

*Rare opportunity to acquire development  
land in southwest Winnipeg*



**1778-1790 McGillivray Boulevard**

**WINNIPEG, MB**



**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

[capitalgrp.ca](http://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.

*The Property is being offered unpriced. Offers will be considered on or after July 4, 2024.*

## INVESTMENT HIGHLIGHTS



**LOCATED IN HIGHLY DESIRABLE SOUTHWEST WINNIPEG**



**LARGE SCALE, RARE INFILL OPPORTUNITY ON MAJOR THOROUGHFARE**



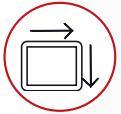
**HIGH-DEMAND COMMERCIAL AND RESIDENTIAL AREA**



**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

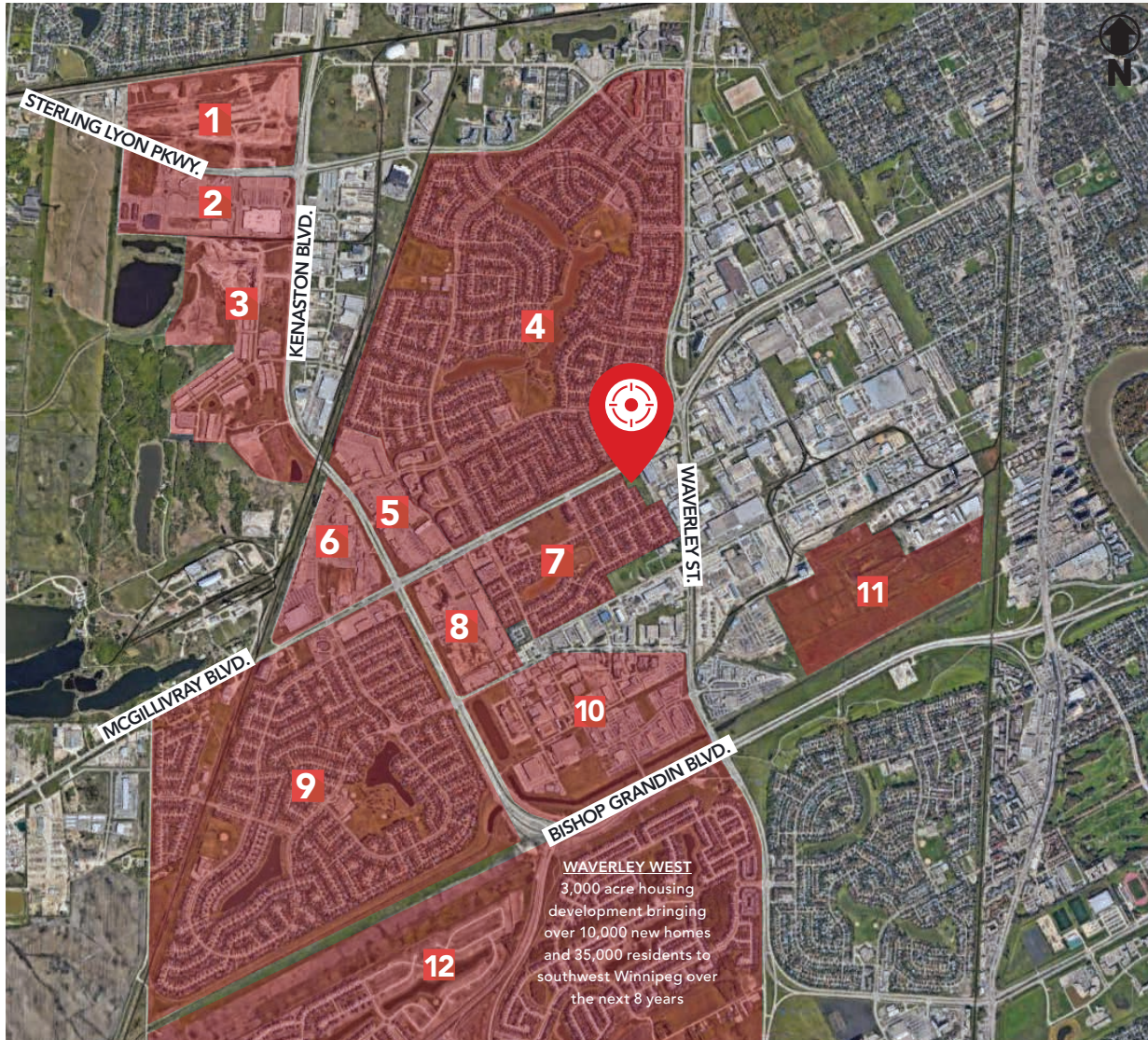
## PROPERTY DETAILS

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

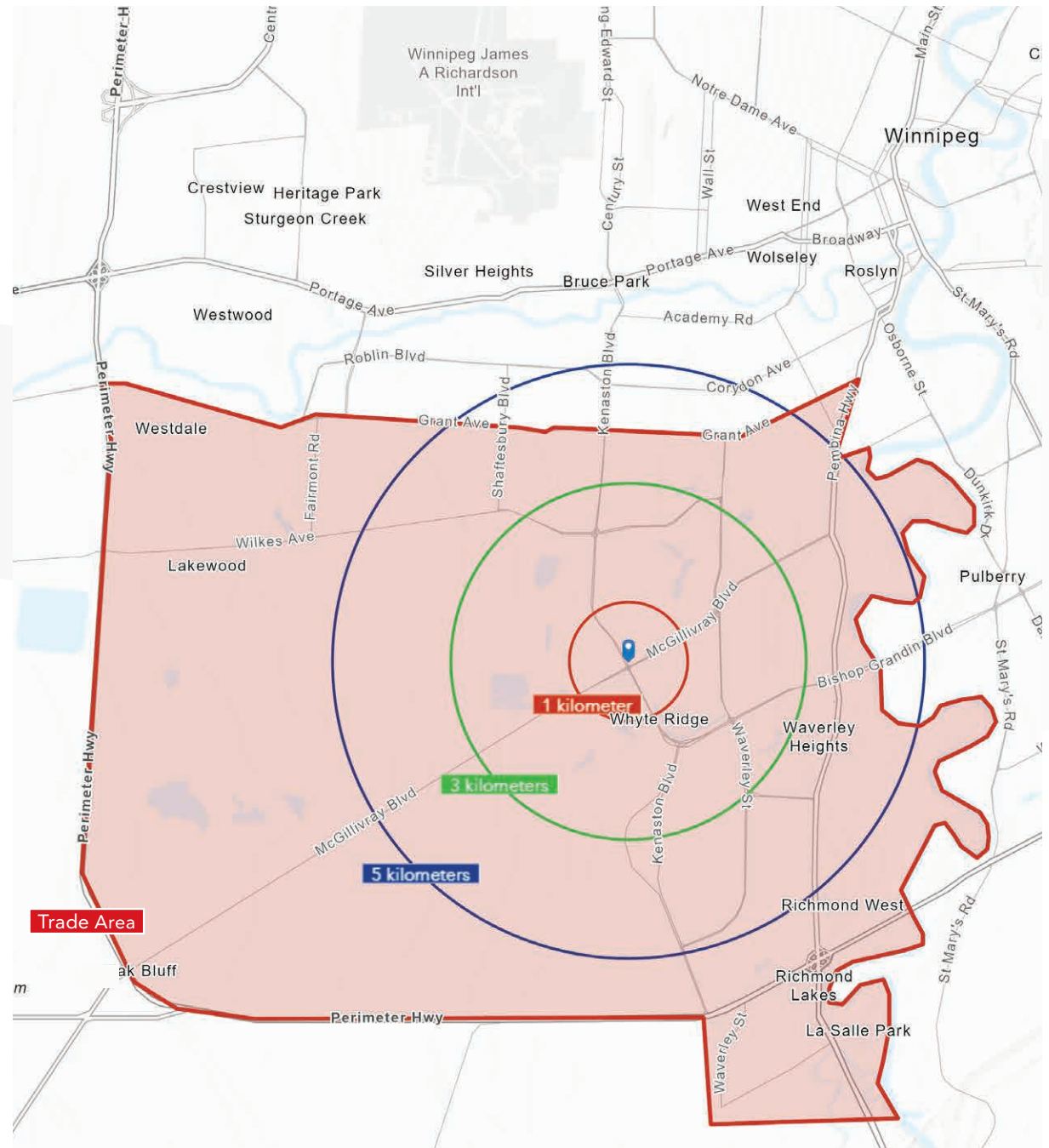


	2020	2030 (Forecast)
1 KM	\$147,748	\$185,430
3 KM	\$155,130	\$195,355
5 KM	\$123,018	\$158,416
TRADE AREA	\$120,020	\$154,812

## HOUSEHOLDS



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





COMMERCIAL REAL ESTATE  
SERVICES INC.

## Contact

**TREVOR CLAY**, Principal, Broker

(204) 985-1365

[trevor.clay@capitalgrp.ca](mailto:trevor.clay@capitalgrp.ca)

*Services provided by Trevor Clay Personal Real Estate Corporation*

**BRYN OLIVER**, Principal

(204) 985-1379

[bryn.oliver@capitalgrp.ca](mailto:bryn.oliver@capitalgrp.ca)

*Services provided by Bryn Oliver Personal Real Estate Corporation*

**LUKE PAULSEN**, Vice President, Sales & Leasing

(204) 985-1358

[luke.paulsen@capitalgrp.ca](mailto:luke.paulsen@capitalgrp.ca)

*Services provided by Luke Paulsen Personal Real Estate Corporation*

**PRESLEY BORDIAN**, Senior Advisor, Sales & Leasing

(204) 985-1356

[presley.bordian@capitalgrp.ca](mailto:presley.bordian@capitalgrp.ca)

## CAPITAL COMMERCIAL INVESTMENT SERVICES

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | [capitalgrp.ca](http://capitalgrp.ca)

*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.*