

FOR SALE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.



*Rare Redevelopment/Repositioning
Opportunity in Southwest Winnipeg*

820 TAYLOR AVENUE

WINNIPEG, MANITOBA

Property Overview

THE OPPORTUNITY

Capital Commercial Real Estate Services is pleased to bring to market for sale the former head office of Manitoba Hydro. This rare offering allows an investor or developer to acquire 9.04 acres of prime land located in Southwest Winnipeg.

PROPERTY DETAILS

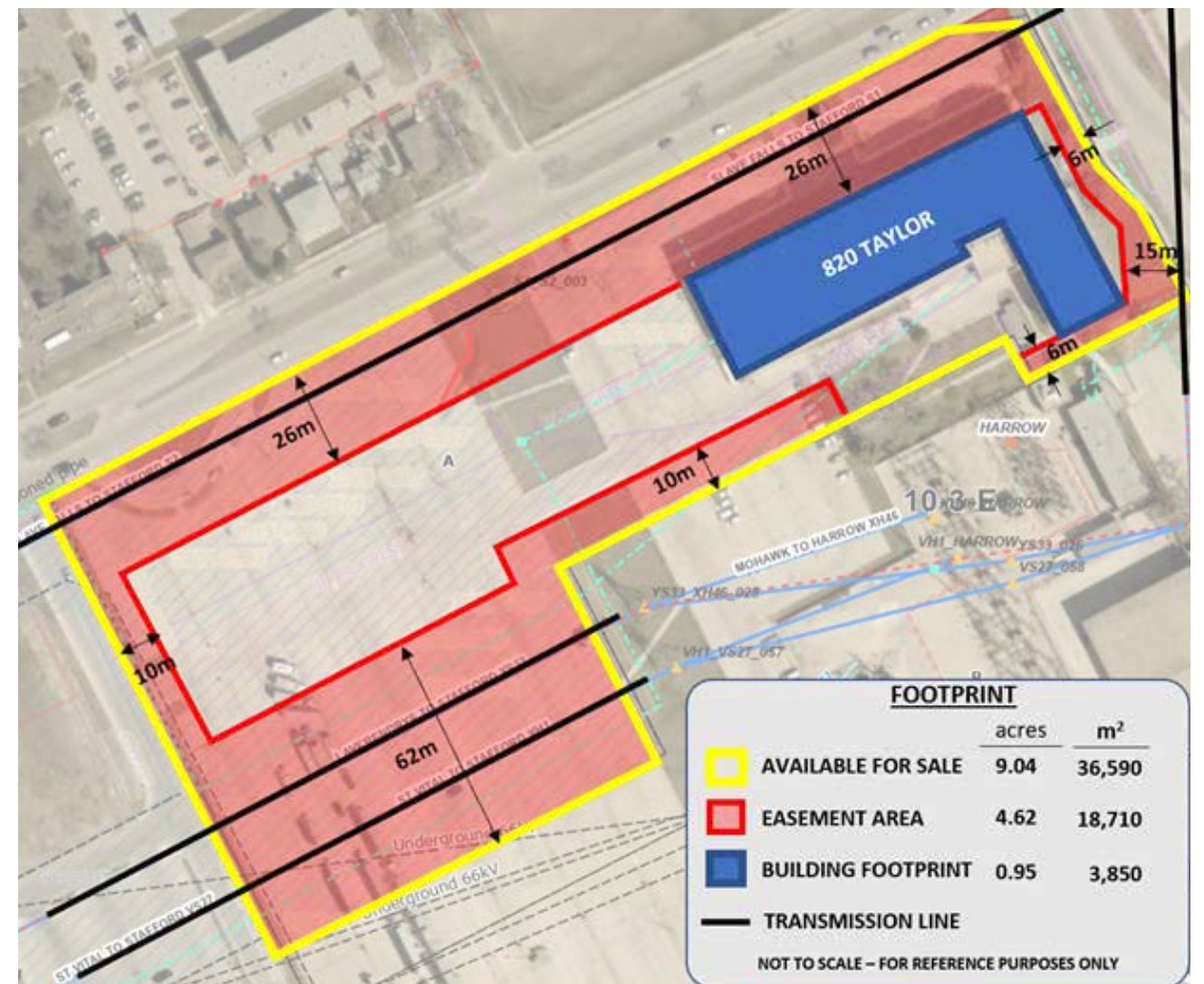
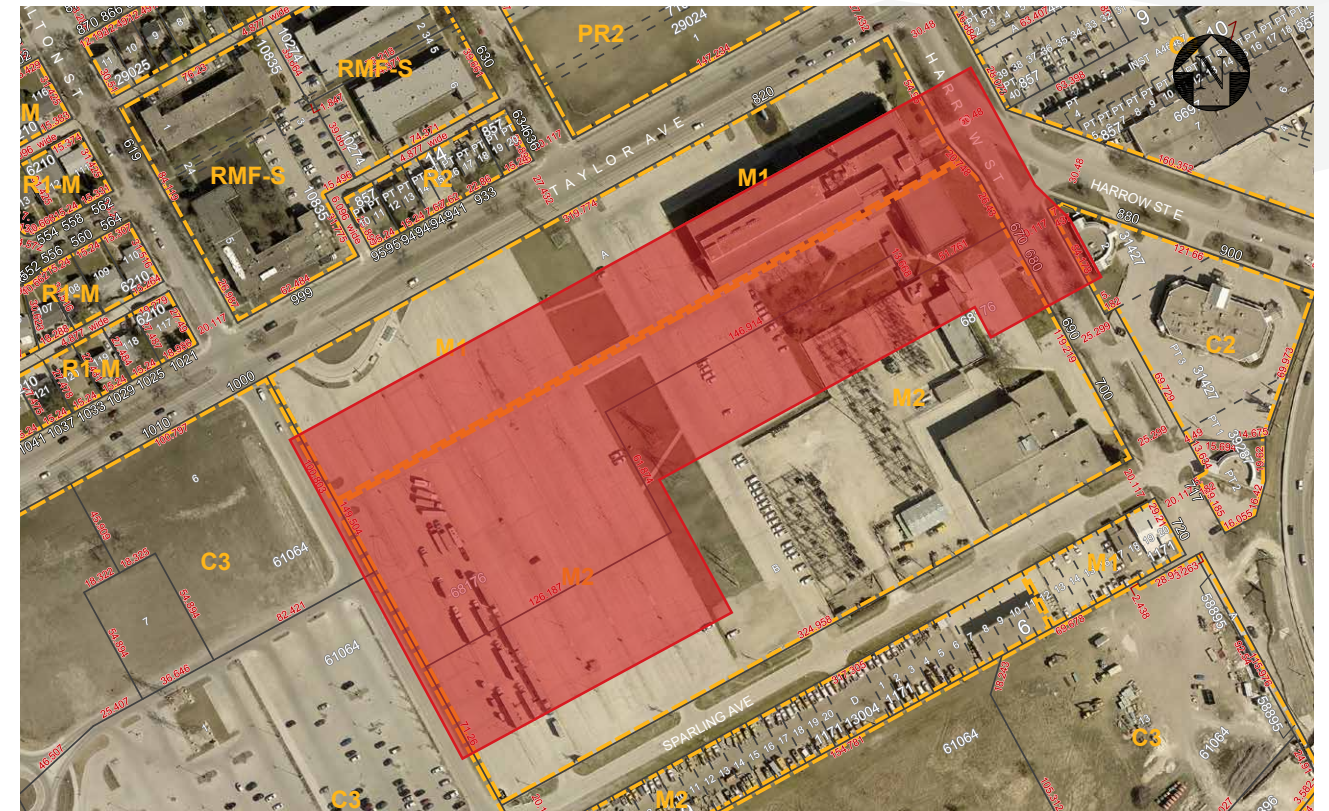
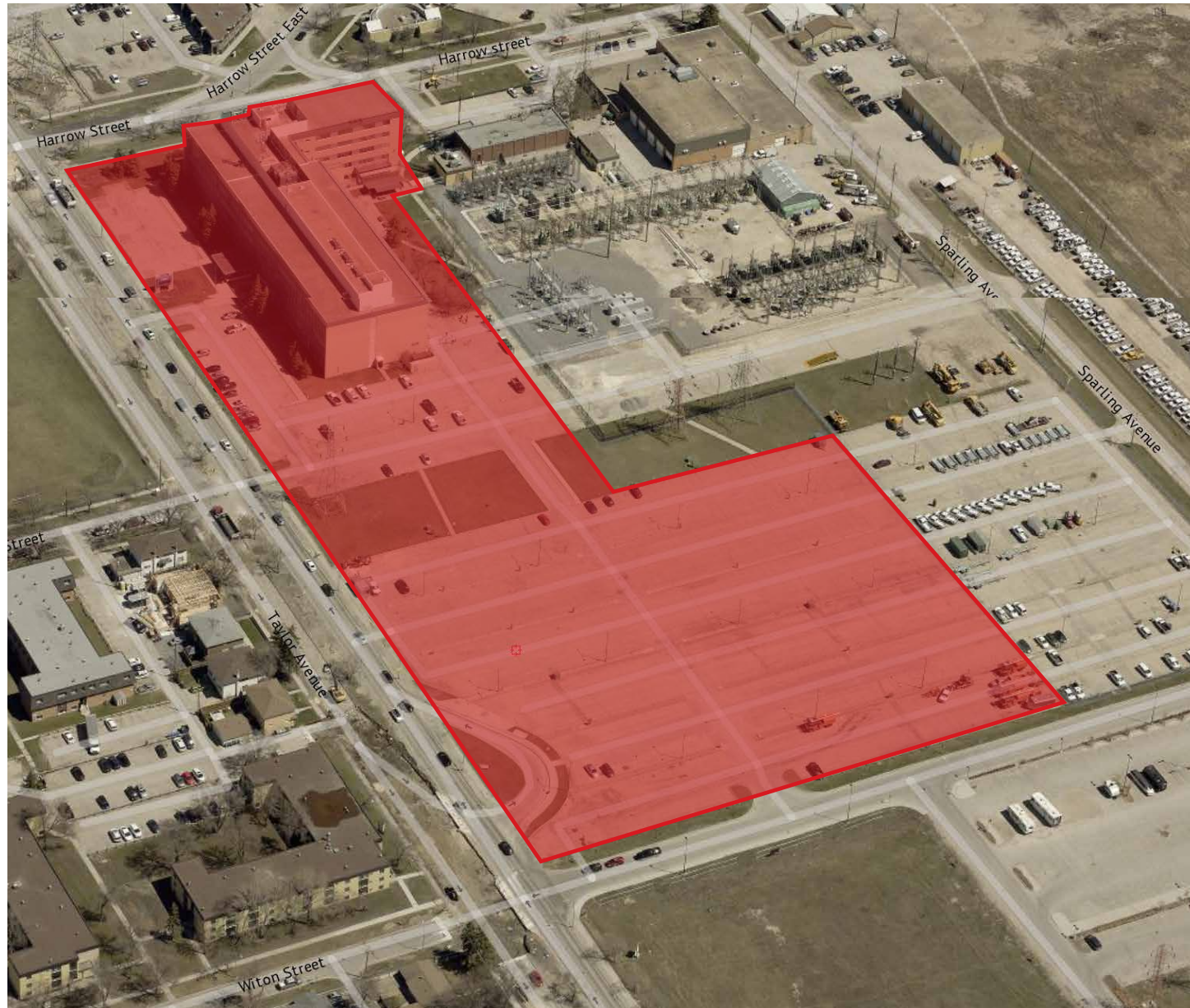
MUNICIPAL ADDRESS	820 Taylor Avenue, Winnipeg, Manitoba	
OWNER	The Manitoba Hydro-Electric Board	
TITLE NUMBER	2350159/1	
LEGAL DESCRIPTION	Lots 7 to 20 Both Inclusive Block 9 Plan 1171 WLTO in RL 22 and 23 Parish of St. Boniface	
PROPERTY TAXES	\$470,112.92 (2022)	
TAX ROLL NUMBER	12097803655	
FRONTAGE (+/-)	2,927'	
YEAR BUILT	1957	
LAND AREA (+/-)	9.04 acres	
BUILDING AREA (+/-)	Main - 4th Floors	164,800 sq. ft.
	Ground Floor	41,200 sq. ft.
	Total Gross Area	206,000 sq. ft.
ZONING	M2 - Manufacturing General	
SALE PRICE	Please contact agents	

