

HIGH EXPOSURE DEVELOPMENT LAND FOR SALE

748 Keewatin Street Winnipeg, MB

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FOR SALE

748 KEEWATIN STREET

2.15 acre multi-family/mixed use infill development site with excellent street presence and exposure

THE OFFERING

CW Stevenson Inc., operating as Cushman & Wakefield | Stevenson (“CWS”), is pleased to offer for sale a 100% freehold interest in 748 Keewatin Street in Winnipeg, MB (the “Property”) on behalf of The Roman Catholic Archbishopric Corporation of Winnipeg & The Trustees of the Roman Catholic Parish of St. Peter (the “Vendor”).

The Property, currently improved with a 16,100 sf single-story structure occupied by St. Peter’s Roman Catholic Church, represents an excellent, large-scale infill opportunity for a developer to acquire, re-zone and increase the density of the Property by developing a medium-to-high density multi-family or mixed-use project, adding supply to an underserved node.

Sale Price: \$3,750,000
Offer Date: June 23, 2023



Large-Scale Rare Infill Opportunity

with high exposure on a major thoroughfare and transit route



Potential to rezone to RMU or RMF-L

to build a medium-to-high density multi-family or mixed-use project commercial/retail



Demand for New Rental Housing

lack of new rental housing supply in NW node

FOR SALE

748 Keewatin Street



Lot Details

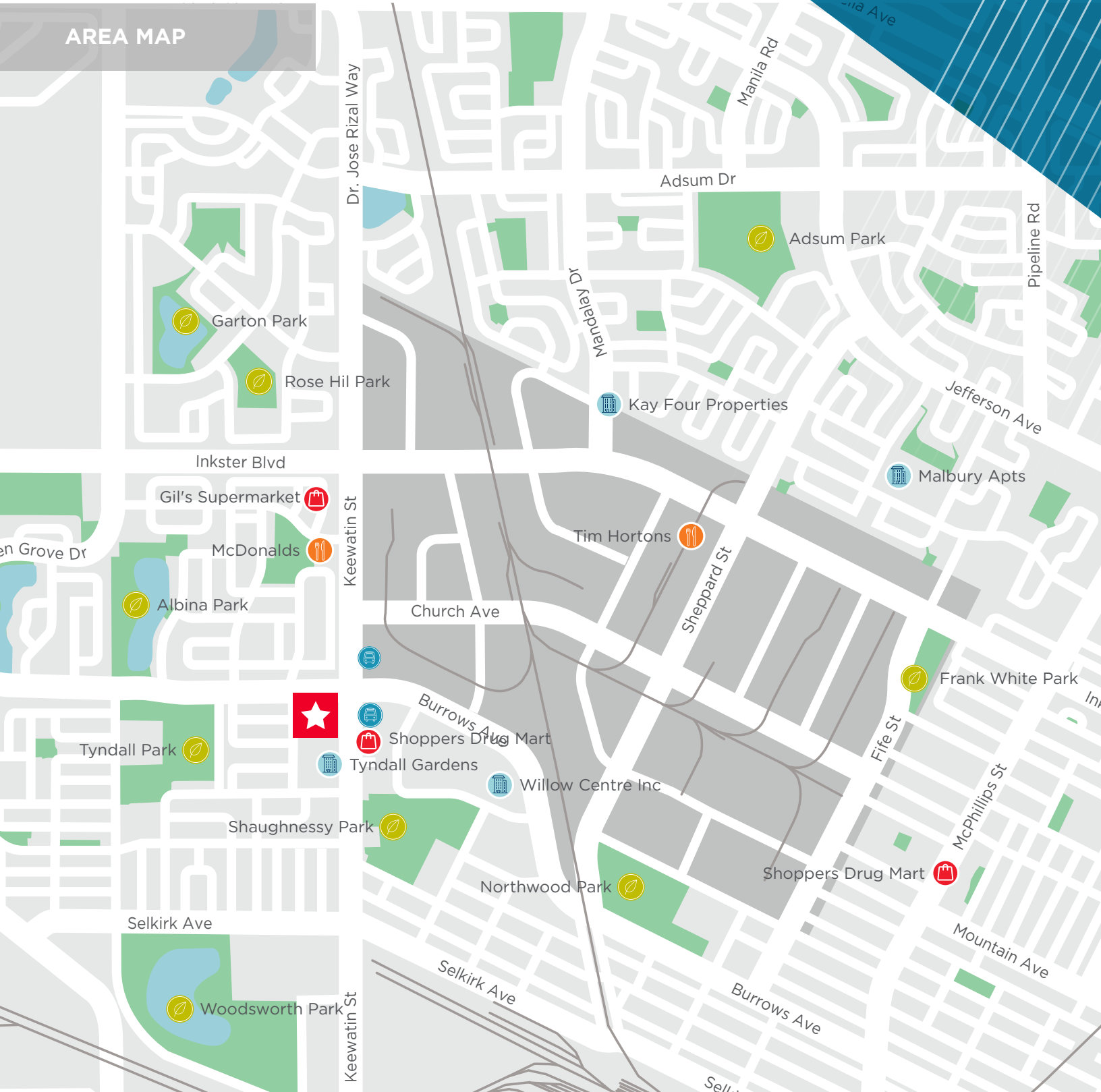
Legal Description	Lot 3 Block 24560 SW 24 11 2E
Title Number	1152655
Roll Number	14097504200
Land Area	2.15 Acres
Property Taxes	\$4,238.10 (2023)
Current Zoning	R1 - M
Potential to Re-Zone to	RMU, RMF -M, RMF - L

