

LAND FOR SALE  
**(+/-) 21.56 ACRES AVAILABLE**

# 1284 Wilkes Avenue

## Winnipeg, MB

**(+/-) 1,500 Feet of Frontage  
on Kenaston Boulevard**

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**1284 Wilkes Ave**

(+/-) 21.56  
ACRES AVAILABLE

\$950,000 Per Acre



**Generational Opportunity**

Highly sought-after M2-zoned development land in SW Winnipeg



**Direct Access**

Off Wilkes Avenue



**Excellent Visibility**

With daily traffic count of 100,000 vehicles at corner of Kenaston and Sterling Lyon



**Amenity Rich Area**

Adjacent to Seasons of Tuxedo, The Outlet Collection and Winnipeg's newest luxury auto dealership corridor

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Outlet Collection

Kapyong Barracks

KENASTON BLVD

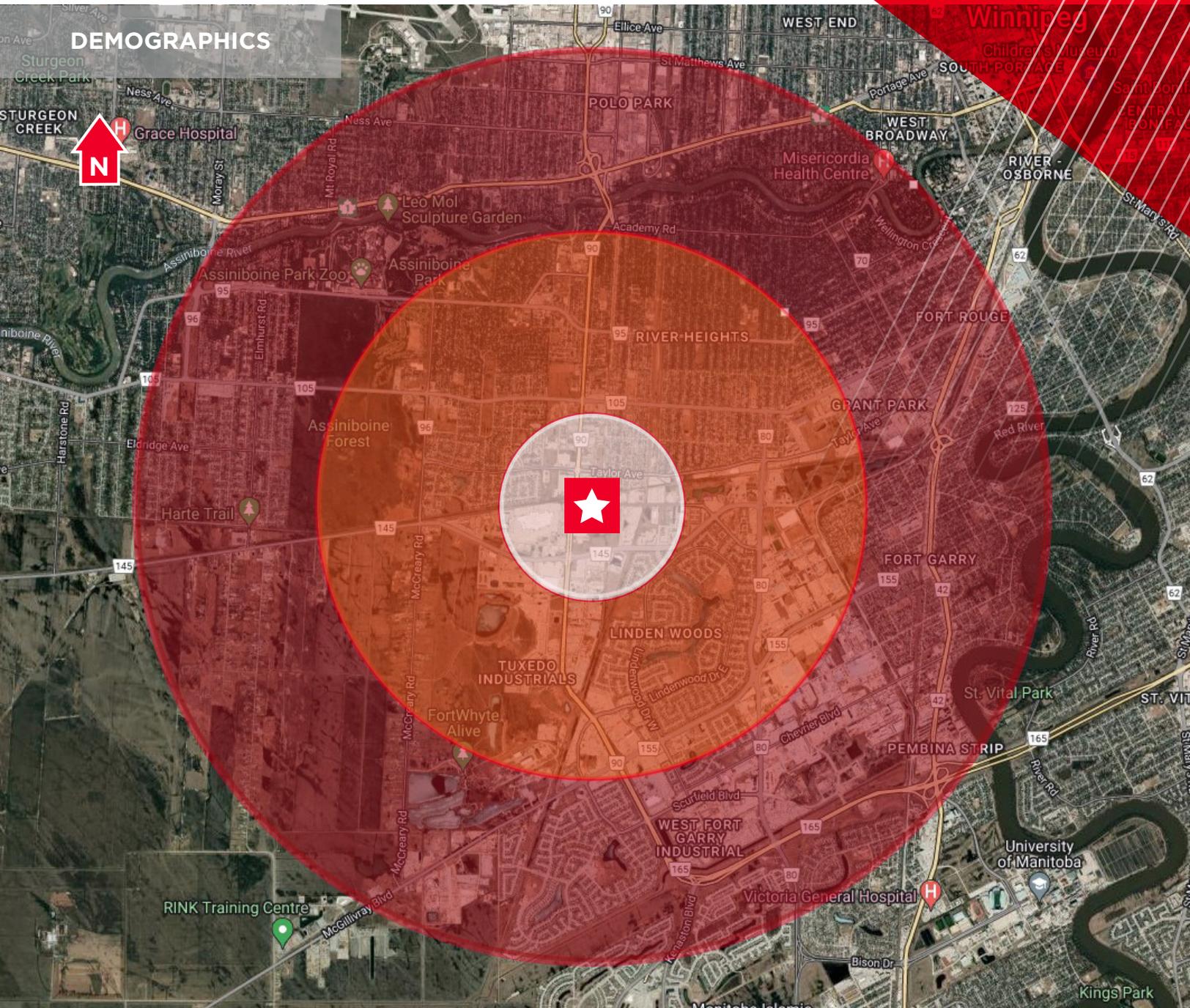
ACCESS POINT

WILKES AVE

STERLING LYON PKWY

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	POPULATION	MEDIAN AGE	TOTAL HOUSEHOLDS	AVERAGE HOUSEHOLD INCOME
1KM	5,228	50	2,586	\$95,341.91
3KM	41,223	46	17,256	\$143,699.17
5KM	126,795	42	51,439	\$122,136.98

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**Stevenson**