HIGHLIGHTS

- Well situated in the desirable Southwest Winnipeg, surrounded by various amenities
- Excellent visibility on Taylor Avenue with over 2,000' of frontage
- Owner Occupier or Redevelopment potential
- Potential for rezoning to CMU



Site Overview



Location Aerial

SOUTHWEST WINNIPEG

The site covers 9.08 acres (+/-) and is surrounded by numerous retail amenities, along with being steps from the newly completed Rapid Transit Line. The site is conveniently located in close proximity to major thoroughfares including Pembina Highway, Waverley Street and Kenaston Boulevard.



SITE

RAPID TRANSIT LINE
 Newly completed **\$467M** expansion to the dedicated rapid transit system connecting southwest Winnipeg, including the University of Manitoba to the downtown core.

SEASONS
 Premiere lifestyle destination featuring over **1.1M sq. ft.** of retail space including the Outlet Collection enclosed mall, IKEA, Rec Room, Hyatt House and Hilton Garden Inn.

WAVERLEY UNDERPASS
 Recently completed **\$155M** underpass at a major rail crossing greatly improving the transit connection between southwest Winnipeg and the rest of the city.

WAVERLEY WEST
 Ongoing development of **7** new communities with a total projected population of over **40k** upon completion.

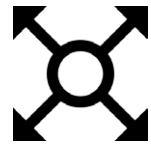
THE REFINERY DISTRICT
102 acre mixed-use development with **23 acres** of commercial space including a recently opened GoodLife Fitness.

