

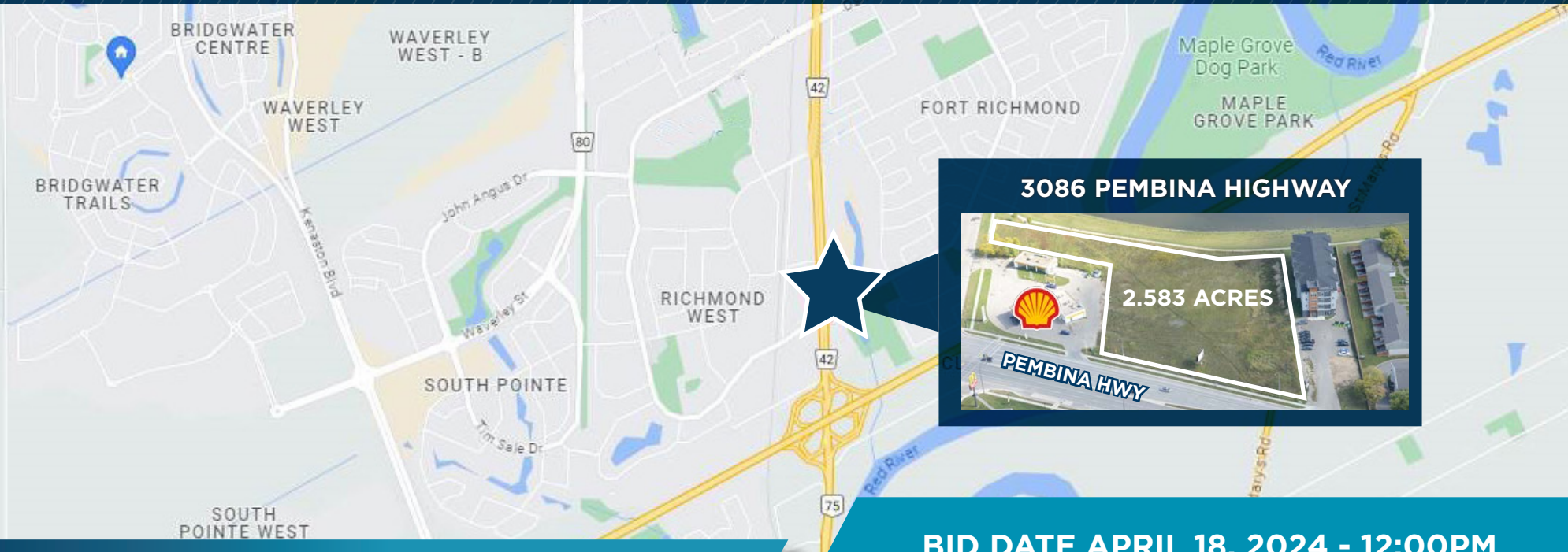
2.583 ACRES

FOR SALE
HIGH EXPOSURE DEVELOPMENT LAND IN SOUTHWEST WINNIPEG

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3086 PEMBINA HIGHWAY



BID DATE APRIL 18, 2024 - 12:00PM

PROPERTY HIGHLIGHTS

(+/-) 2.583 acres For Sale

- High Exposure at a traffic controlled intersection
- Currently zoned C3
- City of Winnipeg planning department suggests there would be support for a re-zoning to a mixed-use zoning (CMU or RMU)



Rare South Pembina Location

Ideal for a neighborhood retail shopping centre or a mixed-used development



Growing Area

being surrounded by new homes and multi-family buildings



Excellent Visibility

From Pembina Highway and access along Pembina Highway and Dalhousie Street

*Some development and access restrictions apply, please contact for more information.

