FOR SALE



881-893 Main Street

WINNIPEG, MB

~ Strategic Redevelopment Opportunity ~



PRICE REDUCED

Availability



0.45 acres (+/-) available for sale





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)	
LEGAL DESCRIPTION	Cert. of Title #	3036761/1
	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	\$550,000 \$450,000	
PROPERTY TAXES (2021)	\$28,599.12	
YEAR BUILT	1938	
ROLL NUMBERS	14000947000 and 14000949000	
MUNICIPALITY	City of Winnipeg	

PROPERTY HIGHLIGHTS

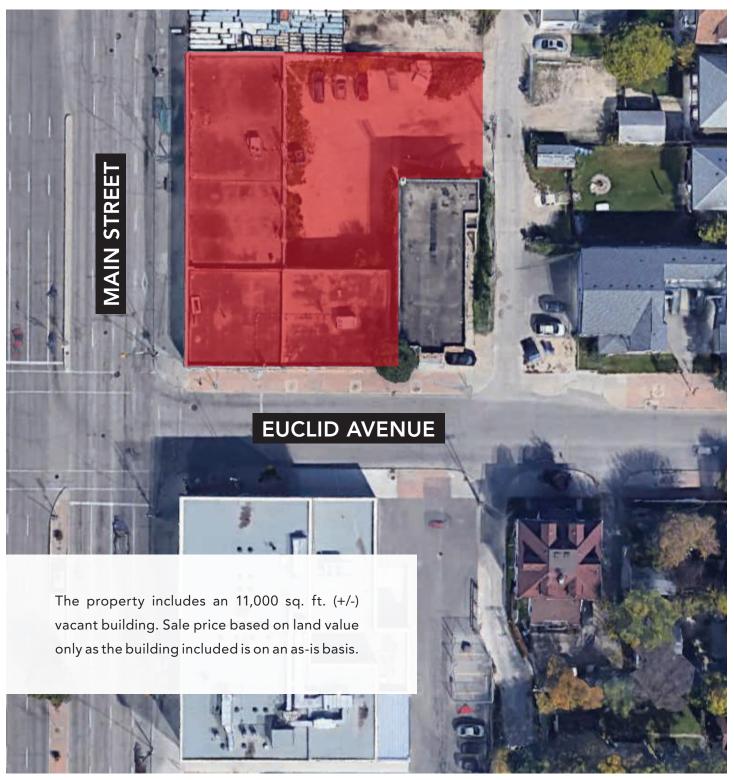
- » Ideal redevelopment site for both users and developers
- » Incredible 160' of frontage on Main Street
- » Located on the light-controlled major intersection of Main Street & Euclid Avenue
- » Future Rapid Transit Stop (Orange Line North Corridor)* *as per Winnipeg Transit Master Plan - Proposed Rapid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



881-893 Main Street

Property Overview









CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300 - 570 Portage Avenue, Winnipeg, Manitoba R3C 0G4

T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Brett Chartier

tellaAve

Associate Vice President, Sales & Leasing (204) 985-1366 brett.chartier@capitalgrp.ca

Services provided by Brett Chartier Personal Real Estate Corporation

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.