



**3.02 ACRE MIXED-USE
MULTI-FAMILY DEVELOPMENT SITE**

**FOR SALE
WESTPORT LOT 20**

BRETT INTRATER

Executive Vice President

Brett Intrater Personal Real Estate Corporation
T 204 934 6229
C 204 999 1238
brett.intrater@cwstevenson.ca

CHRIS MACSYMIC

Executive Vice President & Principal

Chris Macsymic Personal Real Estate Corporation
T 204 928 5019
C 204 997 6547
chris.macsymic@cwstevenson.ca

SHAE HALPIN

Senior Associate

T 204 560 2536
C 204 558 6071
shae.halpin@cwstevenson.ca



Investment Team



PROPERTY HIGHLIGHTS

- Located on a prominent corner within the new Westport development just west of the Assiniboia Downs Horse Racing Track and Point West Auto Park, Manitoba’s largest auto mall
- Additional surrounding amenities include the Red River Exhibition, Bell MTS Iceplex comprised of 4 rinks, and a new 12,000 sf Early Learning Child Care Centre
- Surrounded by significant residential development including Taylor Farm, Ridgewood South in addition to 8,000 proposed homes within CentrePort and the RM of Headingley
- Two signalized intersections along Trans Canada Hwy #1 providing convenient access to the site

SALE PRICE: \$3,750,000 (\$1,241,722/ACRE)



3.02 acre

Mixed-use multi family development site



Plan Approval for 228-Unit Development

Max Density Allowable (per bylaw) 263 Units



Surrounded by 1M+ SF of planned development including multi-family, restaurants, retail, hotels, office, and warehouse

SALIENT DETAILS

Civic Address	Lot 20 Westport
Improvements	Shovel Ready
Site Area	131,494 sf (3.02 Acres)
Reports	Phase 1 ESA, Geotechnical
Max Density Allowable (per bylaw)	263 Units
Max Height	100 ft.
Total Buildabled Allowed (per bylaw)	657,756 sf (FAR 5)
Zoning	C4 <small>(note: per bylaw 116/2020, multifamily development permitted so long as in compliance with RMU Zoning)</small>

AREA PLAN

(+/-) 400
HOMES

(+/-) 2,500 HOMES

(+/-) 4,000
HOMES



(+/-) 700
HOMES

(+/-) 800
HOMES

(+/-) 244
HOMES

(+/-) 2,000 HOMES
(+/-) 1,300 MULTI-FAMILY UNITS

NEW RESIDENTIAL



AMENITIES



FESTIVAL DR

RACE TRACK RD

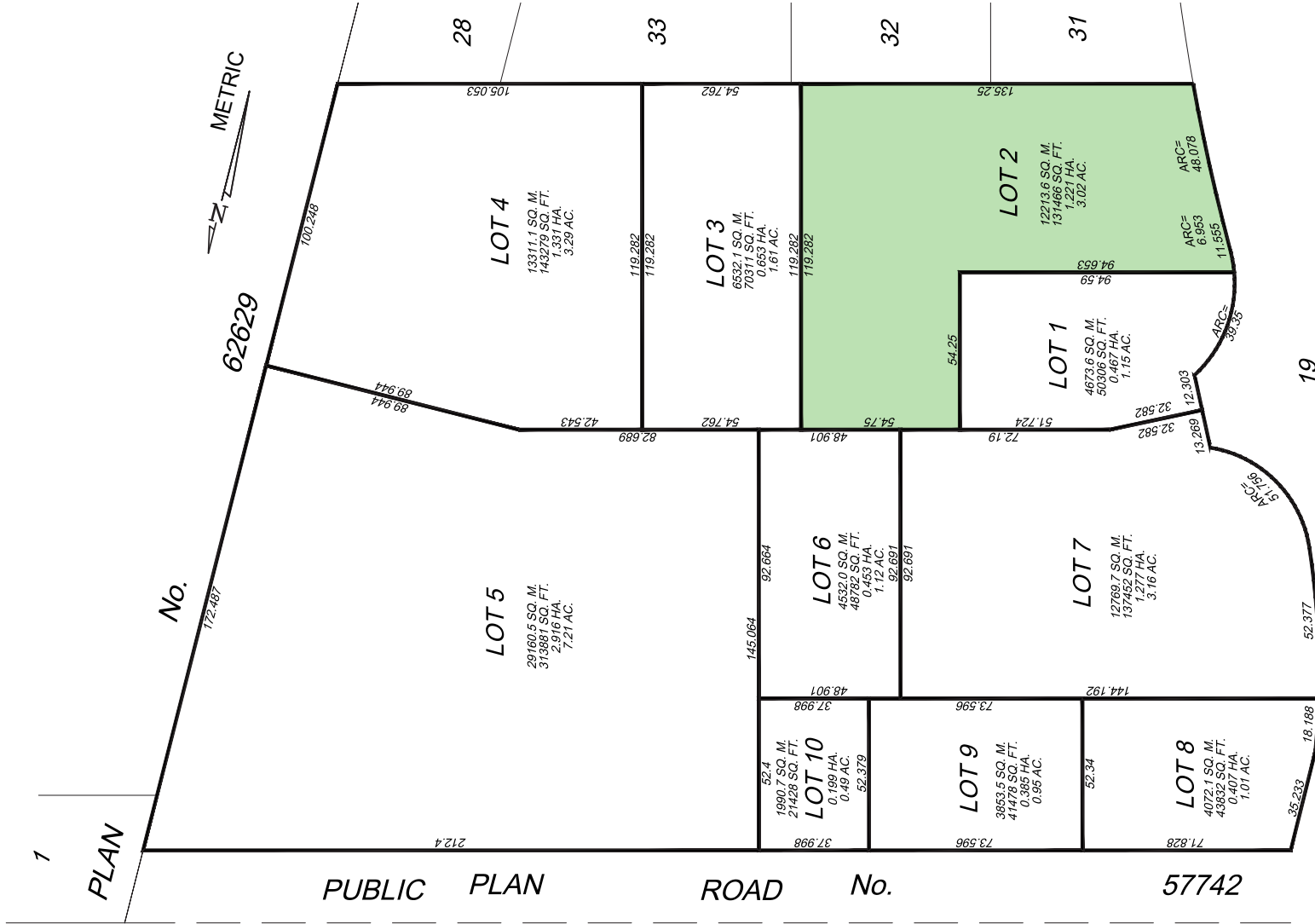


WESTPORT LOT 20



PORTAGE AVE





POTENTIAL DESIGN RENDERINGS





CONTACT

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