

~ Single Family Development Land on St. Anne's Road in SW Winnipeg ~



FOR SALE

1924 St. Anne's Road

WINNIPEG, MB

PETER KAUFMANN, Vice President, Sales & Leasing
(204) 985-1362

peter.kaufmann@capitalgrp.ca

Services provided by Peter Kaufmann Personal Real Estate Corporation

ERIC OTT, Associate Vice President, Sales & Leasing
(204) 985-1378

eric.ott@capitalgrp.ca

Services provided by Eric A. Ott Personal Real Estate Corporation

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

Property Overview

INVESTMENT DETAILS

Capital Commercial Real Estate Services Inc. Is pleased to offer for sale a 163.20 acre (+/-) parcel of residential redevelopment land. This parcel is an ideal location for a new low density residential development in Southwest Winnipeg, inside City limits, and the protection of the flood way.

Property Highlights



\$35,000
PER ACRE



QUICK ACCESS

TO LAGIMODIÈRE BLVD & THE SOUTH
PERIMETER HWY.



NEARBY AMENITIES

ALONG ST. MARY'S RD. & ST. ANNE'S RD.



10 MINUTES

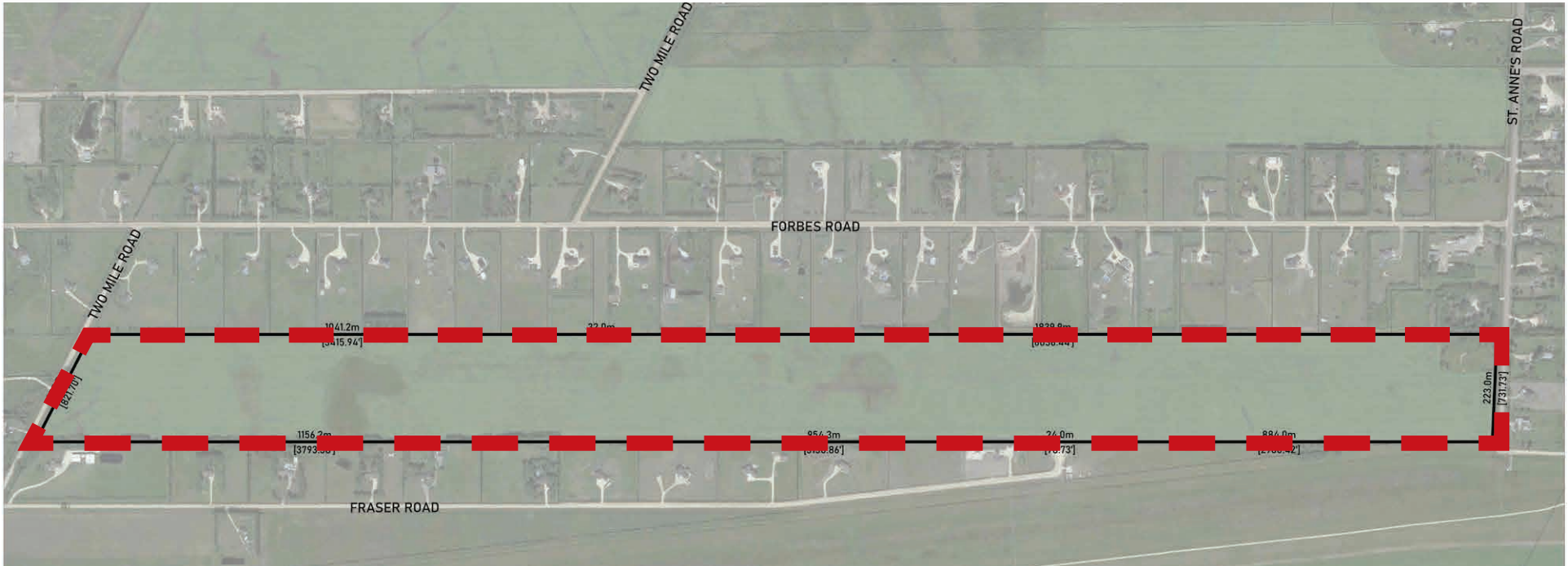
FROM ST. VITAL CENTRE



Property Overview

INVESTMENT DETAILS

LEGAL DESCRIPTION	OTM LOTS 165 AND 166 PARISH OF ST NORBERT EXC OUT OF BOTH LOS ALL THAT PORTION WHICH LIES TO THE EAST OF THE WESTERN LIMIT OF STE ANNE'S ROAD PLAN 3910 WLTO
TITLE NUMBER	3061390/1
ROLL NUMBER	08006665000
ZONING	RR5 - Rural Residential - 5
LAND AREA (+/-)	163.20 acres available
PROPERTY TAXES (2025)	\$4,062.77
SALE PRICE	\$35,000 per acre



