

**FOR SALE**

# Selkirk Gardens 674-680 Selkirk Ave

Potential 6 Storey Multi-Family  
& Commercial Development

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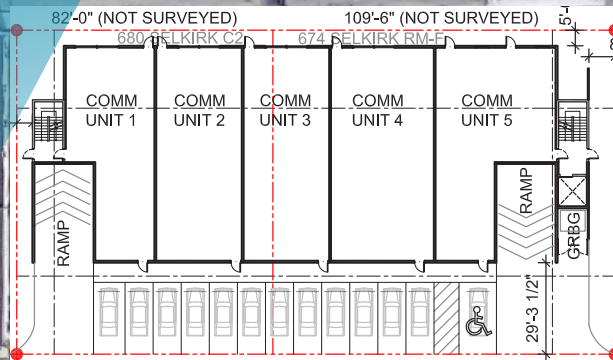
[www.cwstevenson.ca](http://www.cwstevenson.ca)





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Two lots totaling (+/-) 19,890 sf  
with (+/-) 192' of frontage

## PROPERTY HIGHLIGHTS

- Located on a high traffic route on Selkirk Avenue
- Great corner exposure ideal for commercial retail users
- Major artery in the North End with high density traffic flow
- Close proximity to McPhillips, Arlington and Main Street
- Active and busy city transit routes in the immediate vicinity
- Readily available street parking
- Zoned RM-F & C2