AREA MAP



LINDEN RIDGE SHOPPING CENTRE



KENASTON COMMON



UNIVERSITY OF MANITOBA



3086 PEMBINA HIGHWAY



ST NORBERT FARMERS MARKET



LOCAL AREA MAP

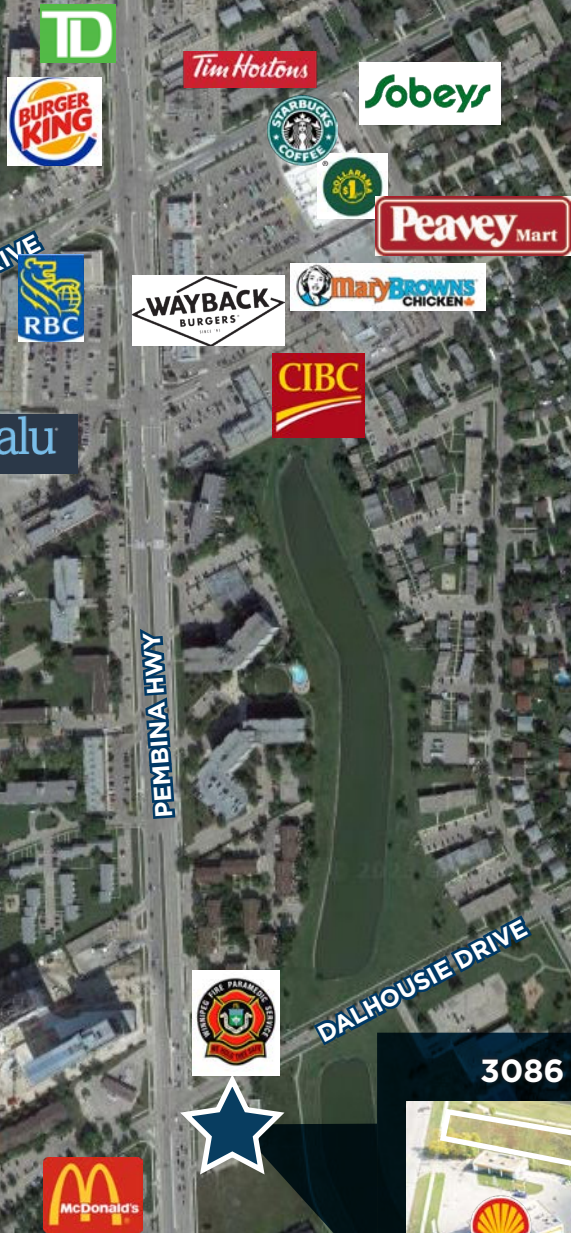


KIRKBRIDGE DRIVE

petvalu

PEMBINA HWY

DALHOUSIE DRIVE



3086 PEMBINA HIGHWAY



2.583 ACRES

PEMBINA HWY

AERIAL



PEMBINA HWY

DALHOUSIE DRIVE

2.583 ACRES



AERIAL



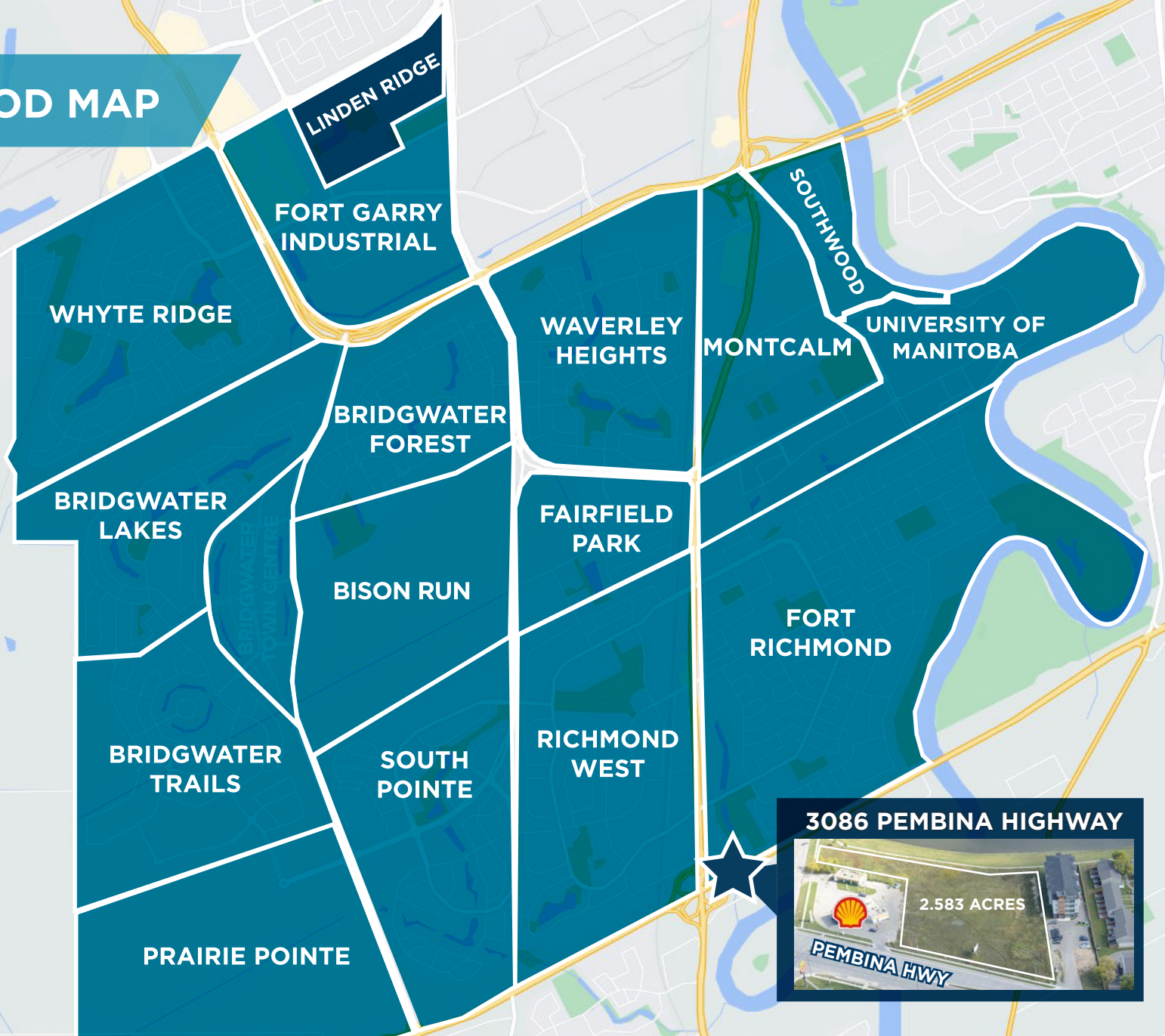
DALHOUSIE DRIVE

PEMBINA HWY

2.583 ACRES



