

An aerial photograph of a city block. A large, irregularly shaped lot is outlined with a thick red border. This lot contains a parking area with several cars and a grassy area. Surrounding the lot are various buildings, including a large multi-story building on the left and several smaller buildings on the right. A street runs along the bottom of the lot.

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

DEVELOPMENT LAND FOR SALE  
**674-680 SELKIRK AVE**

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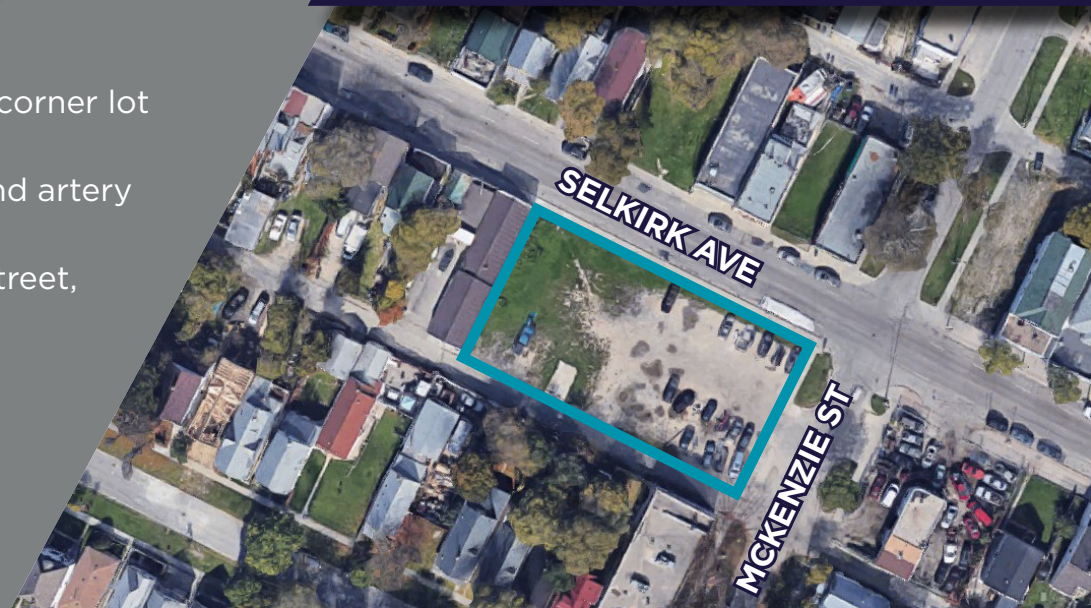
## PROPERTY HIGHLIGHTS

- 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: \$575,000.00**

**PROPERTY TAXES: \$6,214.80 (2024)**

**(+/-) 0.46 ACRES**



# AREA MAP

MOUNTAIN AVE

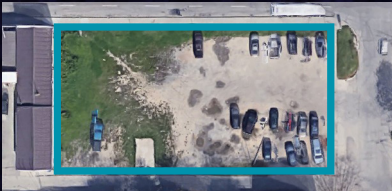
MAIN ST

SALTER ST

MCGREGOR ST

BURROWS AVE

674-680 SELKIRK AVE

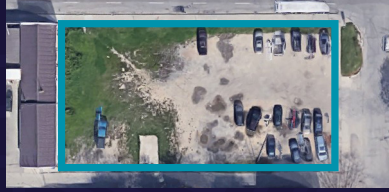


SELKIRK AVE

DUFFERIN AVE

# CITY MAP

674-680 SELKIRK AVE



## DRIVETIME

MAIN ST: 3 MINS

MCPHILLIPS ST: 3 MINS

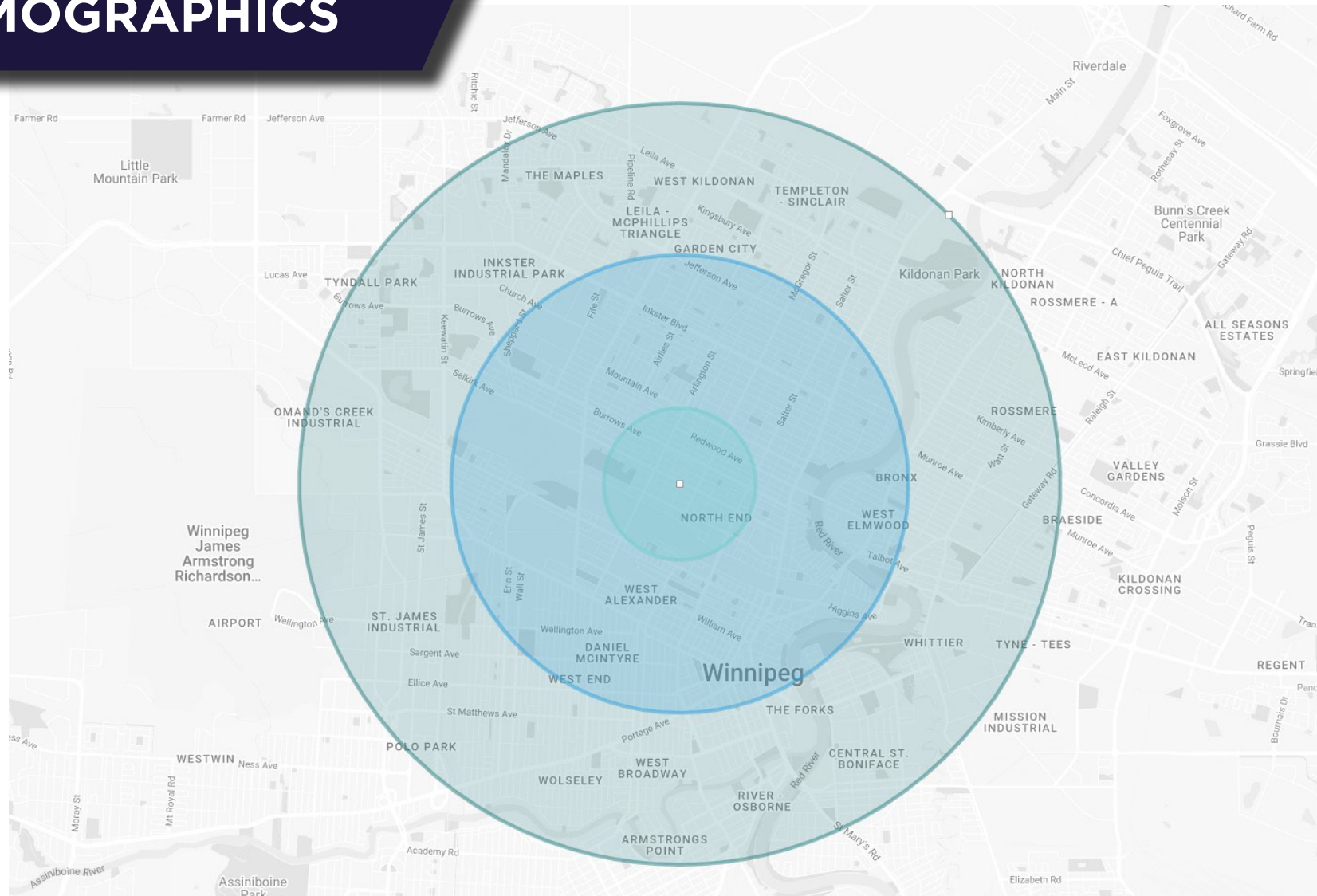
PORTAGE AVE: 8 MINS

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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