

# Two Lots Totaling (+/-) 7.53 acres For Sale

## High Exposure Development Land in Southwest Winnipeg

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LAND FOR SALE

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LOT 1 BLOCK 3 PLAN 67410:

3.69 Acres

LOT 2 BLOCK 3 PLAN 67410:

3.84 Acres

LIST PRICE

\$825,000 Per Acre

*Some development restrictions apply, please contact for more information.*



## Highly Desirable

C3 zoned southwest land



## Growing Area

being surrounded by new homes and multi-family buildings



## Excellent Visibility

from Kenaston Boulevard and access from Payworks Way



## Brand New Development

Ideal for office, flex industrial/office, car dealerships, self-storage and high-end commercial condos



# LAND FOR SALE

## High Exposure Development Land in Southwest Winnipeg

### LAND USE MAP

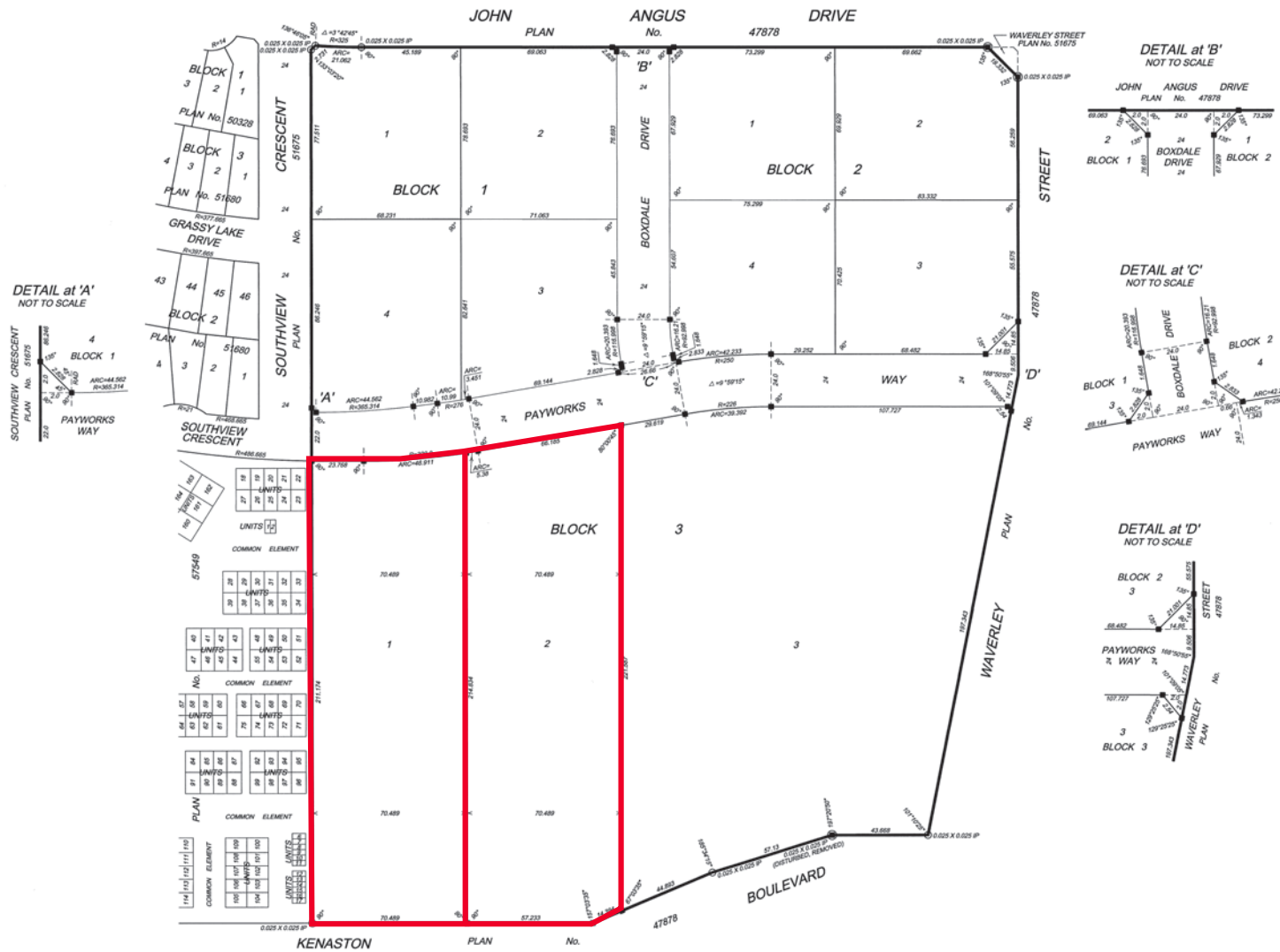




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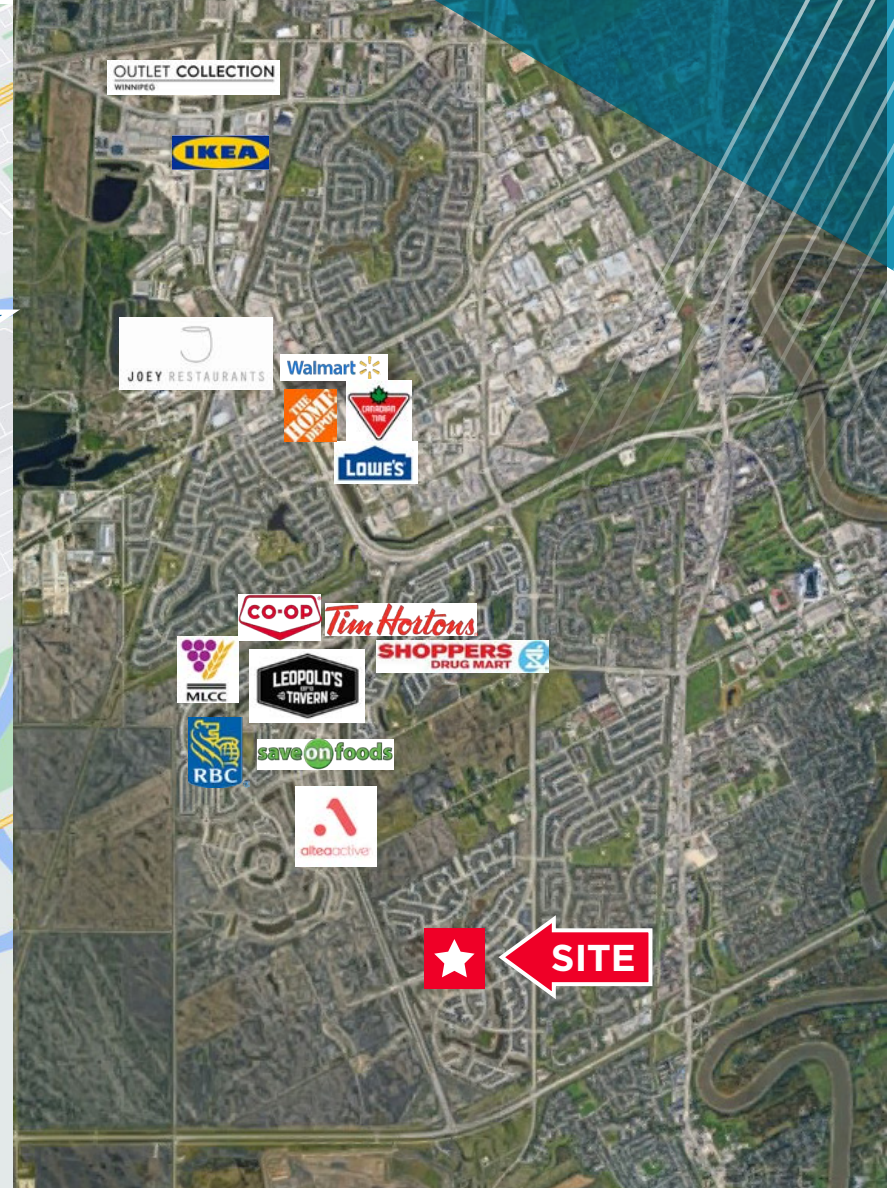
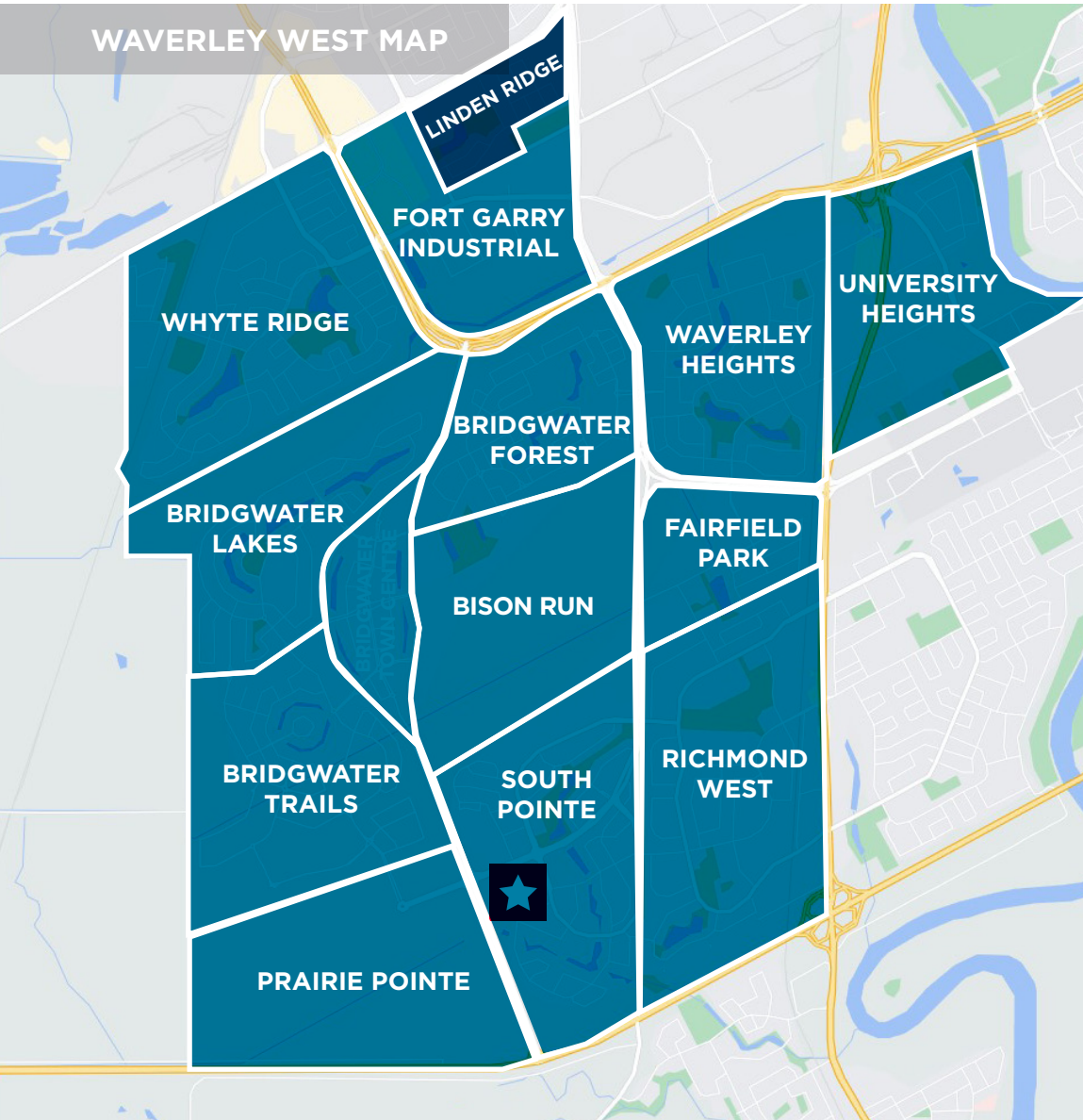
### LAND SURVEY