Location Aerial



Location Overview

DRIVE TIMES



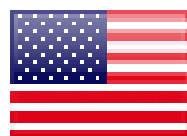
11 min.
PORTAGE & MAIN



16 min.
JAMES ARMSTRONG
RICHARDSON
INTERNATIONAL
AIRPORT



14 min.
TRANSCANADA
HIGHWAY

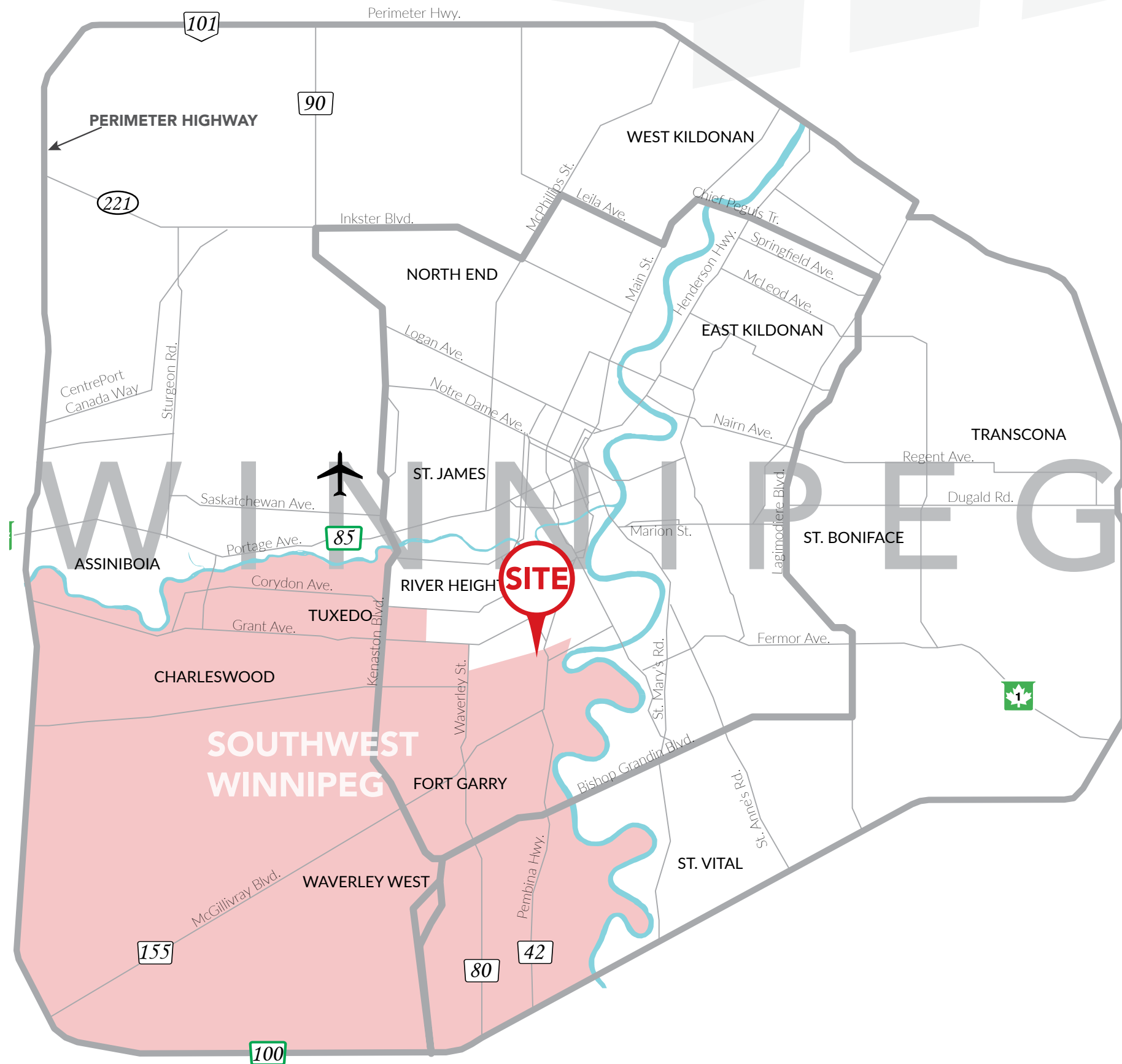


74 min.
US BORDER
PEMBINA CROSSING

DEMOGRAPHIC ANALYSIS

SW WINNIPEG

2020 TOTAL POPULATION	
2020 Total Population	139,790
2020 Total Population Median Age	37.9
2025 Projected Total population	152,440
2030 Projected Total population	165,470
POPULATION AGE BREAKDOWN	
Total Age 0-19 years	32,094
Total Age 20-39 years	41,466
Total Age 40-59 years	34,137
Total Age 60+	32,091
2020 Daytime Population	
2020 Total Daytime Population	125,207
2020 Total Household Population for Daytime	136,239
2020 Total Daytime Population at Home	68,598
2020 Total Daytime Population at Home Aged 0-14	21,521
2020 Total Daytime Population at Home Aged 15-64	29,249
2020 Total Daytime Population at Home Aged 65+	17,828
2020 Total Daytime Population at Work	56,609
AVERAGE HOUSEHOLD INCOME	
2020 Household Average Income (Current Year \$)	\$128,475
2025 Household Average Income (Current Year \$)	\$145,805
