

# PRIME DEVELOPMENT OPPORTUNITY OR CAR WASH/AUTOMOTIVE USER OPPORTUNITY JUST SOUTH OF DOWNTOWN WINNIPEG



FOR SALE  
**344 GERTRUDE AVE**

**RYAN MUNT**

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**BRETT INTRATER**

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## THE OFFERING

**SALE LIST PRICE: \$2,600,000**

### Prime Location with High Exposure along Donald Street near Confusion Corner

- Turnkey full-service car wash with excess land
- Significant future re-development potential
- Situated within Corydon-Osborne Secondary Plan, designated “High-Rise TOD Mixed Use”, with max allowable density of approximately 118 residential units in a building up to 200’ in height
- Recent Phase 1 ESA available, Phase 2 ESA not recommended

Address	344 Gertrude Avenue
Zoning	C2
Building Size	5,040 sf
Land Size	23,613 sf (0.54 acres)
Year Built	1964
Property Tax	\$26,832.69 (2024)



# LOCATION OVERVIEW

**SHOPPERS DRUG MART**

**SAFeway**  
Ingredients for life

**100 LIQUOR MART**

Starbucks

**Pizza Heaven**

**Prairie DONAIR.**

**Mary BROWN'S CHICKEN**

**TOKYO SMOKE**



**LEOPOLDS TAVERN**

**Phở Hoàng**  
MODERN VIETNAMESE

**CARLOS & MURPHY'S**

**KAWAII CREPE**



**Heart**

**Baked Expectations**

**WAKOYA**

**Naru Sushi**

**Sukhothai RESTAURANT**

**vitahealth**

**CRUME QUEEN**  
FRESH MARKET

**Sous Sol**

**DOLLARAMA**

**BURGER KING**

**petvalu**



**BAR-I**

**Saffron's RESTAURANT**

**THOM BARGEN**  
Coffee Roasters

**7 ELEVEN**

**PASSERO**

Shell

**Pizza Hut**



**FRIEND**  
BAKERY & PIZZA

**CHAEBAN**  
ICE CREAM





# IMAGES







## CONTACT

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