

*Rare opportunity to acquire development
land in southwest Winnipeg*



1778-1790 McGillivray Boulevard

WINNIPEG, MB



Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

The Opportunity

INVESTMENT OVERVIEW

Capital Commercial Real Estate ("Capital") is pleased to offer for sale 3.57 acre (+/-) site on behalf of Cymark Ltd. (the "Vendor").

The Property is vacant, unimproved land strategically located in the highest income and most desirable commercial districts in Winnipeg. The site is adjacent to the Kenaston retail node, offers excellent population demographics and is surrounded by an established residential and thriving community. This opportunity presents a purchaser with a very rare undeveloped property in southwest Winnipeg ideally situated for multi-family or commercial purposes.

INVESTMENT HIGHLIGHTS



LOCATED IN HIGHLY DESIRABLE SOUTHWEST WINNIPEG



LARGE SCALE, RARE INFILL OPPORTUNITY ON MAJOR THOROUGHFARE



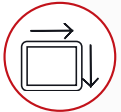
HIGH-DEMAND COMMERCIAL AND RESIDENTIAL AREA



ADJACENT TO THE KENASTON RETAIL NODE AND 1.5M SQ. FT. OF RETAIL AMENITIES



SERVICES TO PROPERTY LINE



300 FT. (+/-) OF FRONTAGE ON MCGILLIVRAY BOULEVARD



WELL-SERVICED BY WINNIPEG TRANSIT

Property Overview

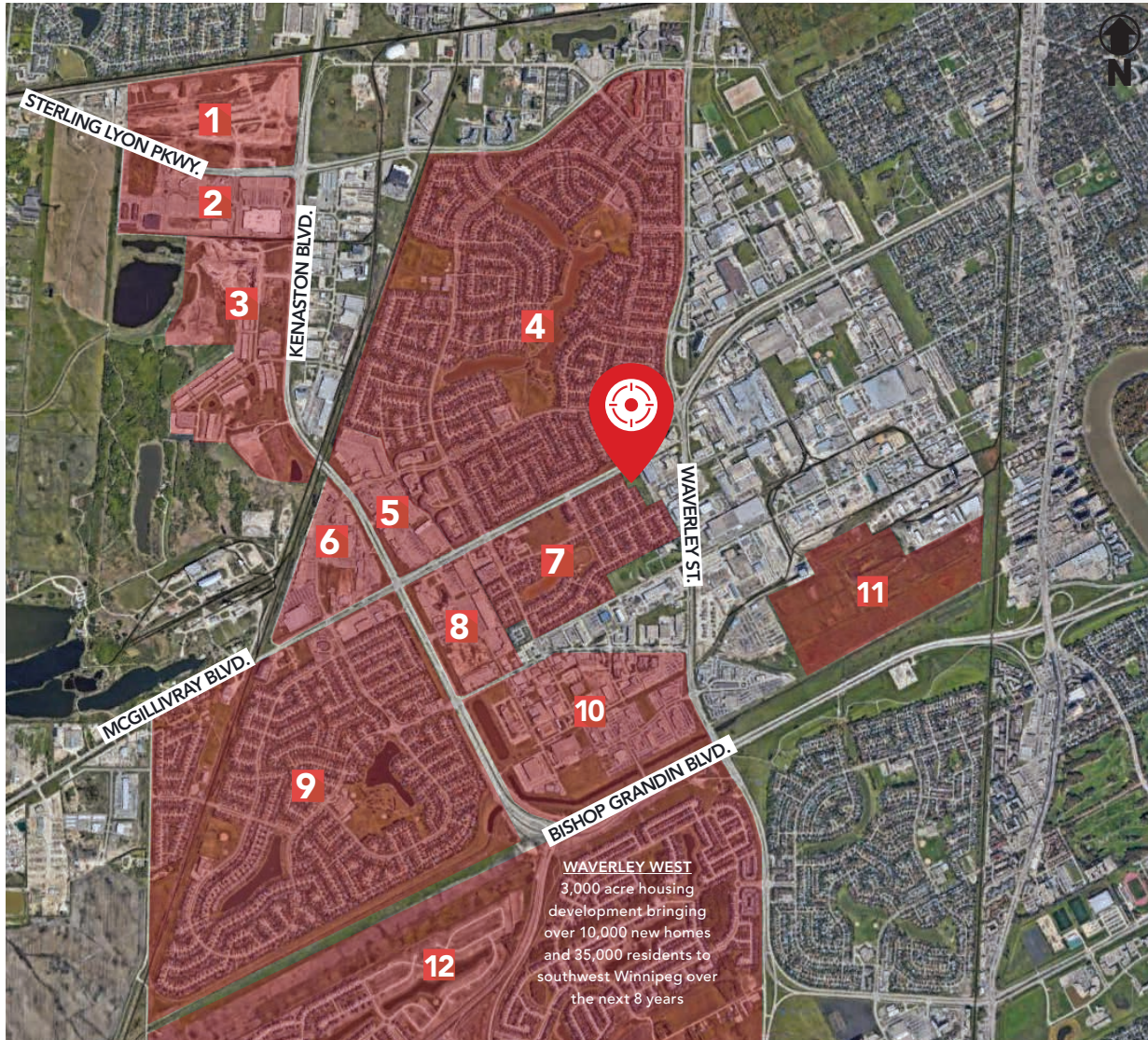
PROPERTY DETAILS

PROPERTY ADDRESS	1778-1790 McGillivray Boulevard, Winnipeg, MB	LAND AREA	3.57 acres (155,578 sq. ft.)
LEGAL DESCRIPTION	N 1/2 LOT 4 BLOCK C PLAN 944 WLTO IN RL 31 TO 35 PARISH OF ST VITAL AND IN RL 1 AND 2 PARISH OF ST BONIFACE	ZONING	A-Agricultural