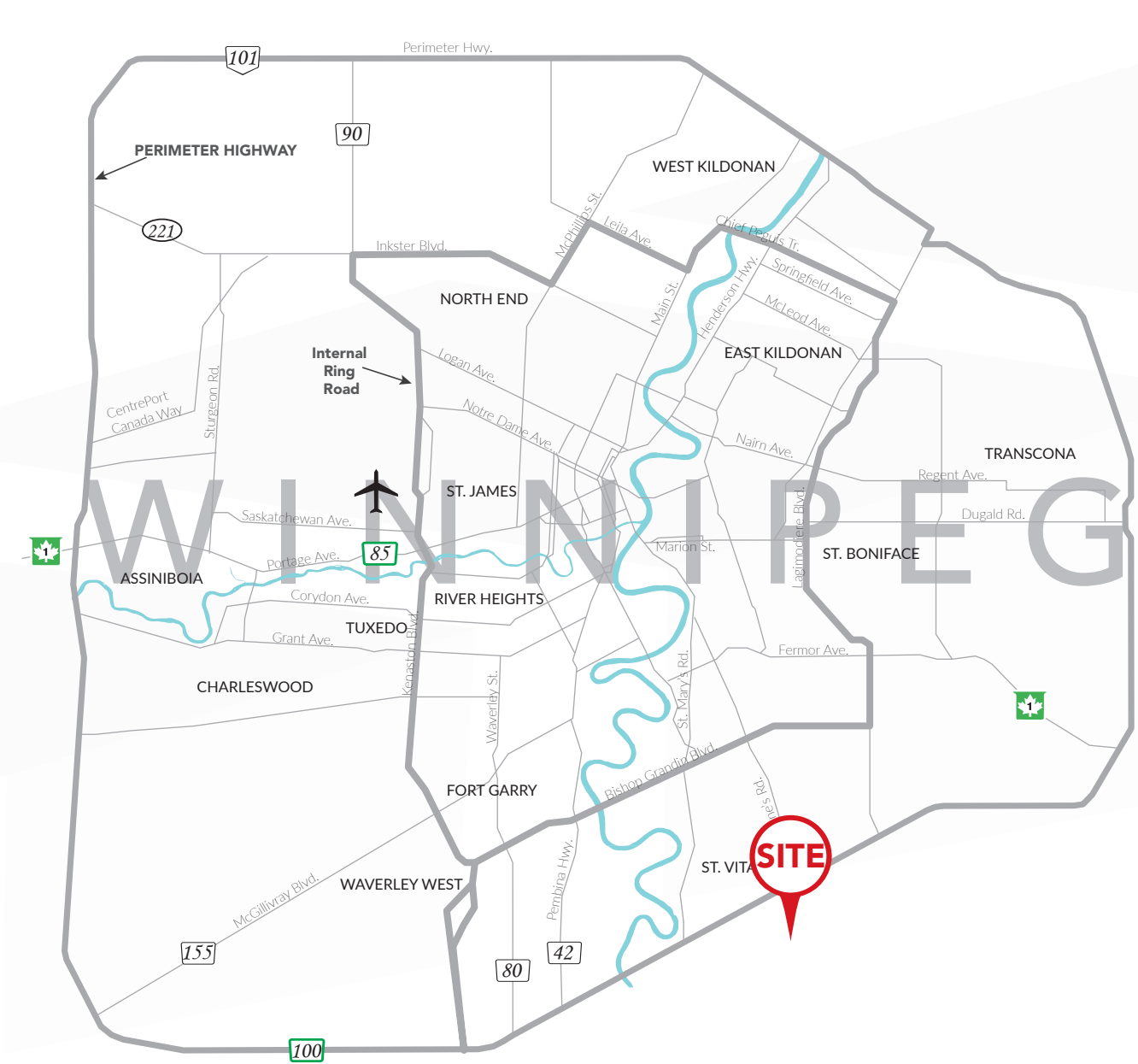
Area Overview



HIGHLIGHTS

- | | |
|----|---------------------------|
| 1 | St. Vital Centre |
| 2 | Meadowood |
| 3 | Vista |
| 4 | University of Manitoba |
| 5 | River Park South |
| 6 | Dakota Crossing |
| 7 | Royalwood |
| 8 | Island Lakes |
| 9 | Sage Creek |
| 10 | St. Vital Perimeter South |

Drive Time Analysis



RICHARDSON INTL. AIRPORT
30 minutes



PORTAGE & MAIN
20 minutes



ST. VITAL CENTRE
10 minutes



THE FORKS
18 minutes



PERIMETER HIGHWAY
5 minutes

Demographic Analysis



POPULATION	1 KM	3 KM	5 KM
Total Population	180	5,974	43,684
Projected Population (2027)	253	8,023	50,558



