

**FOR SALE**

# **1924 St. Anne's Road**

WINNIPEG, MB



*~ Single Family Development Land on St. Anne's Road in SW Winnipeg ~*



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*Services provided by Peter Kaufmann Personal Real Estate Corporation*

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# 1924 St. Anne's Road

## *Investment Details*

Capital Commercial Real Estate Services Inc. is pleased to offer for sale a to-be-subdivided 102.76 acres (+/-) parcel of residential development land.

The Vendor is working with Landmark Planning and the City of Winnipeg to get the property ready for a residential development in Southwest Winnipeg, inside City limits, and the protection of the flood way.

## *Highlights*



**\$60,000**  
PER ACRE



**QUICK ACCESS**  
TO LAGIMODIÈRE BLVD & THE SOUTH PERIMETER HWY.



**NEARBY AMENITIES**  
ALONG ST. MARY'S RD. & ST. ANNE'S RD.



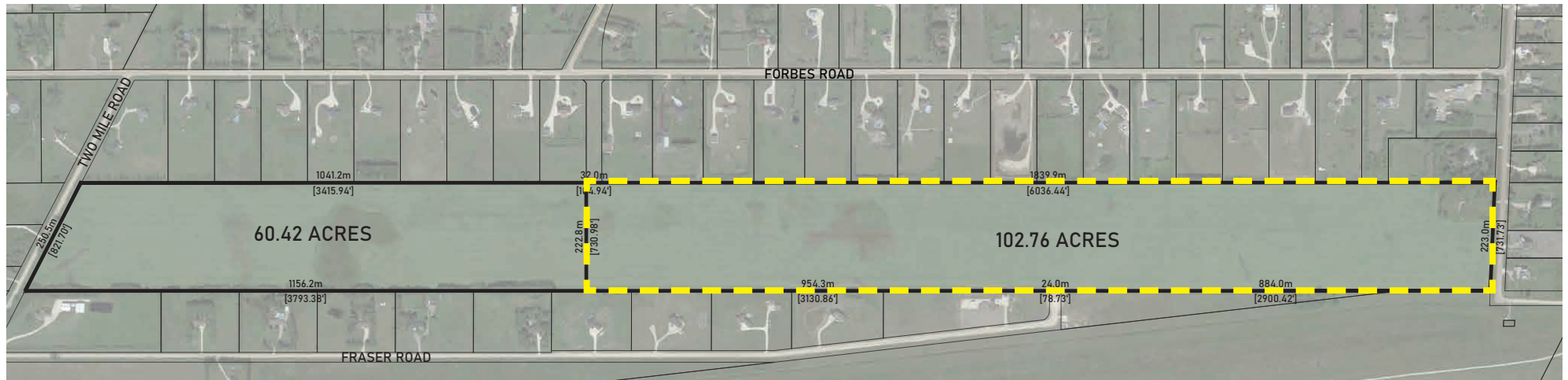
**10 MINUTES**  
FROM ST. VITAL CENTRE



# 1924 St. Anne's Road

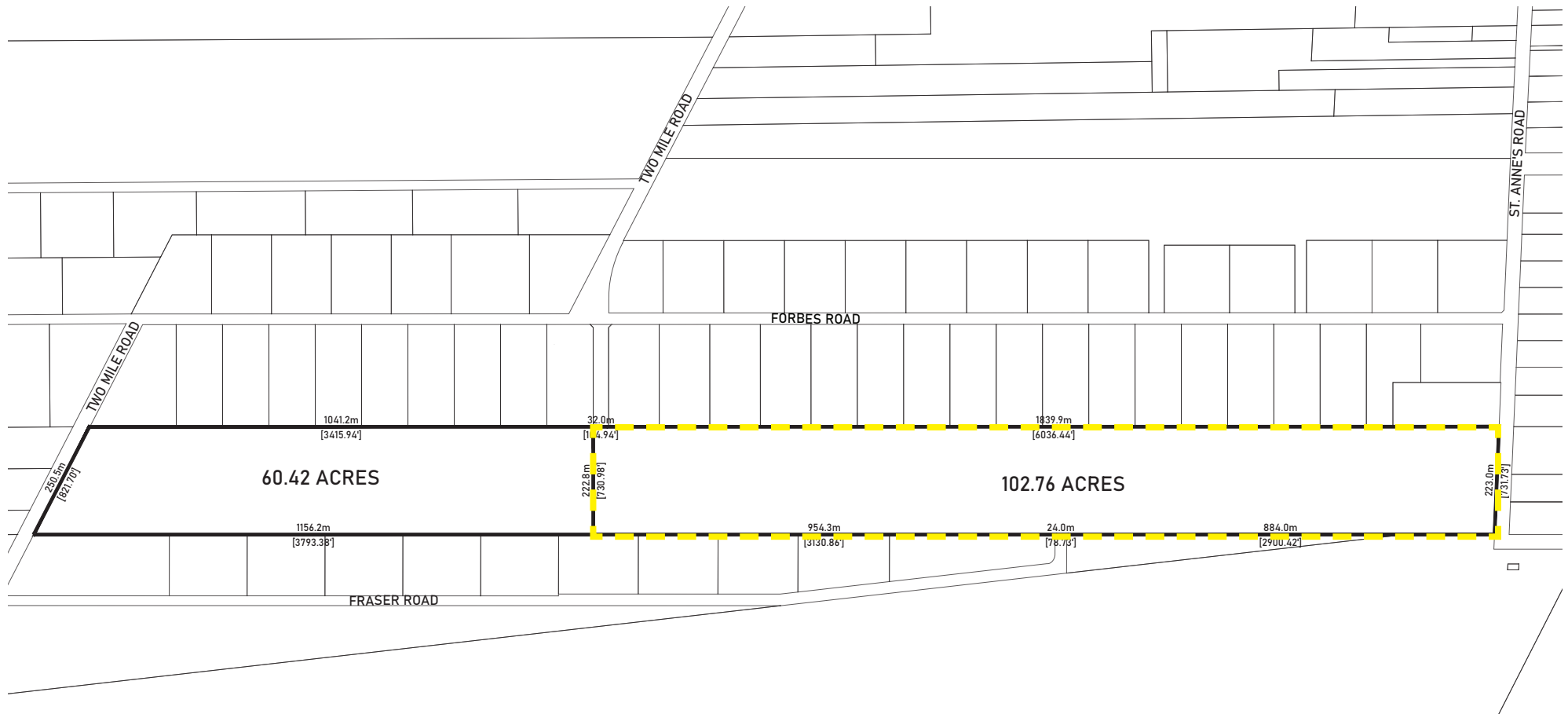
## Property Details

LEGAL DESCRIPTION	OTM LOTS 165 AND 166 PARISH OF ST NORBERT EXC OUT OF BOTH LOTS ALL THAT PORTION WHICH LIES TO THE EAST OF THE WESTERN LIMIT OF STE ANNE'S ROAD PLAN 3910 WLTO
TITLE NUMBER	3061390/1
ROLL NUMBER	08006665000
ZONING	RR5 - Rural Residential - 5
LAND AREA (+/-)	102.76 acres available, pending subdivision
PROPERTY TAXES (2022)	\$4,462.33
SALE PRICE	\$60,000 per acre



