

FOR SALE/LEASE

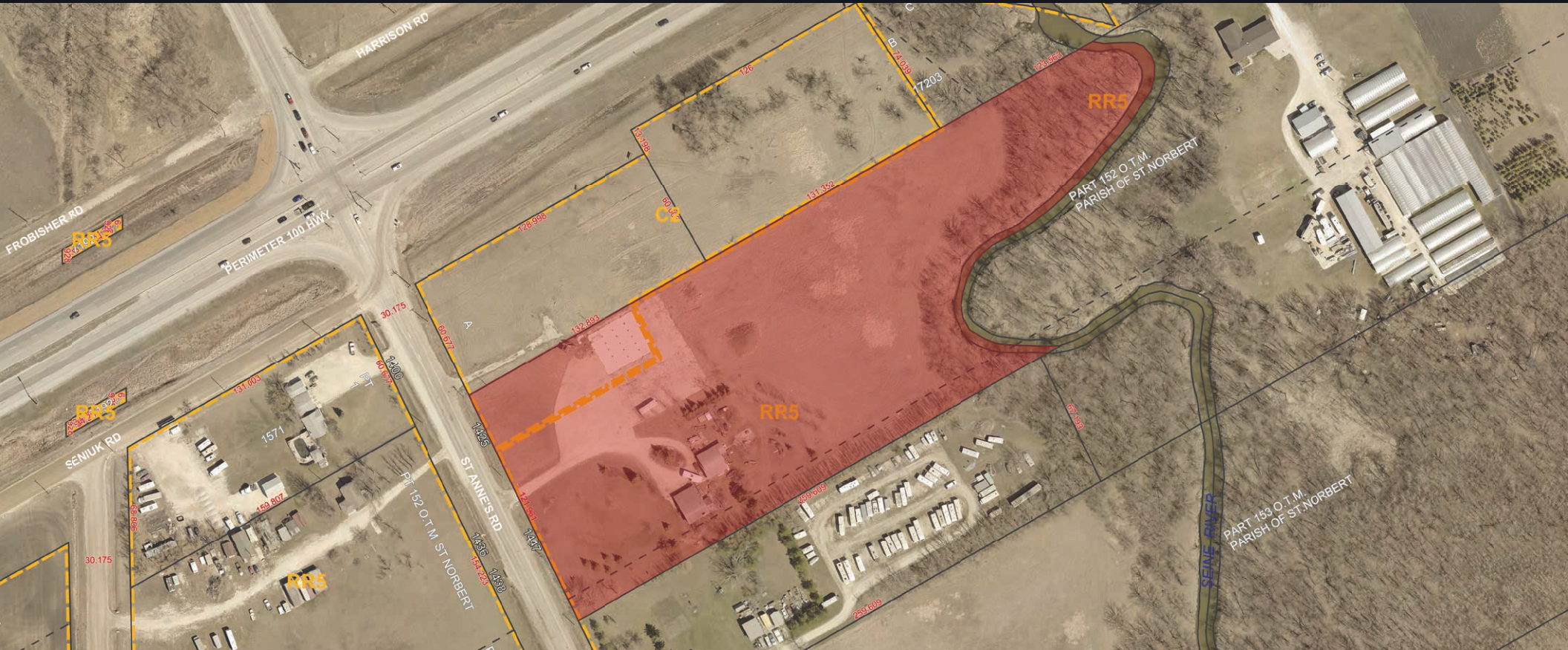
1447 St. Anne's Road

WINNIPEG, MB



COMMERCIAL REAL ESTATE
SERVICES INC.

~ C3 Zoned Development Land on St. Anne's Road in SW Winnipeg ~



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

1447 St. Anne's Road

Investment Details

Capital Commercial Real Estate Services Inc. is pleased to offer to sale a 9.0 acre (+/-) site.

The Vendor is working with Landmark Planning and the City of Winnipeg to achieve a C3 Commercial Corridor rezoning for redevelopment of this well-situated parcel of land, with exposure to both St. Anne's Road, and the South Perimeter Highway.

