

An aerial photograph of a city street, Selkirk Avenue, showing a large, rectangular development site outlined in a bright blue line. The site is currently a mix of dirt, gravel, and some sparse vegetation. Several cars are parked in a lot within the site. Surrounding the site are various commercial buildings, trees, and other urban infrastructure.

(+/-) 0.46 ACRE DEVELOPMENT OPPORTUNITY ON SELKIRK AVENUE

DEVELOPMENT LAND FOR SALE
674-680 SELKIRK AVE

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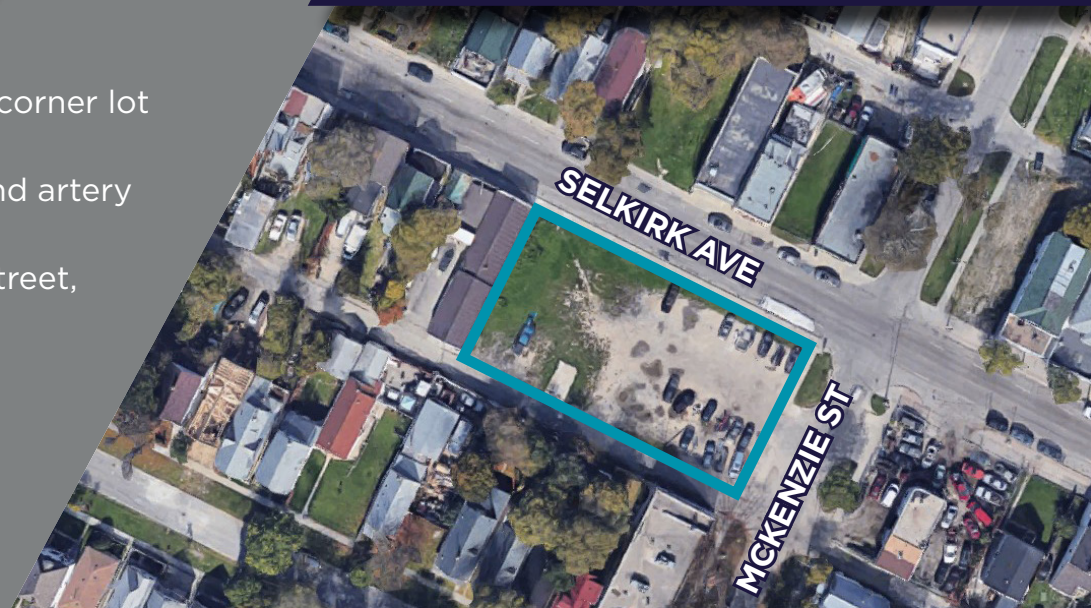
PROPERTY HIGHLIGHTS

(+/-) 0.46 ACRES

- High-exposure development opportunity located on a corner lot offering exceptional visibility
- Situated on Selkirk Avenue, a major Winnipeg North End artery with high traffic
- Excellent access to major routes including McPhillips Street, Arlington Avenue, and Main Street
- Opportunity to consolidate parcels and re-zone the amalgamated parcel to either RMF-L or C2

LIST PRICE: \$475,000

PROPERTY TAXES: \$6,214.80 (2024)



