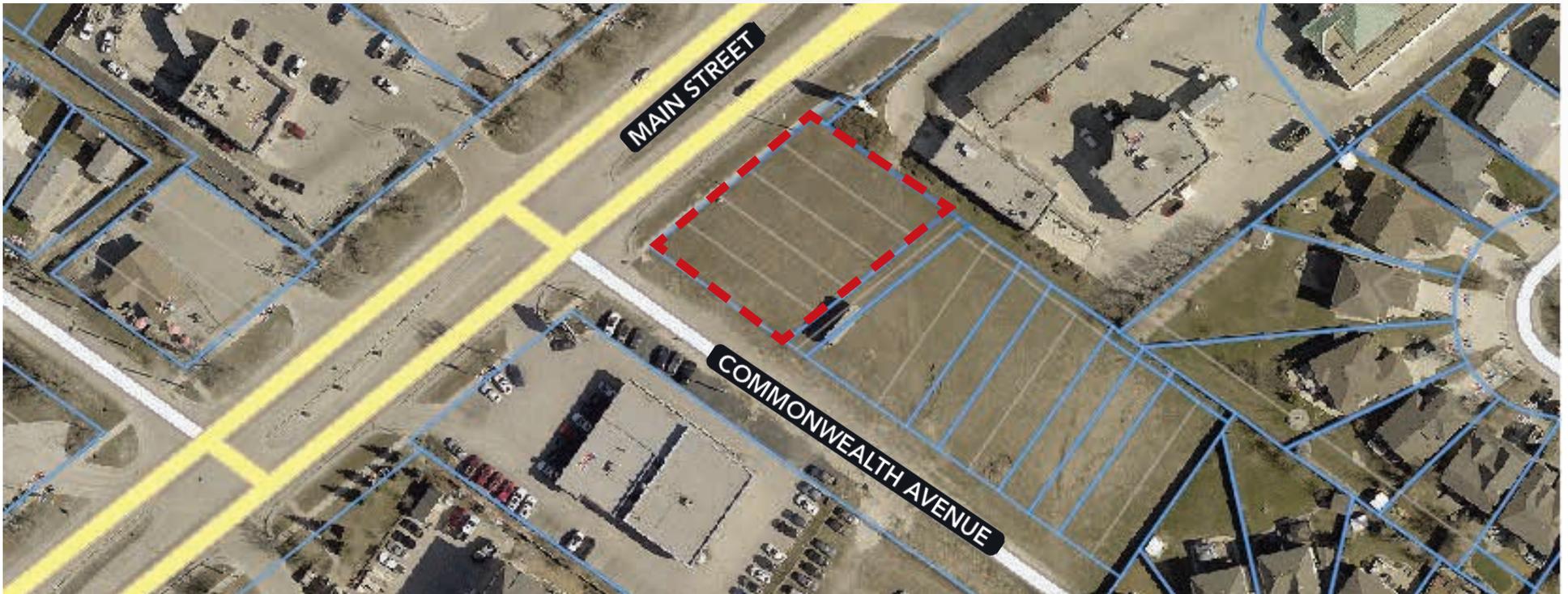
TOTAL LAND AREA 14,733 sq. ft. (0.34 acres) (+/-)

TOTAL FRONTAGE 139.51 ft.

ROLL NUMBERS 0500302000

LEGAL DESCRIPTION LOTS 1 TO 5, BOTH INCLUSIVE, AND LOTS 11, 13 AND 14 BLOCK 1 PLAN 1264 WLTO EXC OUT OF LOTS 3, 4 AND 5:
ALL MINES AND MINERALS VESTED IN THE CROWN (MANITOBA) BY THE REAL PROPERTY ACT IN RL 31 PARISH OF
KILDONAN