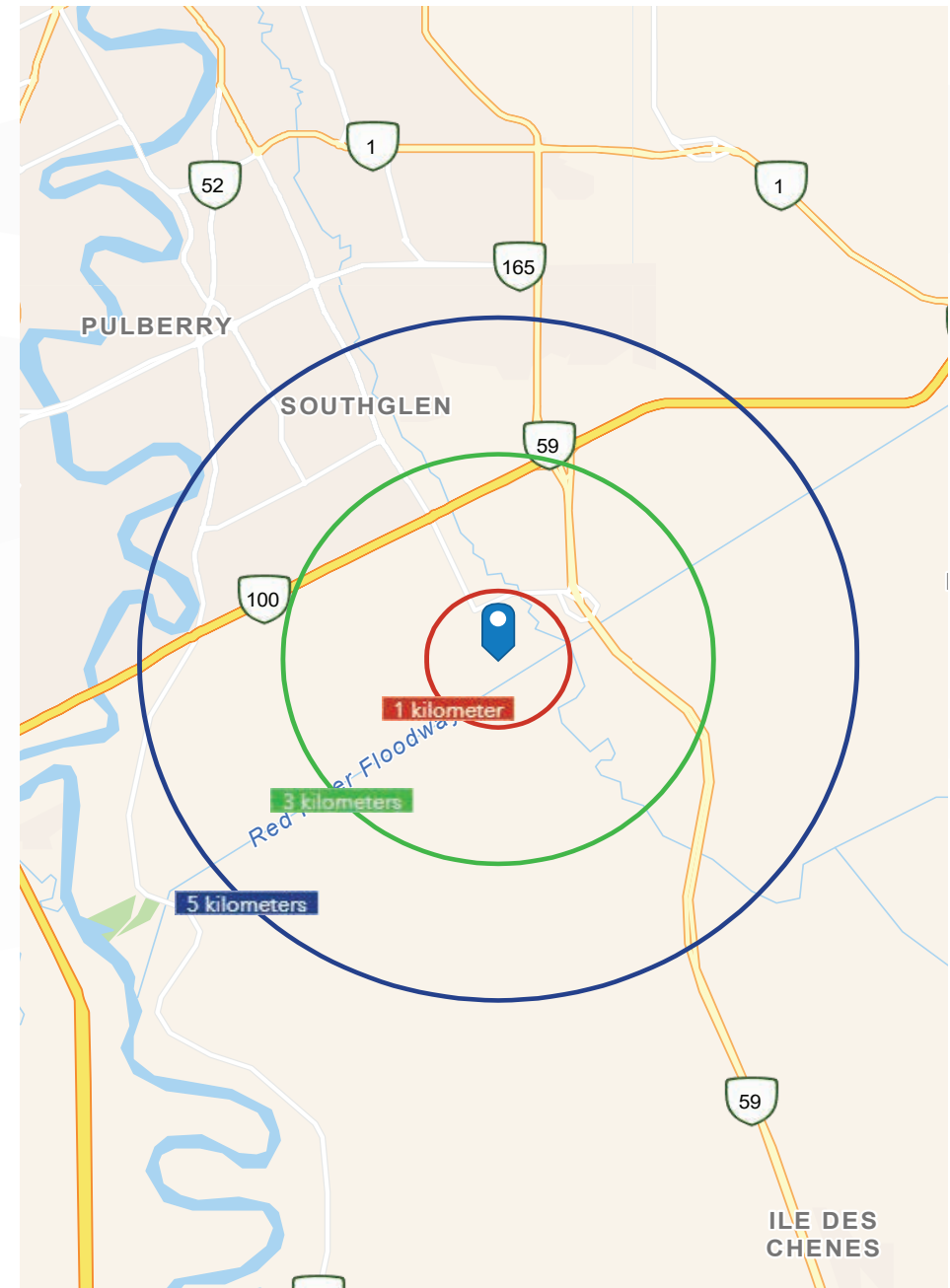
MEDIAN AGE	1 KM	3 KM	5 KM
Median Age	43.0	39.5	40.4



HOUSEHOLD INCOME	1 KM	3 KM	5 KM
Avg. Household Income	\$163,964	\$150,619	\$138,103
Projected Household Income (2027)	\$186,060	\$163,647	\$158,007



HOUSEHOLDS	1 KM	3 KM	5 KM
Total Households	54	2,014	14,868



Contact

PETER KAUFMANN, Vice President, Sales & Leasing

(204) 985-1362

peter.kaufmann@capitalgrp.ca

Services provided by Peter Kaufmann Personal Real Estate Corporation

Eric Ott, Associate Vice President, Sales & Leasing

(204) 985-1378

eric.ott@capitalgrp.ca

Services provided by Eric A. Ott Personal Real Estate Corporation

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.