Highlights



SALE PRICE: \$5,300,000



LAND LEASE: \$400,000 ANNUAL BASIC RENT

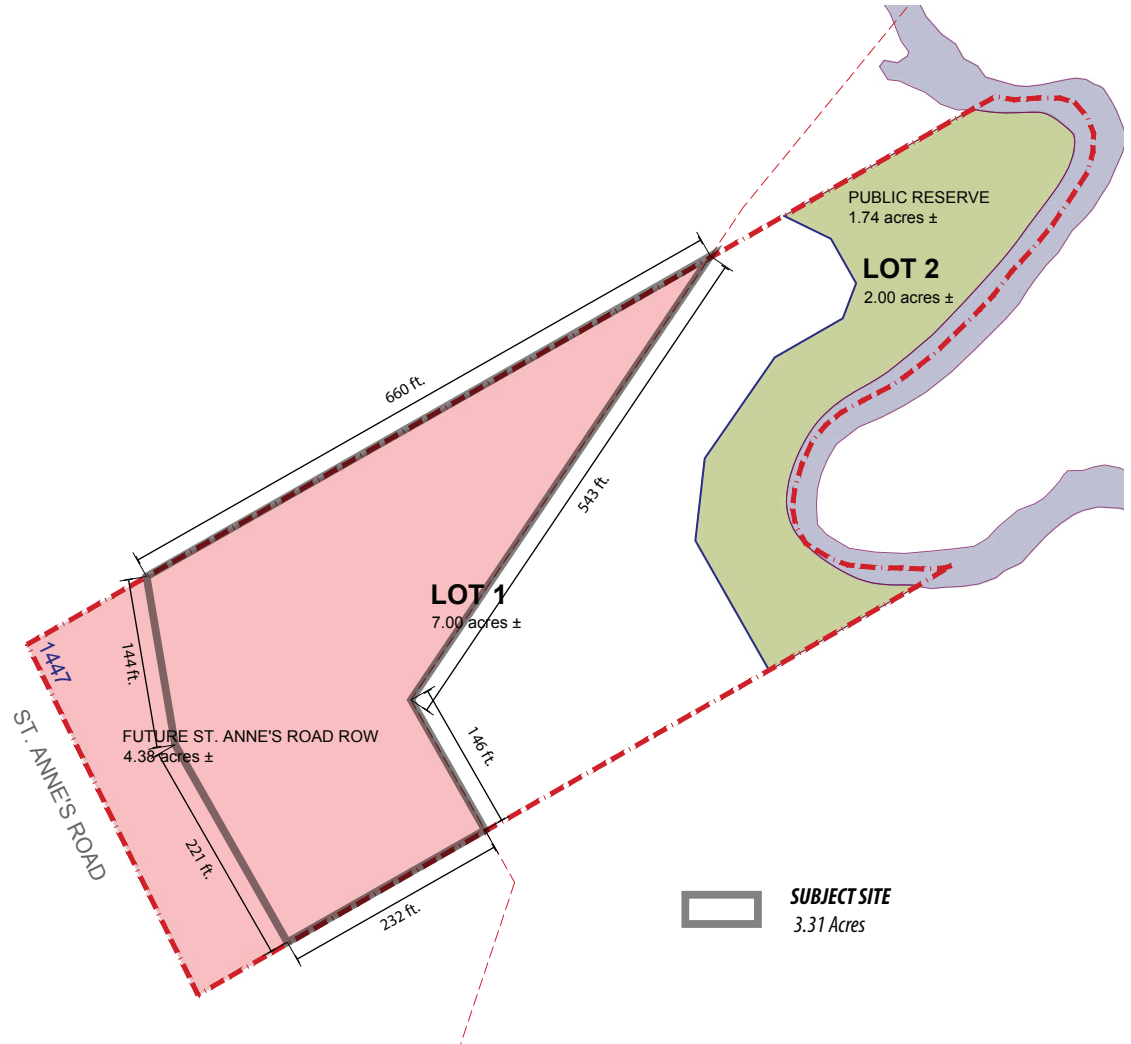


REZONING TO C3 COMMERCIAL CORRIDOR



EXPOSURE ON ST. ANNE'S & PERIMETER HWY

Plan of Subdivision



LIGHT RED

- 4.38 acres (+/-)
- Province of Manitoba to purchase for highway

WHITE

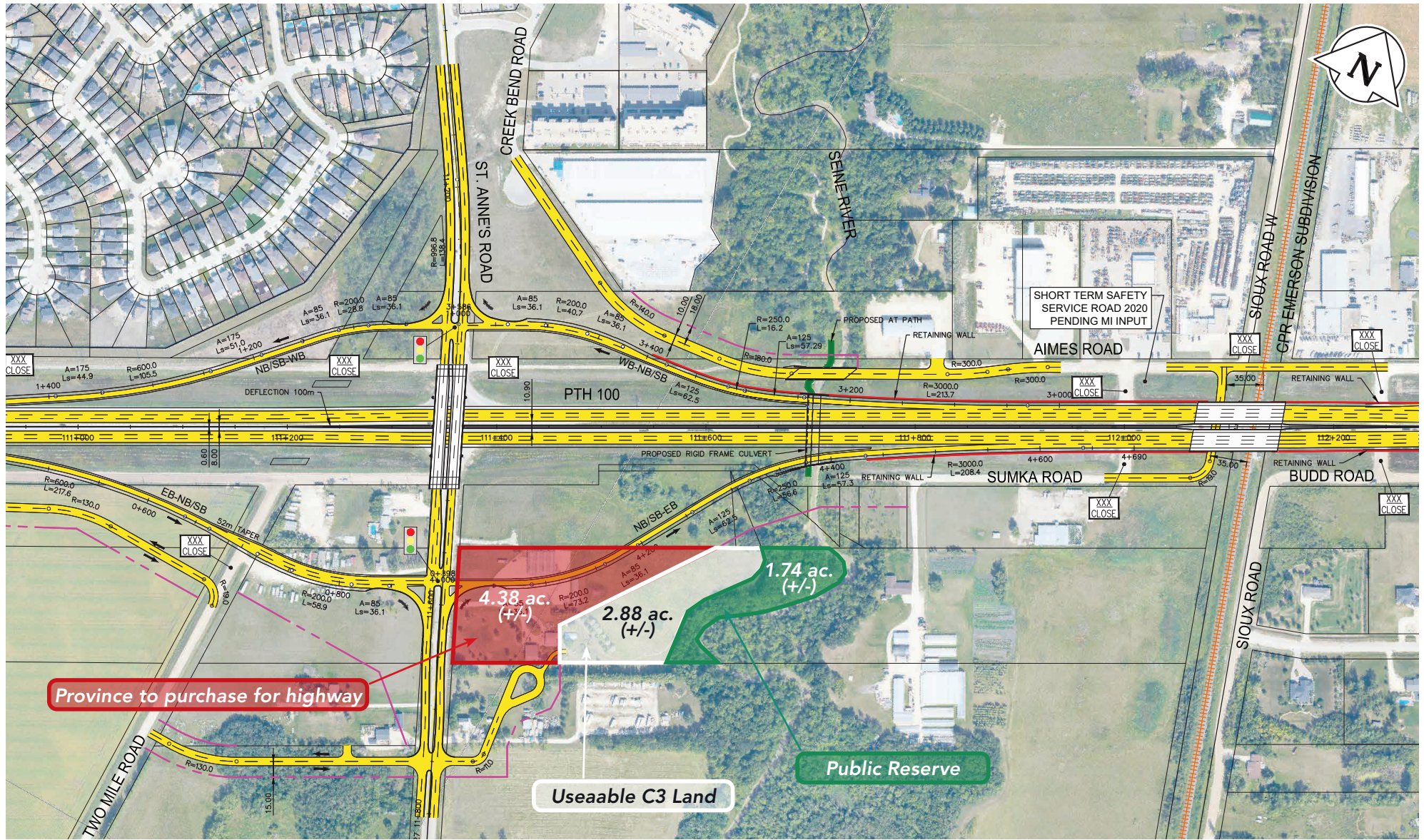
- 2.88 acres (+/-)
- Usable C3 Land