REGISTERED OWNER	Cymark Ltd.	FRONTAGE	300' 2" on McGillivray Boulevard
TITLE NUMBER	3280136/1	SITE DEPTH	737' 5"
ROLL NUMBER	03066463000	PROPERTY TAXES	\$2,553 (2024)



Area Overview

1778-1790 McGillivray Boulevard is in Winnipeg's rapidly expanding southwest region with direct access to McGillivray and directly between Kenaston Boulevard and Waverley Street. The Site is connected to prominent growth nodes, affluent neighborhoods, and large population base. The area continues to dominate development in the City in recent years with projects including IKEA, Seasons Outlet Mall and SmartCentres Winnipeg SW. Notable development has also taken place in Waverley West, resulting in 2,500 new residents each year supporting the retail, commercial and multifamily developments in the immediate area. The area also benefits from a direct connection to the University of Manitoba, Victoria General Hospital and Kenaston Boulevard.



HIGHLIGHTS

- 1** Outlet Collection Winnipeg
- 2** Seasons Shopping Centre
- 3** Tuxedo Business Park
- 4** Linden Woods
- 5** SmartCentres Winnipeg Southwest
- 6** Kenaston Common
- 7** Linden Ridge
- 8** Linden Ridge Shopping Centre
- 9** Whyte Ridge
- 10** West Fort Garry Industrial
- 11** Refinery District
- 12** Waverley West

Retail Overview



Demographic Analysis

POPULATION



	2020	2030 (Forecast)
1 KM	7,654	9,991
3 KM	34,324	43,694
5 KM	106,254	126,125
TRADE AREA	133,556	158,729