# 1924 St. Anne's Road

## Plan of Subdivision





# 1924 St. Anne's Road

## Area Overview

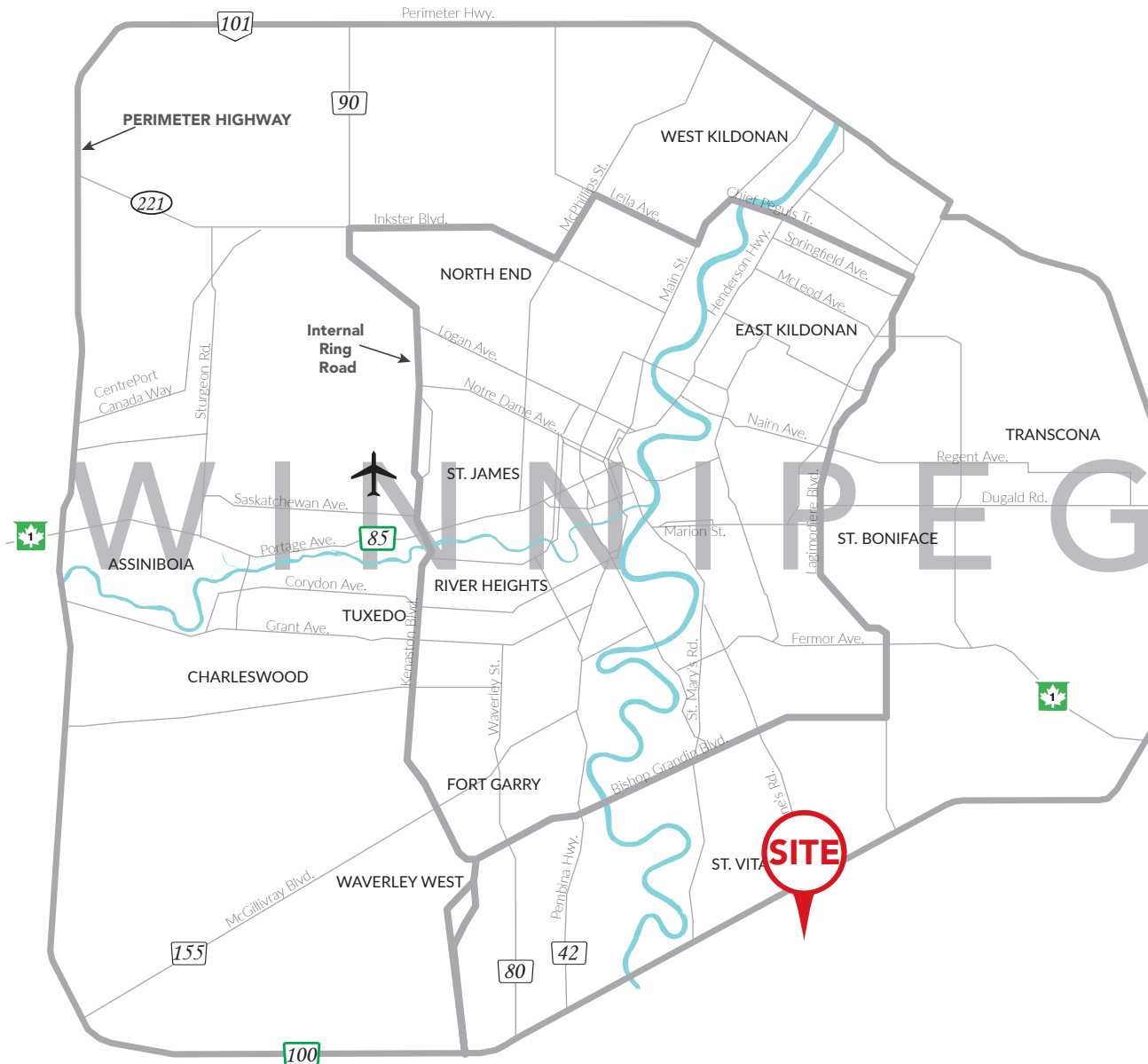


## HIGHLIGHTS

- |    |                           |
|----|---------------------------|
| 1  | St. Vital Centre          |
| 2  | Meadowood                 |
| 3  | Vista                     |
| 4  | University of Manitoba    |
| 5  | River Park South          |
| 6  | Dakota Crossing           |
| 7  | Royalwood                 |
| 8  | Island Lakes              |
| 9  | Sage Creek                |
| 10 | St. Vital Perimeter South |

