

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)

	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

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

ZONING C2 - Commercial - Community

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

PROPERTY TAXES (2021) \$28,599.12

YEAR BUILT 1938

ROLL NUMBERS 14000947000 and 14000949000

MUNICIPALITY City of Winnipeg

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.



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