# LAND FOR SALE

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WAVERLEY WEST MAP

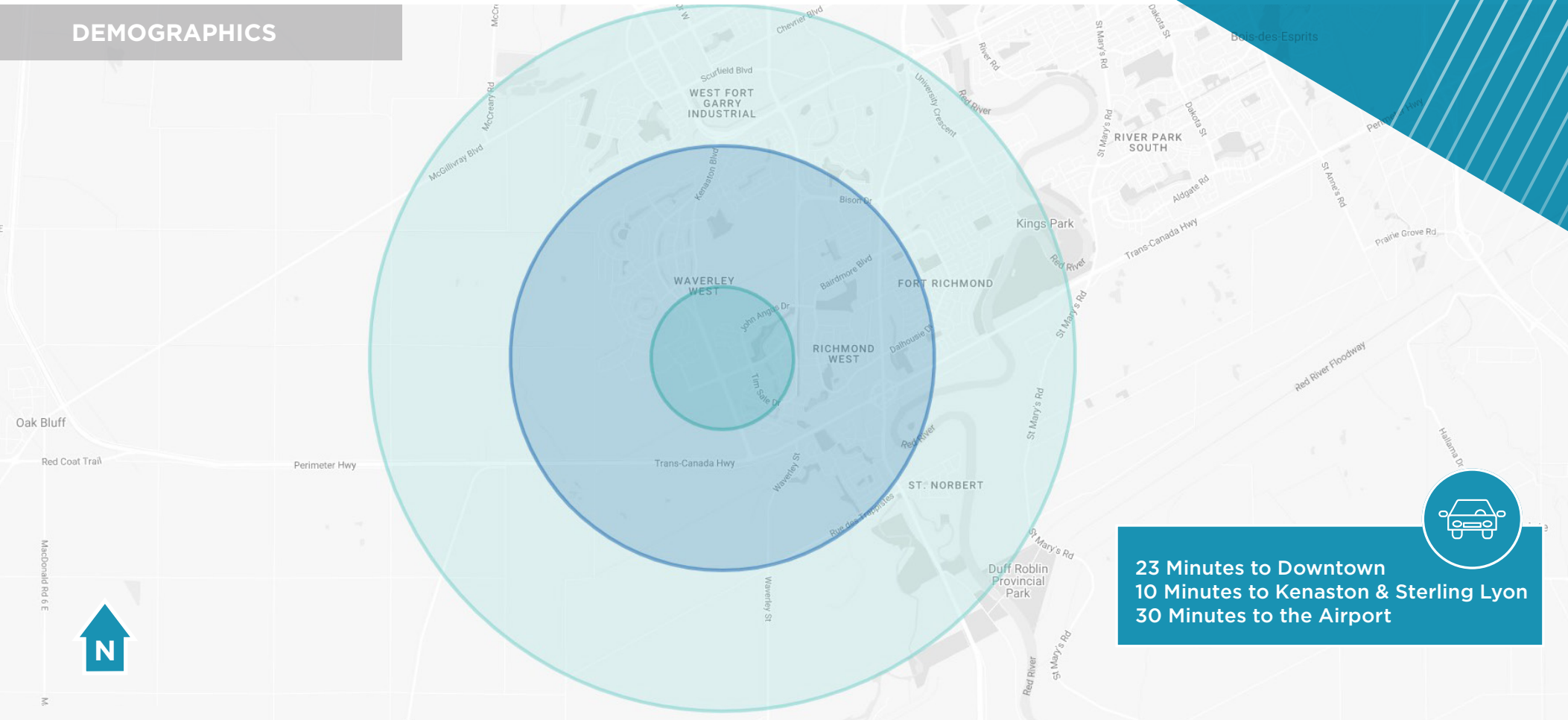




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### DEMOGRAPHICS



**23 Minutes to Downtown**  
**10 Minutes to Kenaston & Sterling Lyon**  
**30 Minutes to the Airport**

	POPULATION	MEDIAN AGE	TOTAL HOUSEHOLDS	AVERAGE HOUSEHOLD INCOME
1KM	5,560	30.55	1,069	\$146,545.00
3KM	45,232	34.02	7,850	\$102,420.82
5KM	76,987	36.37	18,524	\$106,189.58

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