**List Price:** \$692,900.00  
**Property Taxes:** \$6,688.50 (2022)



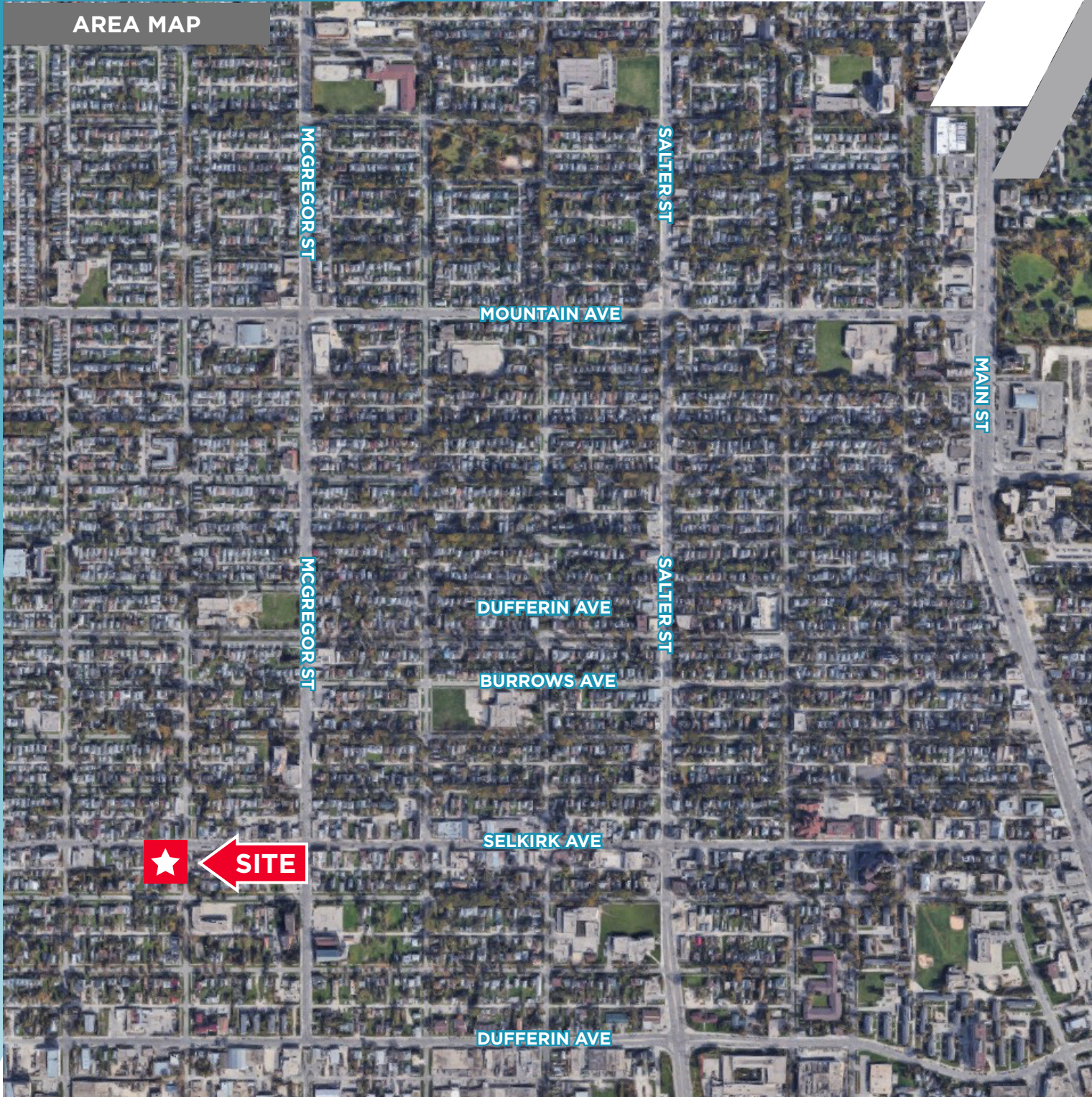


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## AREA MAP



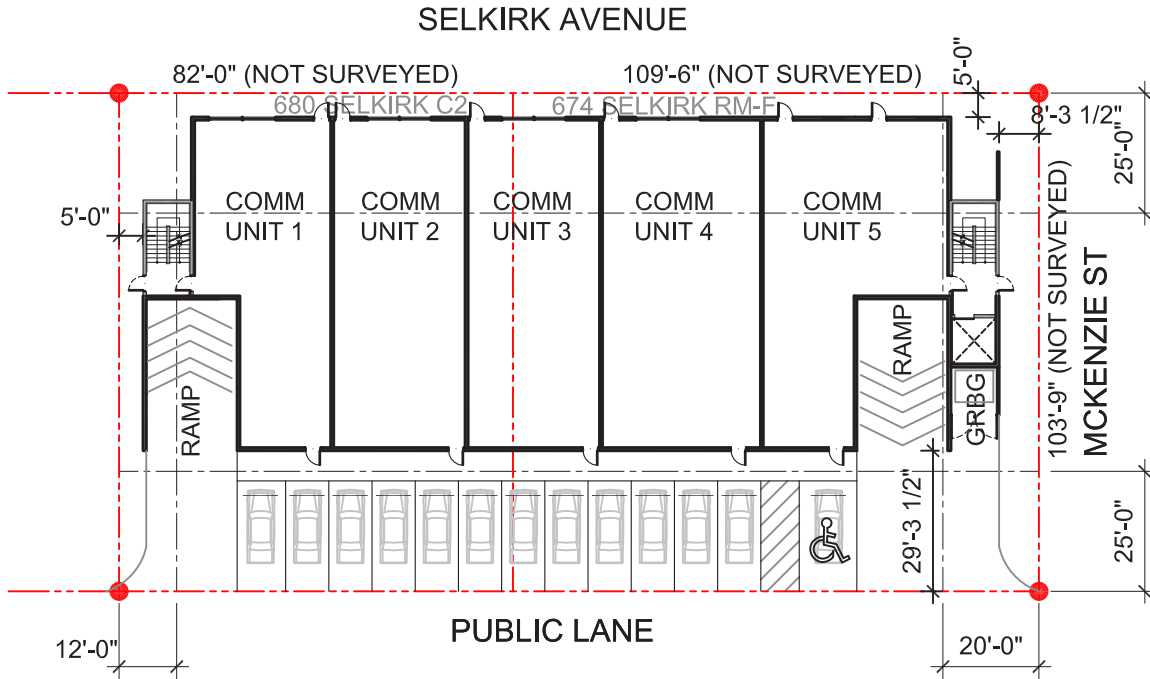


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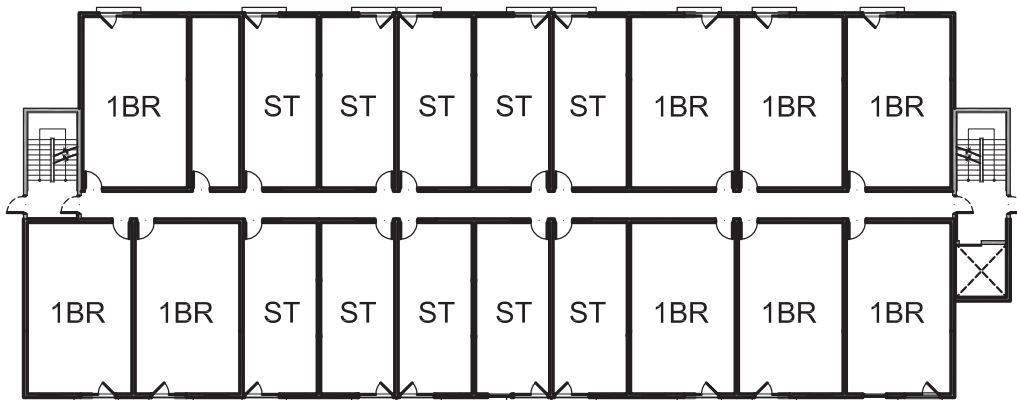
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## POTENTIAL SITE PLAN & MAIN FLOOR PLAN