GREEN

- 1.74 acres (+/-)
- Public Reserve

1447 St. Anne's Road

Highway Design Study



1447 St. Anne's Road

Property Details

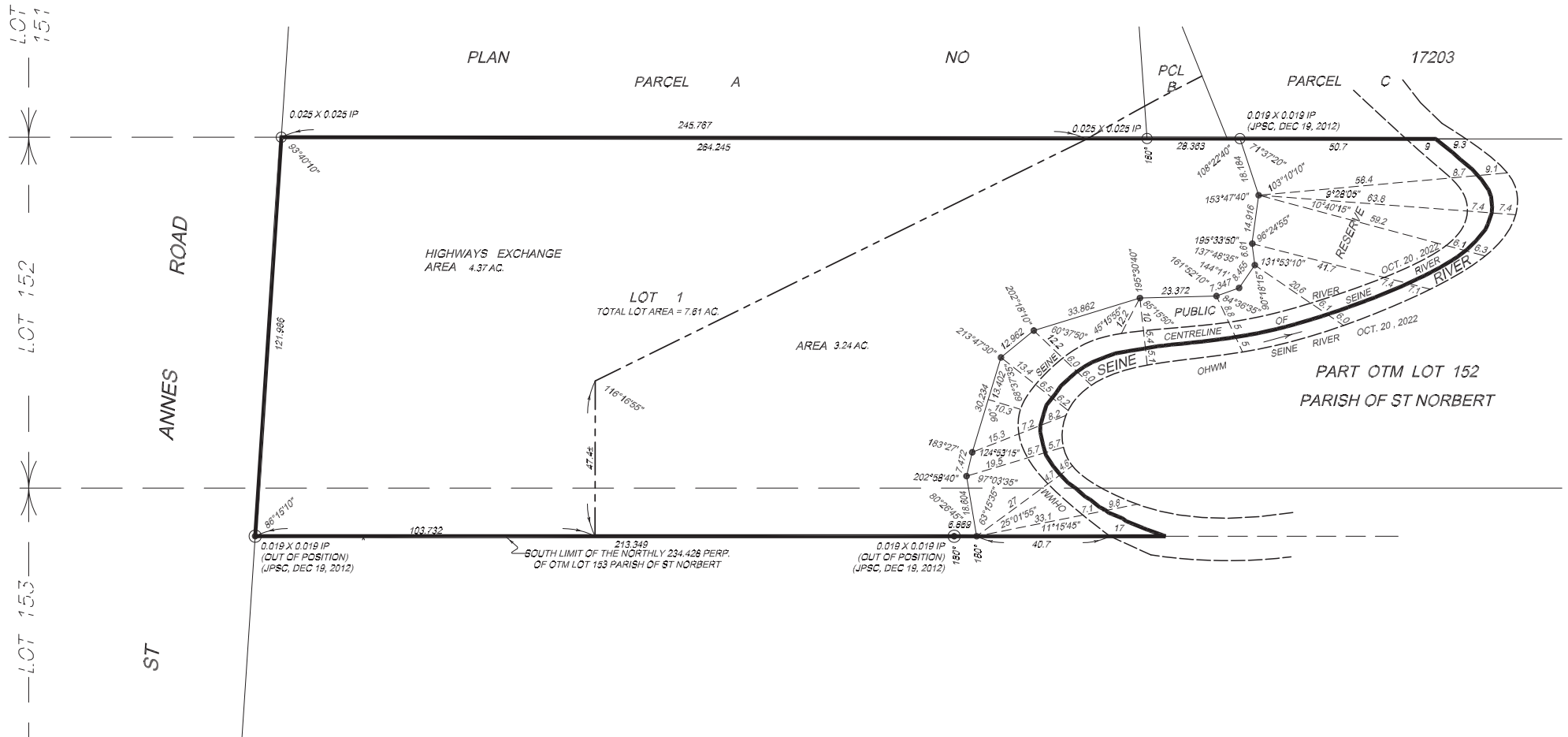
REGISTERED OWNER	1181719 B.C. LTD.
LEGAL DESCRIPTION	ALL THOSE PORTIONS OF OTM LOTS 152 AND 153 PARISH OF ST NORBERT LYING BETWEEN THE EASTERN LIMIT OF STE ANNE'S ROAD PLAN 3910 WLTO AND THE SEINE RIVER EXC OUT OF SAID OTM LOT 153, ALL THAT PORTION WHICH LIES SOUTH OF A LINE DRAWN NORTH OF, PARALLEL WITH AND PERP DISTANT 769.12 FEET FROM THE NORTHERN LIMIT OF OTM LOT 154 IN SAID PARISH
TITLE NUMBER	2977907/1
ROLL NUMBER	08005851500
ZONING	C3 (rezoning underway)
LAND AREA (+/-)	9.0 acres
PROPERTY TAXES	\$8,279.15 (2022)
SALE PRICE	\$5,300,000
LAND LEASE	\$400,000 annual basic rent