MEDIAN AGE



	Median Age
1 KM	40.9
3 KM	38.8
5 KM	36.8
TRADE AREA	37.2

HOUSEHOLD INCOME

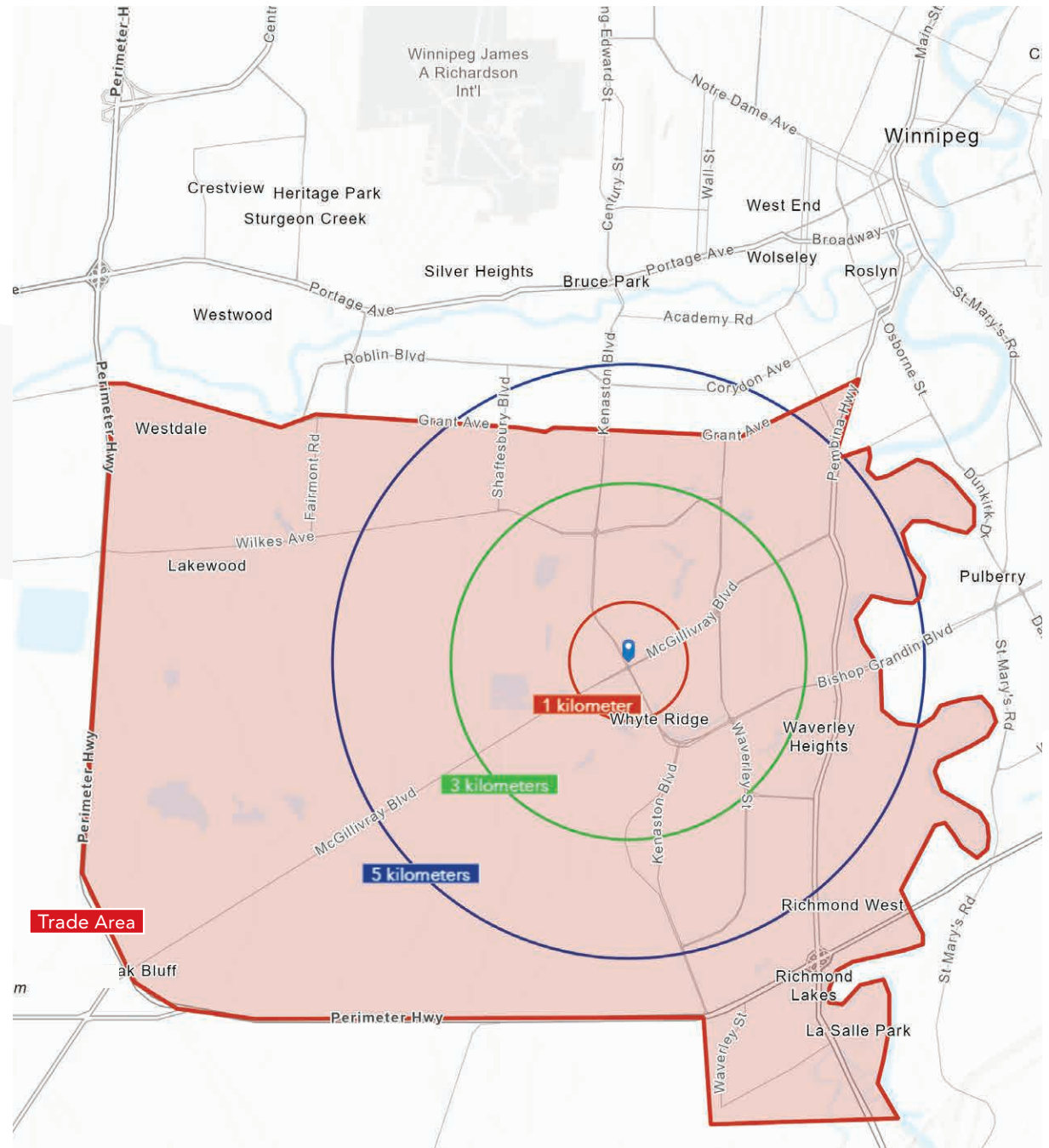


	2020	2030 (Forecast)
1 KM	\$147,748	\$185,430
3 KM	\$155,130	\$195,355
5 KM	\$123,018	\$158,416
TRADE AREA	\$120,020	\$154,812

HOUSEHOLDS



	Total Households
1 KM	5,212
3 KM	11,051
5 KM	38,766
TRADE AREA	48,514





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