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AREA MAP



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FOR SALE



748 Keewatin Street

DEMOGRAPHICS

Elementary Schools

Tyndall Park
Garden Grove
Lansdowne
Wolseley

Middle Schools

Lansdowne
Stanley Knowles

High Schools

Sisler
College Churchill



135,964
POPULATION
Within 5 KM



\$71,771.40
AVG. INCOME
Within 5 KM



37
AVG. AGE
Within 5 KM



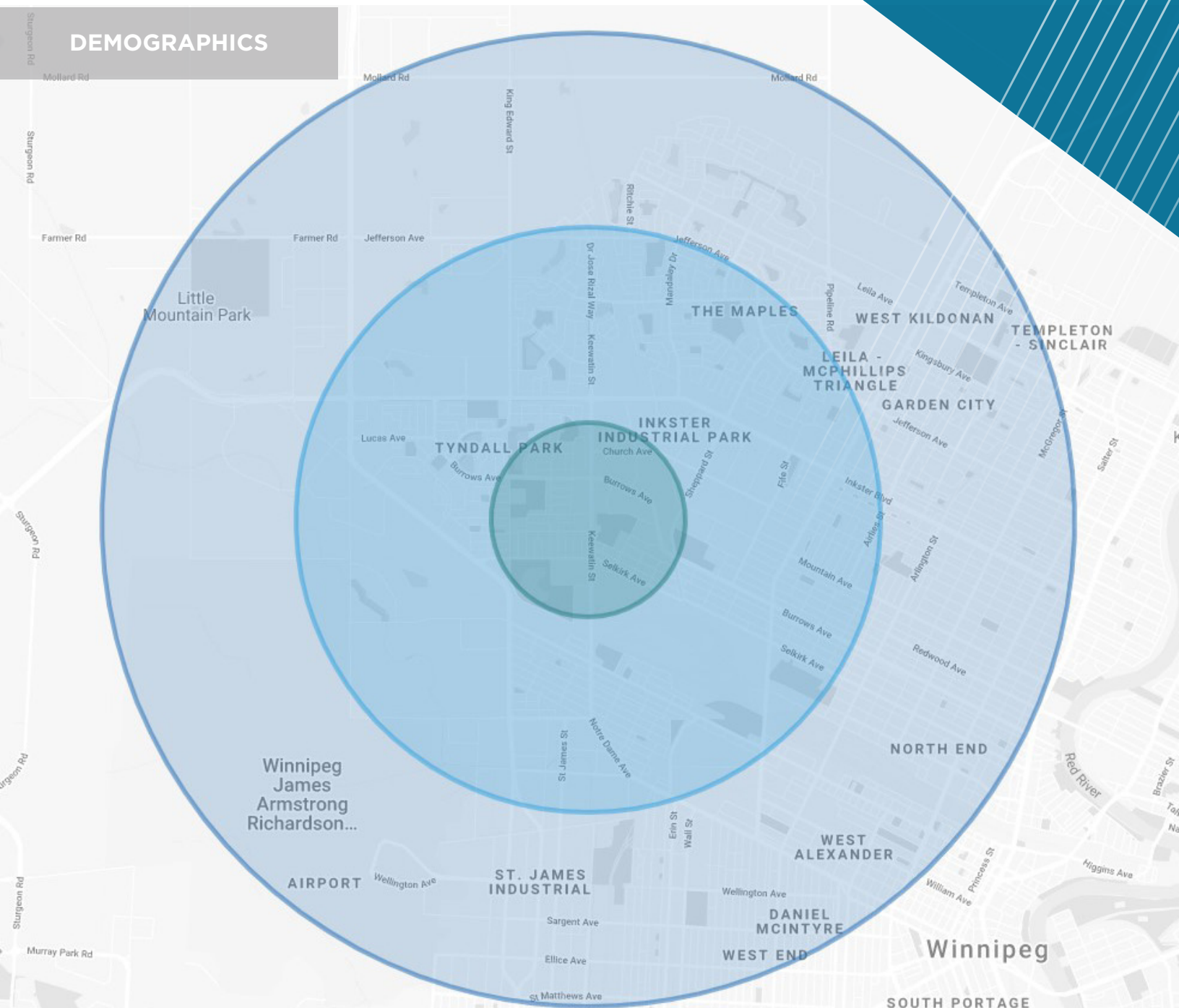
\$203,002.10
AVG. HOME VALUE
Within 5 KM

FOR SALE

748 Keewatin Street



DEMOGRAPHICS



AREA	POPULATION	HOUSEHOLD INCOME	AVERAGE HOUSEHOLD VALUE	AVERAGE AGE
1 KM	7,827	\$73,130.70	\$78,818.16	37
3 KM	57,385	\$76,621.80	\$193,842.34	36
5 KM	135,964	\$71,771.40	\$203,002.10	36

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