Zoning Aerial



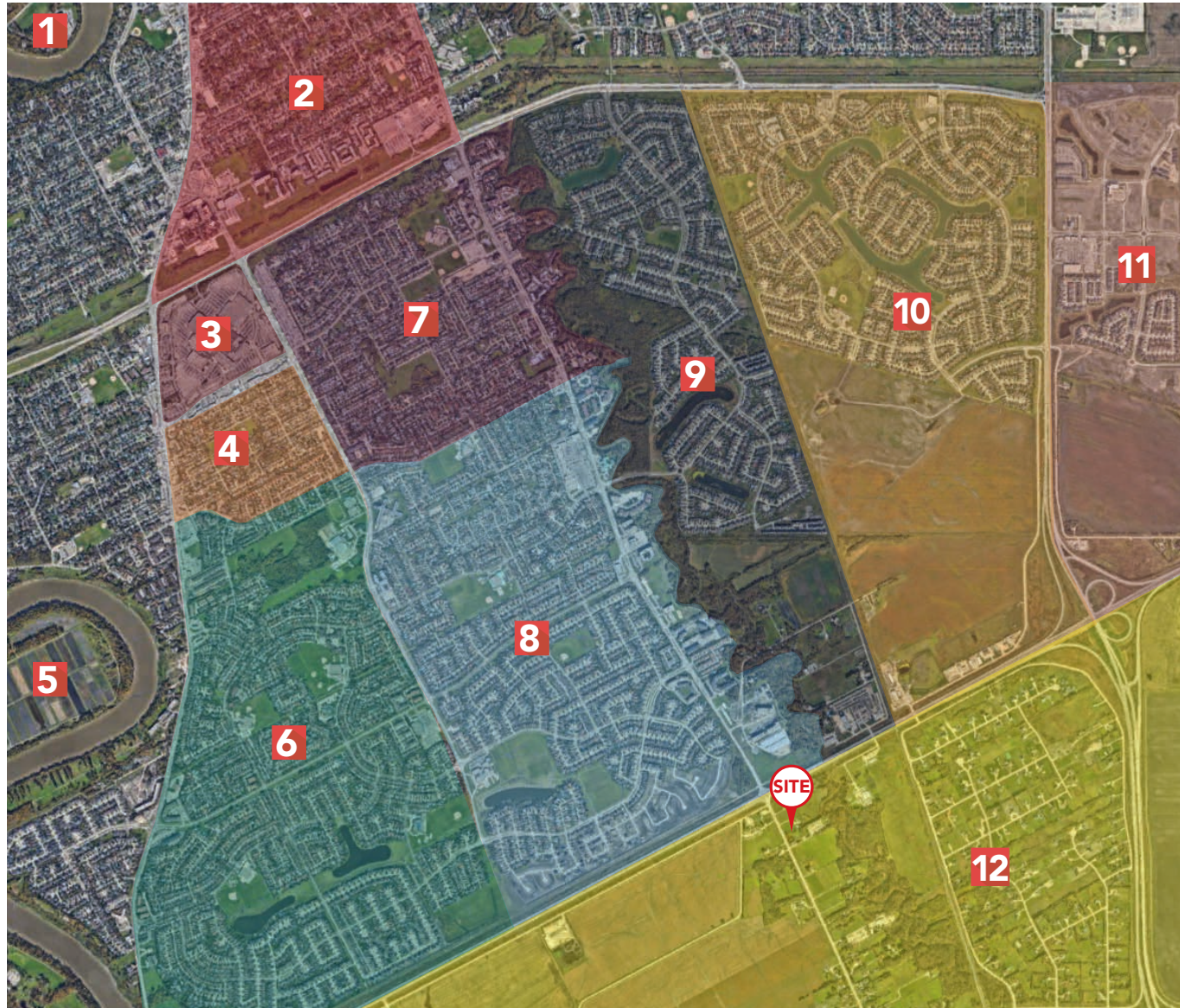
1447 St. Anne's Road

Survey



1447 St. Anne's Road

Area Overview

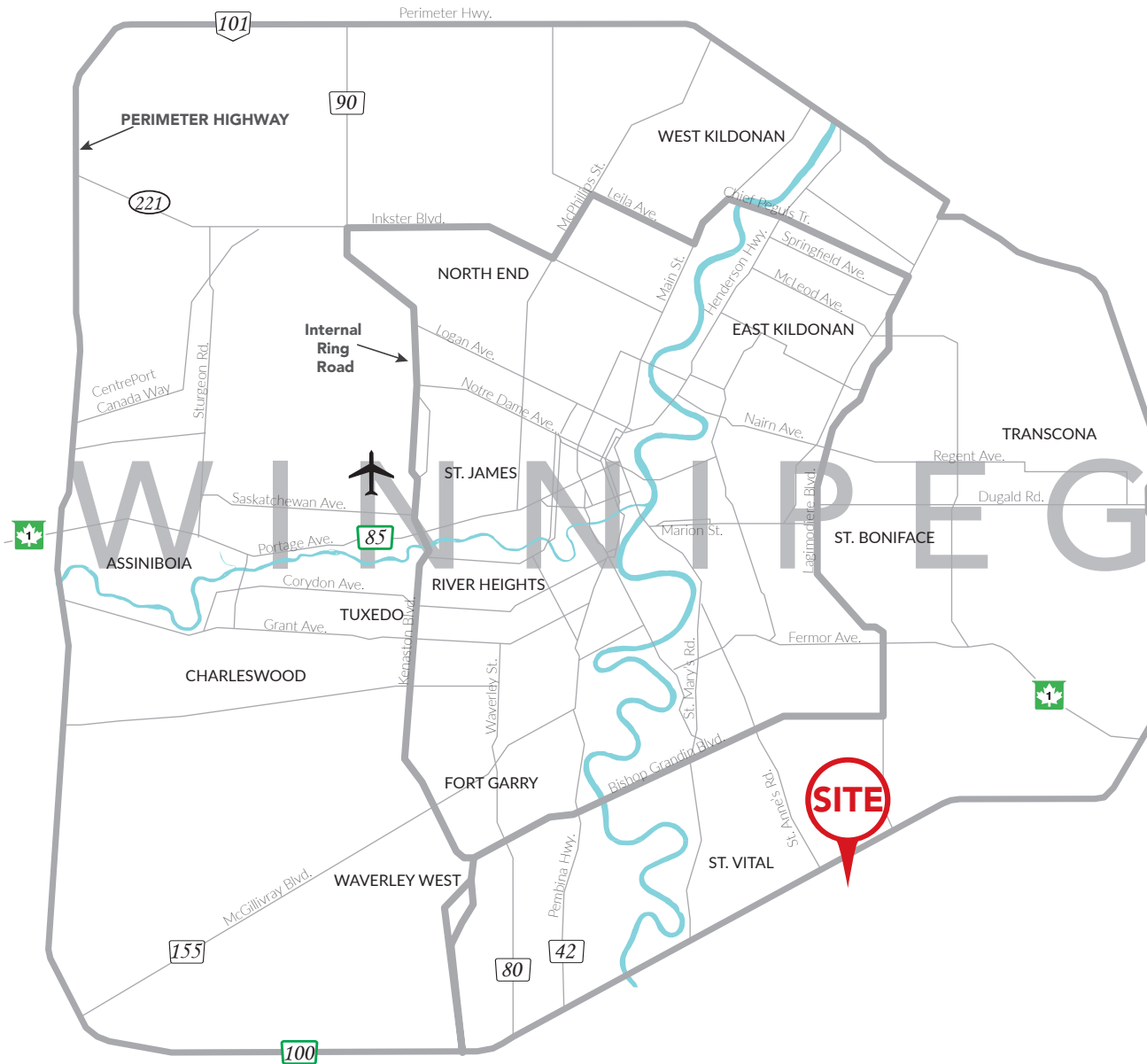


HIGHLIGHTS

- 1** St. John's-Ravenscourt School
- 2** Worthington
- 3** St. Vital Centre
- 4** Vista
- 5** University of Manitoba
- 6** River Park South
- 7** Meadowood
- 8** Dakota Crossing
- 9** Royalwood
- 10** Island Lakes
- 11** Sage Creek
- 12** St. Vital Perimeter South

