



Multifamily Development Opportunity

COMMONWEALTH AVENUE, WINNIPEG, MB

capitalgrp.ca

The Opportunity

INVESTMENT OVERVIEW

Capital Commercial Investment Services is pleased to offer for sale multiple land parcels totaling 0.52 acres on Commonwealth Avenue.

The 22,622 sq. ft. parcel is residentially zoned offering frontage on Commonwealth Avenue. 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



WELL-SERVICED BY WINNIPEG TRANSIT



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



POTENTIAL FOR FUTURE MULTIFAMILY DEVELOPMENT

Property Overview

PROPERTY DETAILS

22,622 sq. ft. (0.52 acres) (+/-) **TOTAL LAND AREA**

> 5003050200 5003060200

5003070000 **ROLL NUMBERS**

5003080000 5003080500

LOTS 8, 9, 10, 11, 12, 13 AND 14 BLOCK 1 PLAN 1264 WLTO EXC OUT OF LOTS 3, 4 AND 5: ALL MINES AND MINER-**LEGAL DESCRIPTION**

ALS VESTED IN THE CROWN (MANITOBA) BY THE REAL PROPERTY ACT IN RL 31 PARISH OF KILDONAN

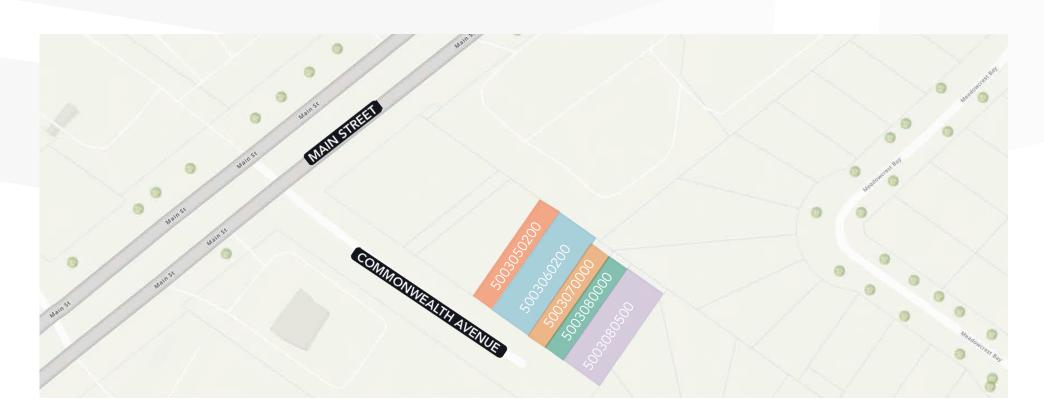
ASKING PRICE \$780,000



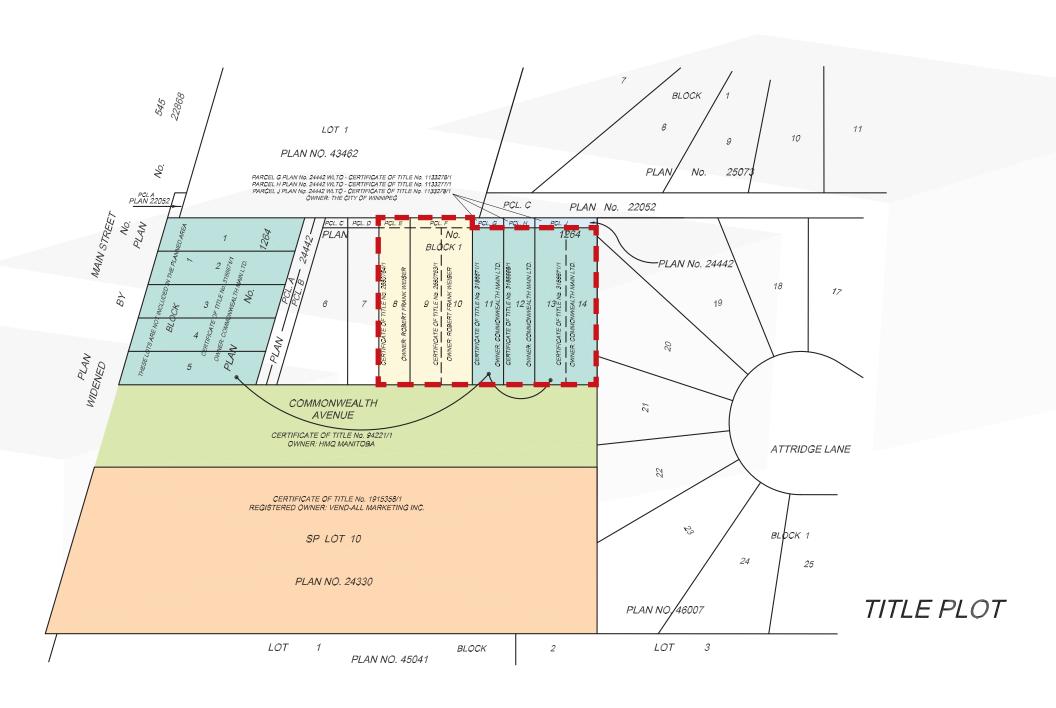
Property Overview

PROPERTY BREAKDOWN

ROLL NUMBER	TITLE NUMBER	LAND AREA (sq. ft. +/-)	ZONING	PROPERTY TAXES
5003050200	3230530/1	3,347	C2 - Comm - Community	\$1,518.50
5003060200	3230530/1	6,693	Mixed-Use	\$3,059.34
5003070000	3186671/1	3,146	R1 - Residential	\$545.61
5003080000	3186668/1	3,146	R1 - Residential	\$545.61
5003080500	3186671/1	6,290	R1 - Residential	\$799.60



Lot Plan



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

000	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





Contact

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