AREA MAP

MOUNTAIN AVE

MAIN ST

SALTER ST

MCGREGOR ST

BURROWS AVE

674-680 SELKIRK AVE

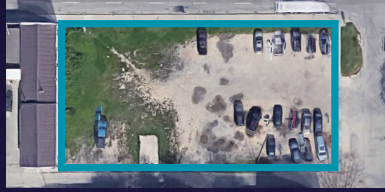


SELKIRK AVE

DUFFERIN AVE

CITY MAP

674-680 SELKIRK AVE



DRIVETIME

MAIN ST: 3 MINS

MCPHILLIPS ST: 3 MINS

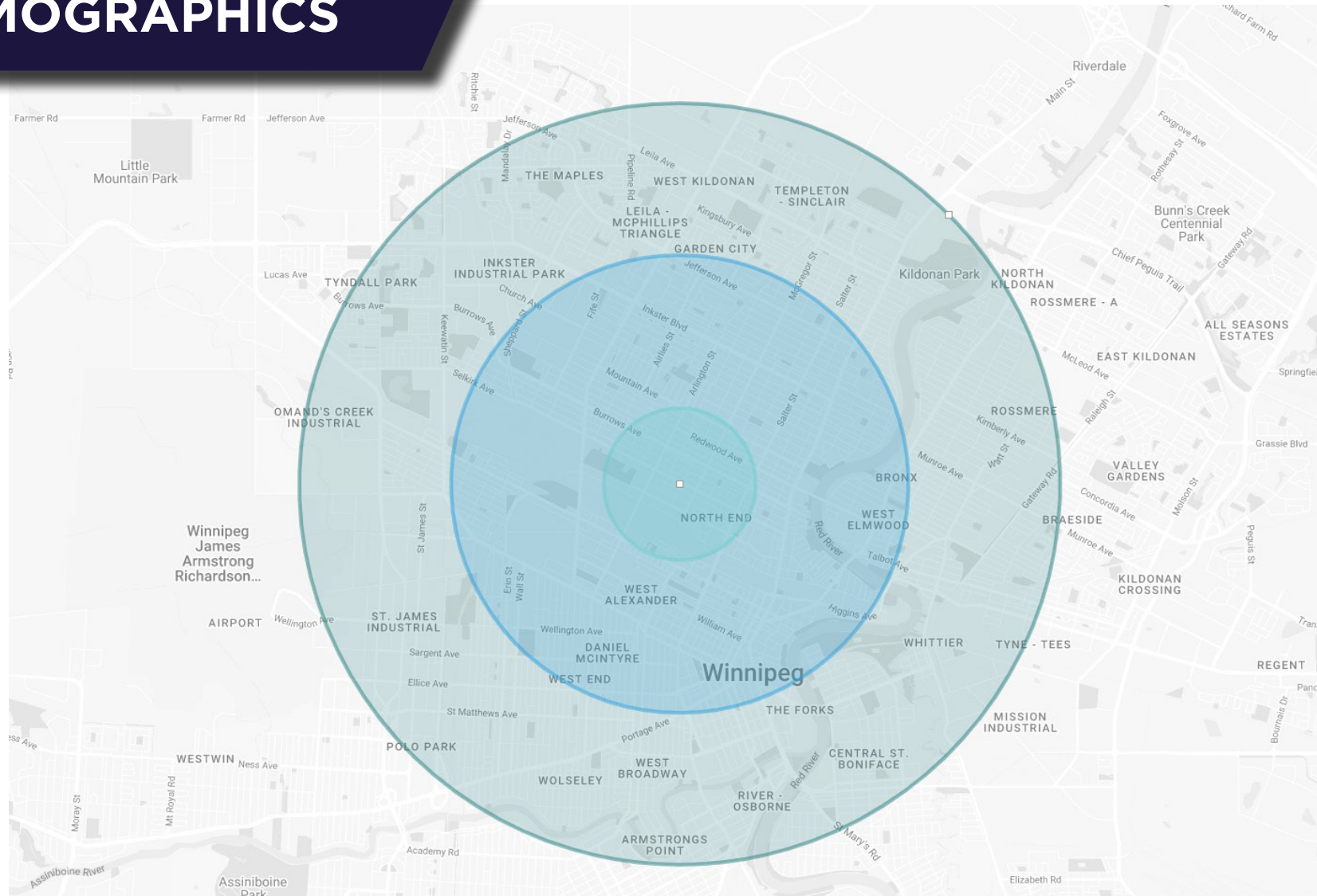
PORTAGE AVE: 8 MINS

DOWNTOWN WINNIPEG: 11 MINS

PERIMETER HWY: 13 MINS



DEMOGRAPHICS



	POPULATION	HOUSEHOLD INCOME	AVERAGE AGE	HOUSEHOLD SPENDING
1KM	12,144	\$54,388.14	35	\$51,411.47
3KM	99,665	\$64,741.10	36	\$59,353.88
5KM	238,578	\$72,539.94	38	\$64,755.97



CONTACT

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