1447 St. Anne's Road

Drive Time Analysis



RICHARDSON INTL. AIRPORT
26 minutes



PORTAGE & MAIN
16 minutes



ST. VITAL CENTRE
8 minutes



THE FORKS
14 minutes



PERIMETER HIGHWAY
Immediate Access

1447 St. Anne's Road

Demographic Analysis

POPULATION



	2022	2027 (f)
1 KM	3,259	4,641
3 KM	33,065	38,835
5 KM	83,183	94,144

MEDIAN AGE



	Median Age
1 KM	40.7
3 KM	40.3
5 KM	40.3

HOUSEHOLD INCOME

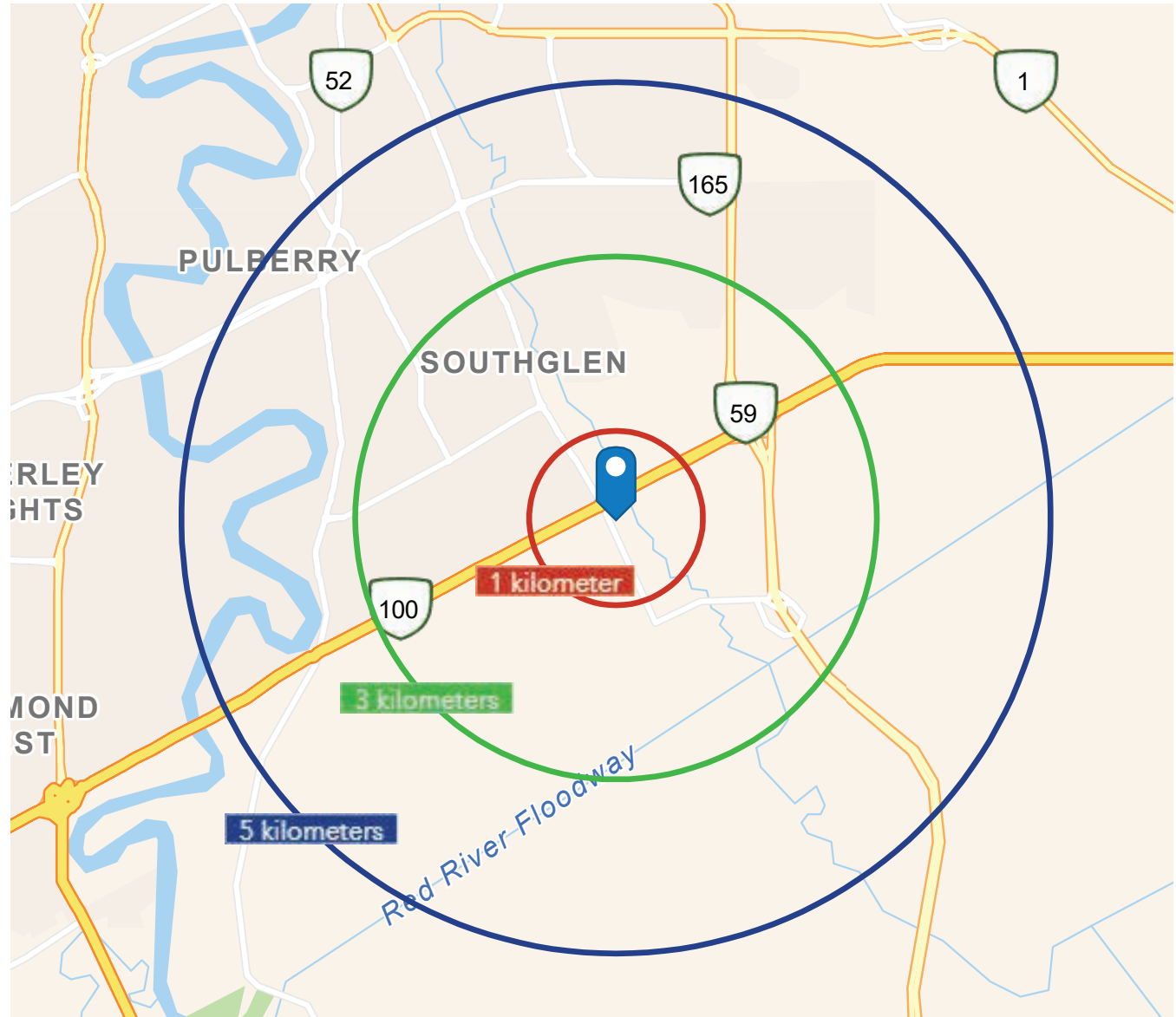


	2022	2027 (f)
1 KM	\$128,235	\$142,333
3 KM	\$137,233	\$157,086
5 KM	\$125,644	\$143,926

HOUSEHOLDS



	Total Households
1 KM	2,070
3 KM	13,546
5 KM	34,114





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CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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

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

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Vice President, Sales & Leasing
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