

DEVELOPMENT OPPORTUNITY NEAR MAIN STREET



BUILDING WITH ADDITIONAL LAND FOR SALE

275 - 281 SELKIRK AVENUE

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PROPERTY HIGHLIGHTS

**(+/-) 5,333 SQ. FT. WITH A (+/-) 2,196 SQ. FT. BASEMENT
(+/-) 0.34 TOTAL ACRES AVAILABLE**

- 14,869 sq. ft of land offering a development opportunity in the North End
- 275 Selkirk Ave has a (+/-) 5,333 sq. ft. 2-storey building with (+/-) 2,196 sq. ft. basement, currently used as storage space
- 275 Selkirk Ave could be utilized as office space or recording studio, which was the buildings previous use
- Property is a 2 minute walk from Main Street with transit access
- Discussions with the City of Winnipeg show that the City would support a mixed-use multi-family development of medium-high density in the RMF-M range, allowing for 18 units with ground floor commercial. Rezoning the land may result in higher density
- All 3 lots zoned C2

PURCHASE PRICE	\$759,900
	275 SELKIRK AVE: \$11,464.98
	281 SELKIRK AVE: \$2,389.25
PROPERTY TAXES (2024)	ROLL NO. 14010065100: \$1,292.97
	TOTAL: \$15,147.20



DOWNTOWN WINNIPEG

MAIN STREET

275-281 SELKIRK AVE

SELKIRK AVE

SCORES



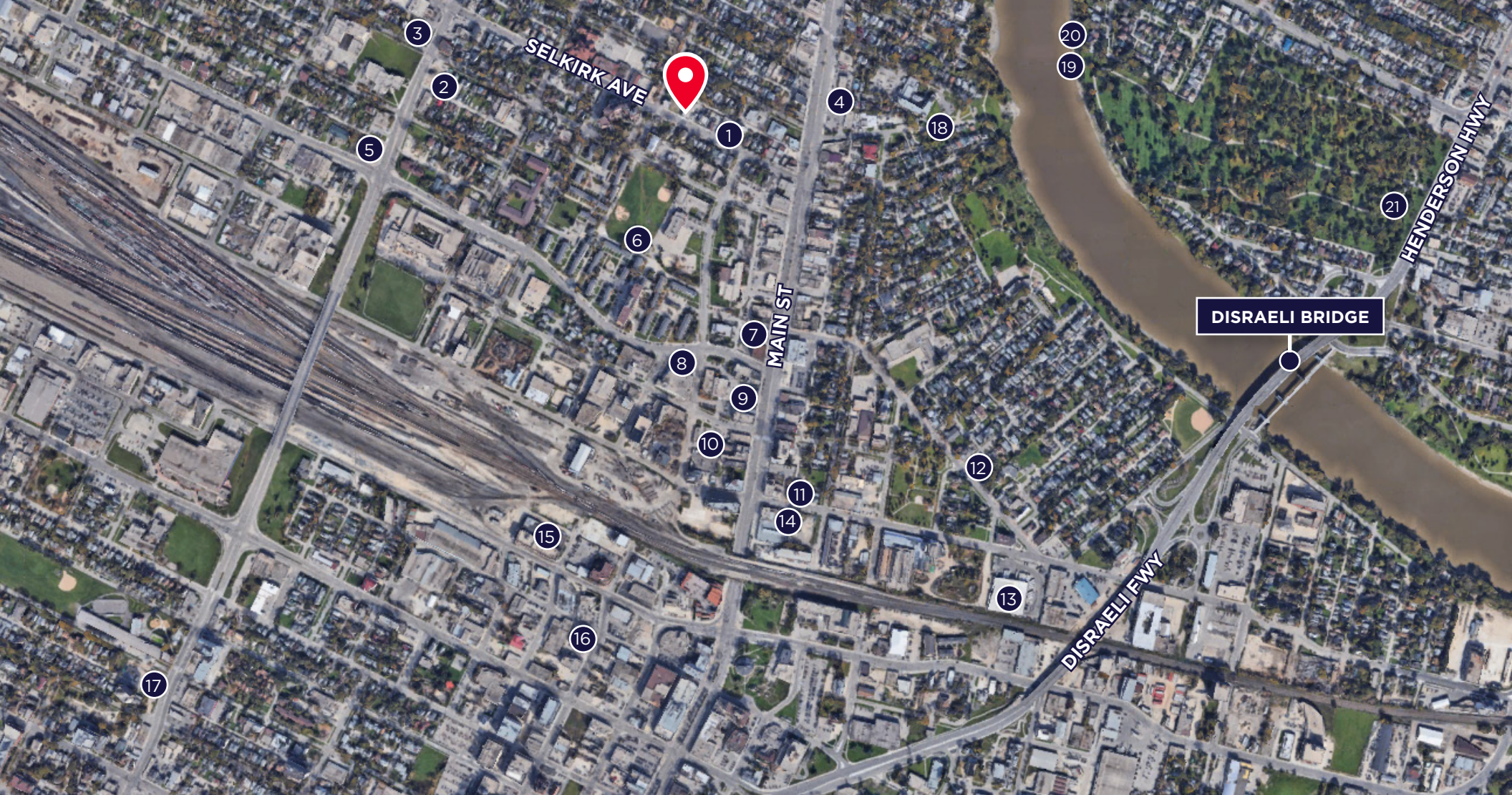
87



91



67



LOCAL AMENITIES

- 1 GUNN'S BAKERY
- 2 7-ELEVEN
- 3 204 FUELS
- 4 LIQUOR MART
- 5 TOWN AUTOBODY
- 6 TURTLE ISLAND NEIGHBOURHOOD CENTRE
- 7 YALE HOTEL

- 8 CITY BREAD
- 9 NORTHERN HOTEL
- 10 INNRCITY AUTOBODY
- 11 MANITOBA GARAGE DOORS
- 12 METRO MEAT PRODUCTS
- 13 STURGEON TIRE DISTRIBUTORS
- 14 MOTHER EARTH RECYCLING CENTER
- 15 ACCESS STORAGE

- 16 SILOAM MISSION
- 17 TIM HORTONS



CONTACT

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