# 1924 St. Anne's Road

## Drive Time Analysis



RICHARDSON INTL. AIRPORT  
**30 minutes**



PORTAGE & MAIN  
**20 minutes**



ST. VITAL CENTRE  
**10 minutes**



THE FORKS  
**18 minutes**



PERIMETER HIGHWAY  
**5 minutes**

# 1924 St. Anne's Road

## Demographic Analysis

### POPULATION



	2022	2027 (f)
1 KM	180	253
3 KM	5,974	8,023
5 KM	43,684	50,558

### MEDIAN AGE



	Median Age
1 KM	43.0
3 KM	39.5
5 KM	40.4

### HOUSEHOLD INCOME

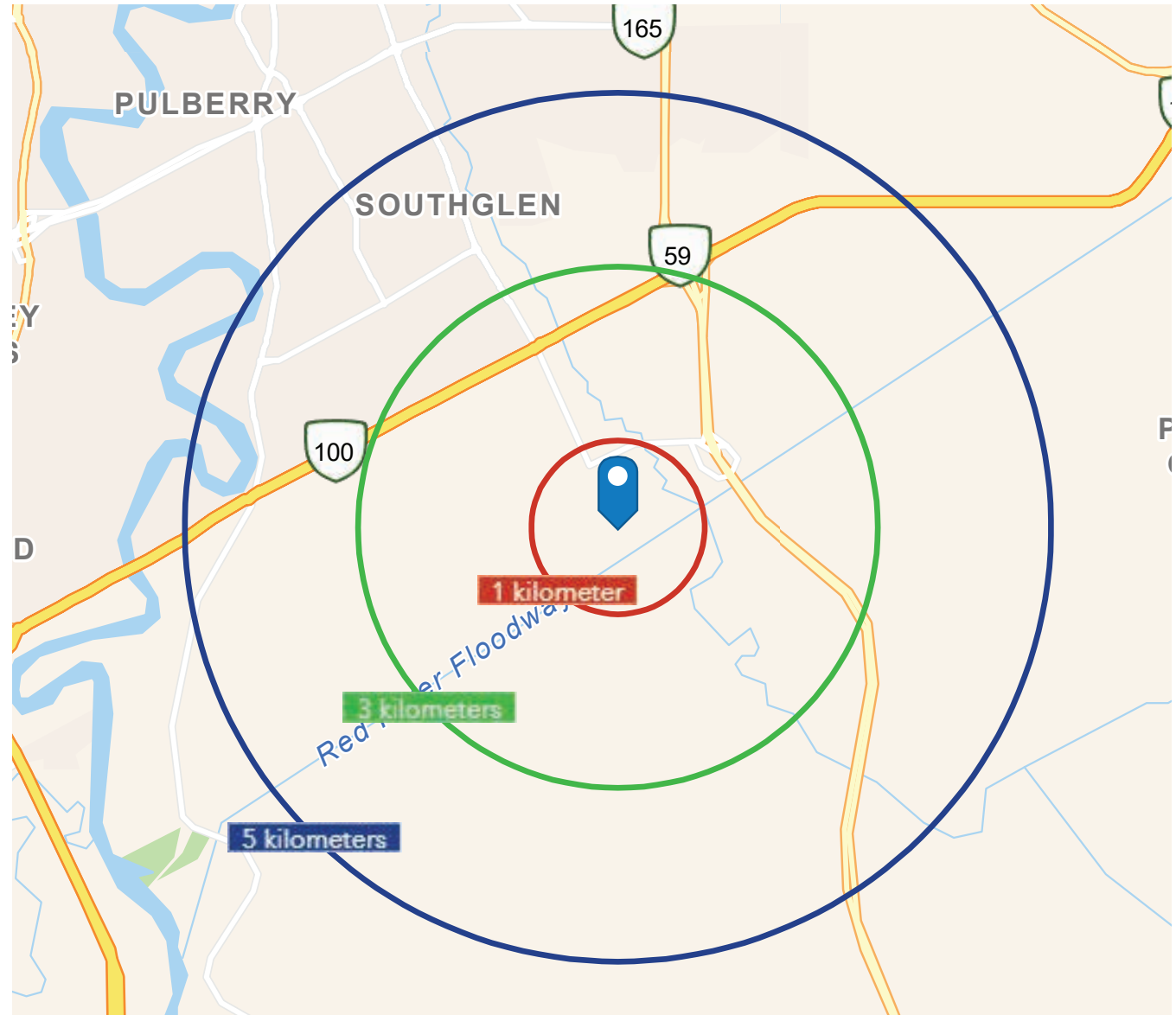


	2022	2027 (f)
1 KM	\$163,964	\$186,060
3 KM	\$150,619	\$163,647
5 KM	\$138,103	\$158,007

### HOUSEHOLDS



	Total Households
1 KM	54
3 KM	2,014
5 KM	14,868





## CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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