## POTENTIAL FLOOR PLAN

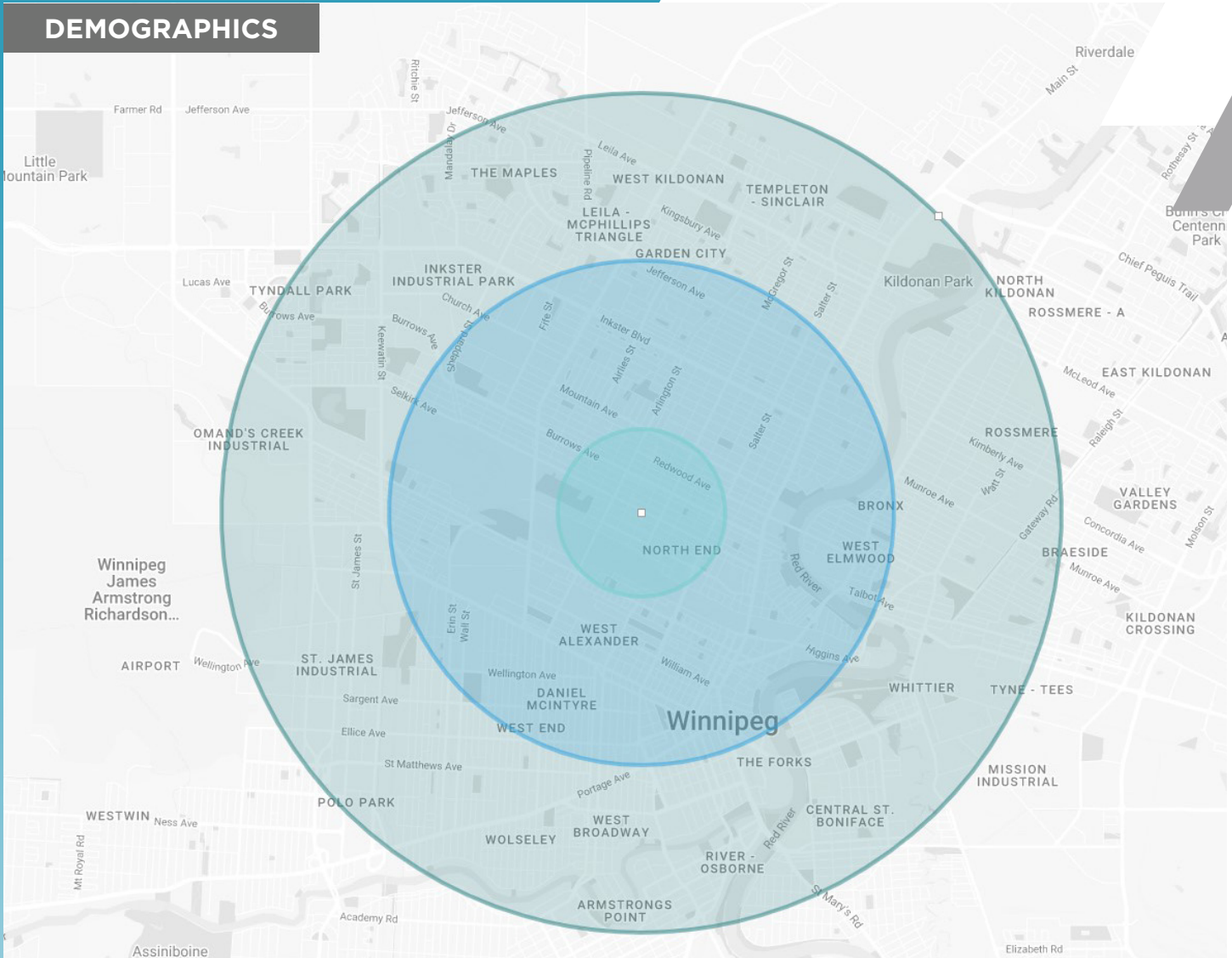


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## DEMOGRAPHICS



	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

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WAKEFIELD**  
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