

**FOR SALE**

# 881-893 Main Street

WINNIPEG, MB

*~ Strategic Redevelopment Opportunity ~*



**PRICE REDUCED \$550,000**

### Availability



**0.45** acres (+/-)  
available for sale

### Amenities



Walking distance to  
Main Street amenities

### Accessibility



Near to Winnipeg  
Transit bus routes

### Traffic Count



**41,900** vehicles per  
day on Main St.

# 881-893 Main Street

## Property Details

LAND AREA (+/-) 19,964 sq. ft. (0.45 acres)

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	Cert. of Title #	3036761/1
LEGAL DESCRIPTION	Legal Description	SP LOT 20 AND 21 PLAN 31586 WLTO SUBJECT TO A RIGHT OF WAY FOR ALL PURPOSES AND AS APPURTENANT TO SP LOTS 18, 19, 28 AND 29 AS SHOWN ON SAID PLAN OVER AND UPON SAID LOT 20 IN RL 35, 57 AND 58 PARISH OF ST. JOHN

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	Cert. of Title #	3014899/1
	Legal Description	SP LOT 22 PLAN 31586 WLTO IN RL 35, 57 AND 58 PARISH OF ST. JOHN

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ZONING C2 - Commercial - Community

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SALE PRICE ~~\$610,000.00~~ **\$550,000.00**

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PROPERTY TAXES (2021) \$28,599.12

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YEAR BUILT 1938

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ROLL NUMBERS 14000947000 and 14000949000

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MUNICIPALITY City of Winnipeg

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### PROPERTY HIGHLIGHTS

- » Ideal redevelopment site for both users and developers
- » Incredible 160' of frontage on Main Street
- » Located on the light-controlled major intersection of Main Street & Euclid Avenue
- » Future Rapid Transit Stop (Orange Line – North Corridor)\*

*\*as per Winnipeg Transit Master Plan - Proposed Rapid Network*

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## Property Overview



MAIN STREET

EUCLID AVENUE

The property includes an 11,000 sq. ft. (+/-) vacant building. Sale price based on land value only as the building included is on an as-is basis.





COMMERCIAL REAL ESTATE  
SERVICES INC.

## CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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### **Brett Chartier**

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*Services provided by Brett Chartier Personal Real Estate Corporation*

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