NEIGHBOURHOOD MAP

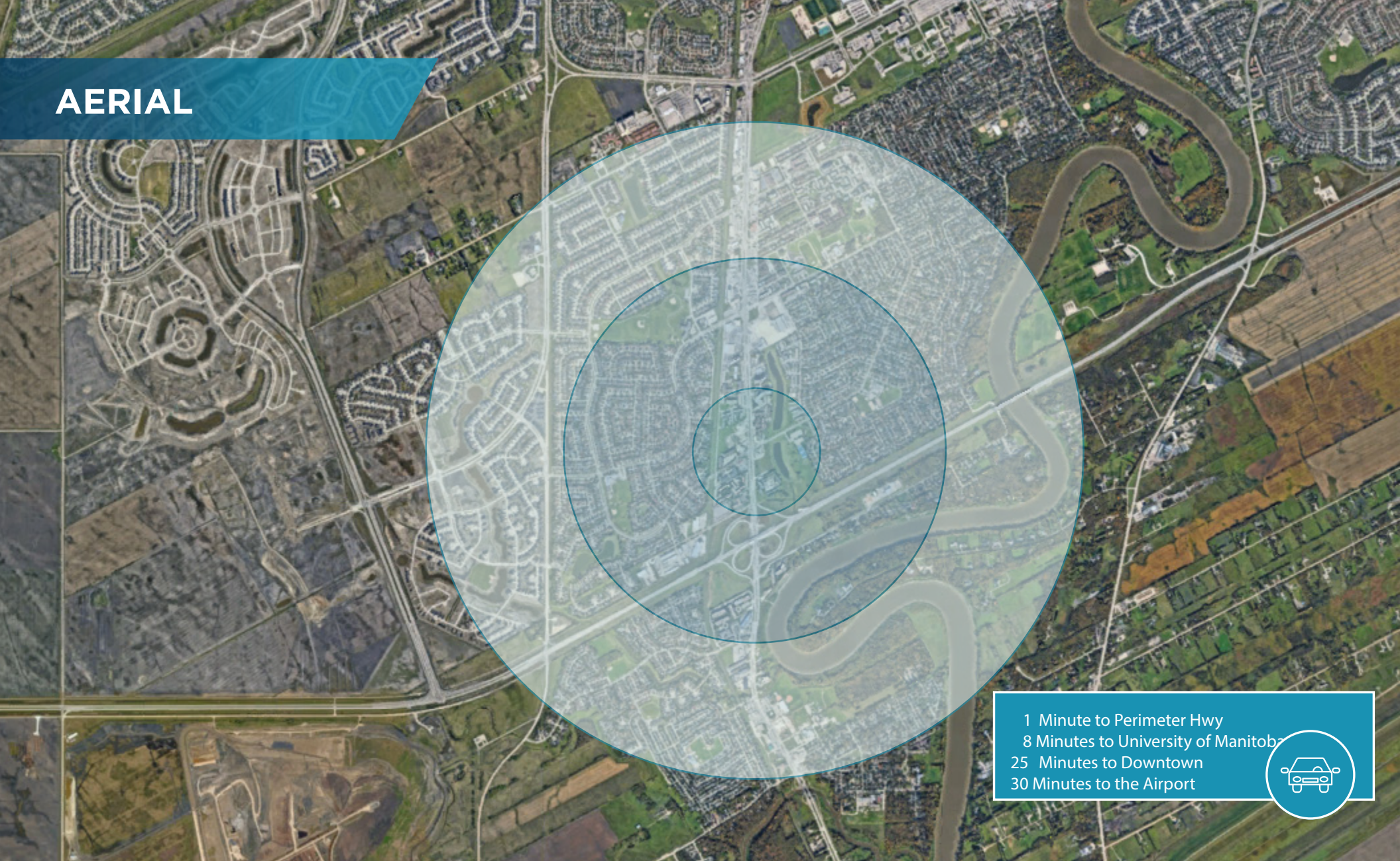


3086 PEMBINA HIGHWAY

2.583 ACRES

PEMBINA HWY

AERIAL



1 Minute to Perimeter Hwy
8 Minutes to University of Manitoba
25 Minutes to Downtown
30 Minutes to the Airport



	POPULATION	MEDIAN AGE	TOTAL HOUSEHOLDS	AVERAGE HOUSEHOLD INCOME
1KM	8,558	38	3,245	\$90,560
3KM	44,747	37	15,714	\$107,034
5KM	88,291	37	31,739	\$113,254



2.583 ACRES

CONTACT

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