2030 Household Average Income (Current Year \$)	\$164,844
2020 Household Median Income (Constant Year 2015 \$)	\$88,297
LABOUR FORCE	
2020 Labour Force - In the Labour Force	73,025
2020 Labour Force - Not in the Labour Force	41,694
2020 Labour Force - Labour Employment Rate	92.6%
HOUSEHOLDS	
2020 Tenure: Owned	36,665
2020 Tenure: Rented	14,316
2020 Tenure: Total Households	50,981
2020 HOUSEHOLDS BY SIZE OF HOUSEHOLD	
2020 Household Size - 1 Person	12,081
2020 Household Size - 2 Persons	17,349
2020 Household Size - 3 Persons	8,357
2020 Household Size - 4 Persons	8,506
2020 Household Size - 5 or More Persons	4,688
2020 Private Households - Number of Persons	136,239
EDUCATIONAL ATTAINMENT	
2020 15+ Edu Above Bachelor Degree	15,317
2020 15+ Edu University Below Bachelor	2,759
2020 15+ Edu College, CEGEP or Other Cert. or Dip.	18,529
VISIBLE MINORITY	
2020 Total Visible Minority	136,239
2020 Not a Visible Minority	85,094



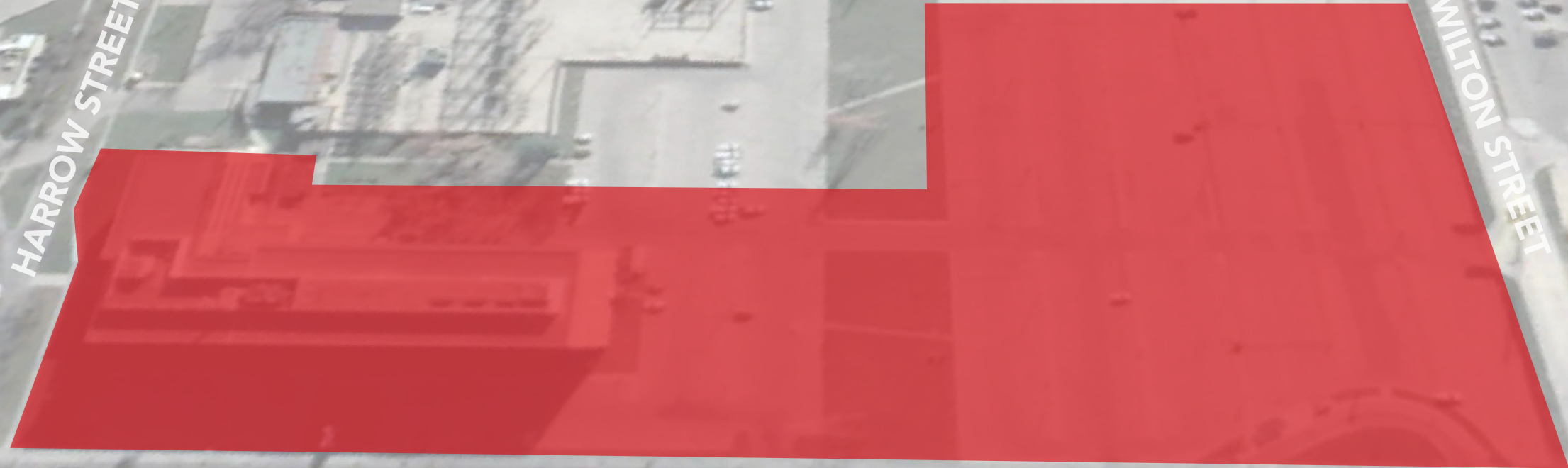
Property Photographs



HARROW STREET

MILTON STREET

TAYLOR AVENUE





**COMMERCIAL REAL ESTATE
SERVICES INC.**

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