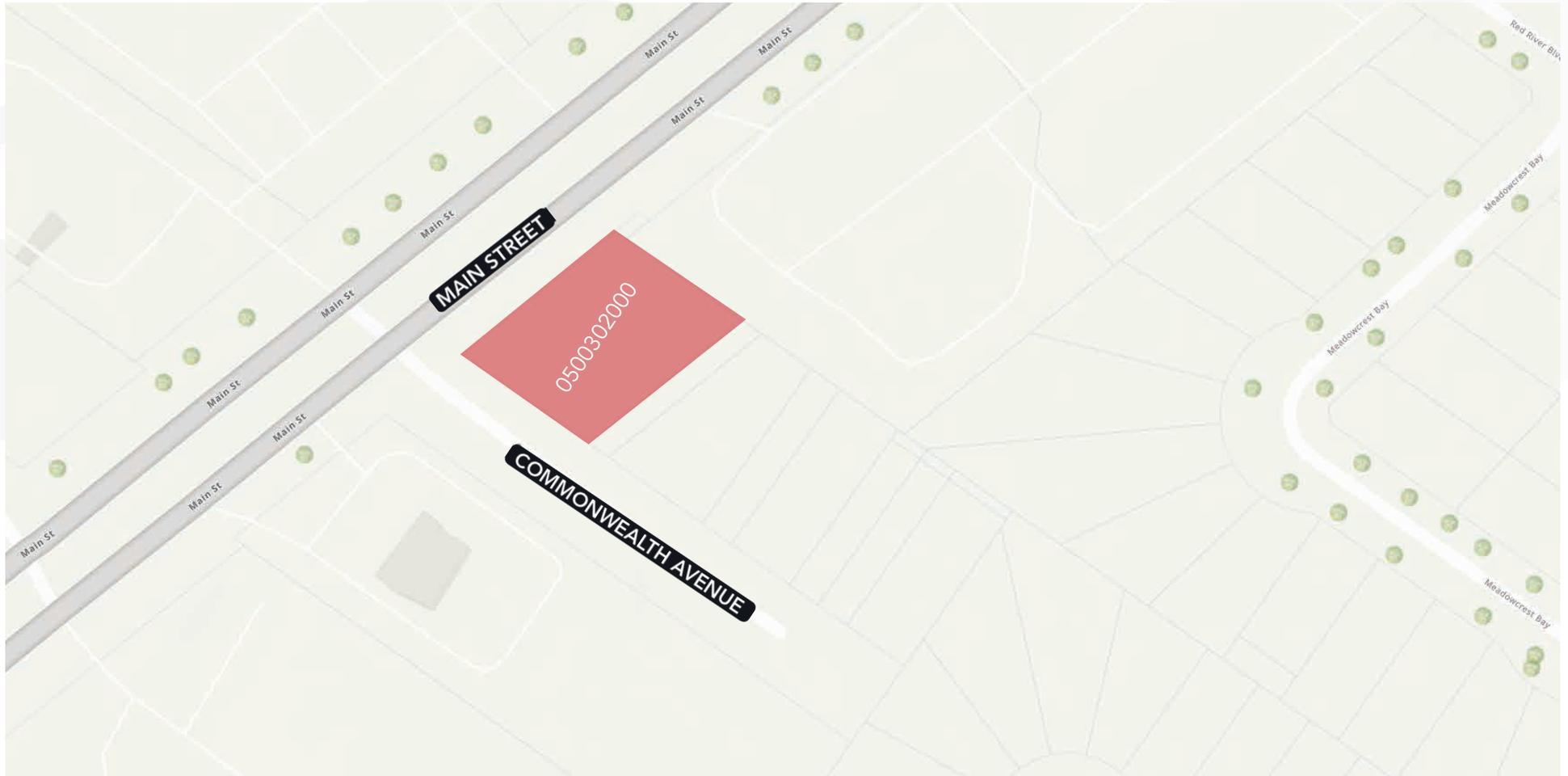
ASKING PRICE \$680,000



Property Overview

PROPERTY BREAKDOWN

ROLL NUMBER	TITLE NUMBER	LAND AREA (sq. ft. +/-)	ZONING	PROPERTY TAXES
0500302000	3186671/1	14,733	C2 - Comm - Community	\$14,051.64



Area Overview

WEST KILDONAN

Located in North Winnipeg, West Kildonan is a residential suburb located 10 minutes from downtown Winnipeg. While West Kildonan is one of Winnipeg's earliest residential neighborhoods, it is not only part of, but next door to, one of the fastest growing residential nodes in the City of Winnipeg. Initially established in 1876 as the Municipality of Kildonan, the area has developed into a well-established community with the development of surrounding neighborhoods including Garden City and The Maples. These communities have a combined population of 86,043 and an average household income of \$99,044 which is forecasted to grow to \$133,978 by 2030. This area is home to Kildonan Park, West Kildonan Collegiate, Garden City Collegiate and the Seven Oaks Hospital.

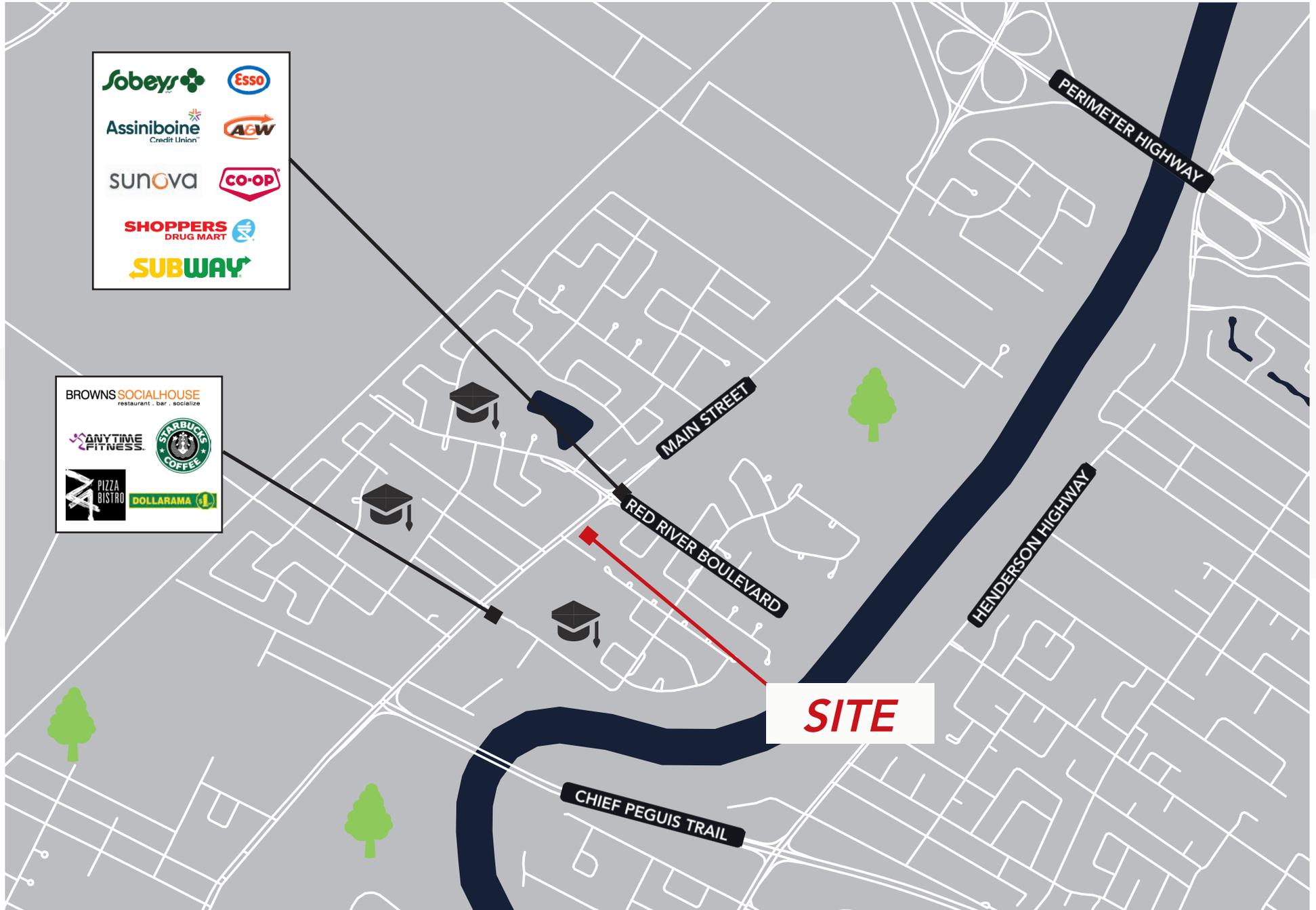
The neighborhood of West Kildonan specifically is serviced by The Seven Oaks School Division, the Garden City Shopping District and McPhillips retail node. Those who live in West Kildonan can enjoy the wealth of facilities throughout this complete community including parks, golf courses and community centres. West Kildonan is located only minutes from both the perimeter highway and national retailers.

TRADE AREA DEMOGRAPHICS

	TOTAL POPULATION	28,895
	POPULATION GROWTH PROJECTION (2031)	30,042
	TOTAL HOUSEHOLDS	11,390
	AVERAGE HOUSEHOLD INCOME	\$86,421
	HOUSEHOLD INCOME GROWTH PROJECTION (2031)	\$116,266



Retail Overview



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