

~ Single Family Development Land on St. Anne's Road in SW Winnipeg ~



FOR SALE

1924 St. Anne's Road

WINNIPEG, MB

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Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

Property Overview

INVESTMENT DETAILS

Capital Commercial Real Estate Services Inc. is pleased to offer for sale a 163.20 acre (+/-) parcel of residential redevelopment land. This parcel is an ideal location for a new low density residential development in Southwest Winnipeg, inside City limits, and the protection of the flood way.

Property Highlights



\$35,000
PER ACRE



QUICK ACCESS

TO LAGIMODIÈRE BLVD & THE SOUTH
PERIMETER HWY.



NEARBY AMENITIES

ALONG ST. MARY'S RD. & ST. ANNE'S RD.



10 MINUTES

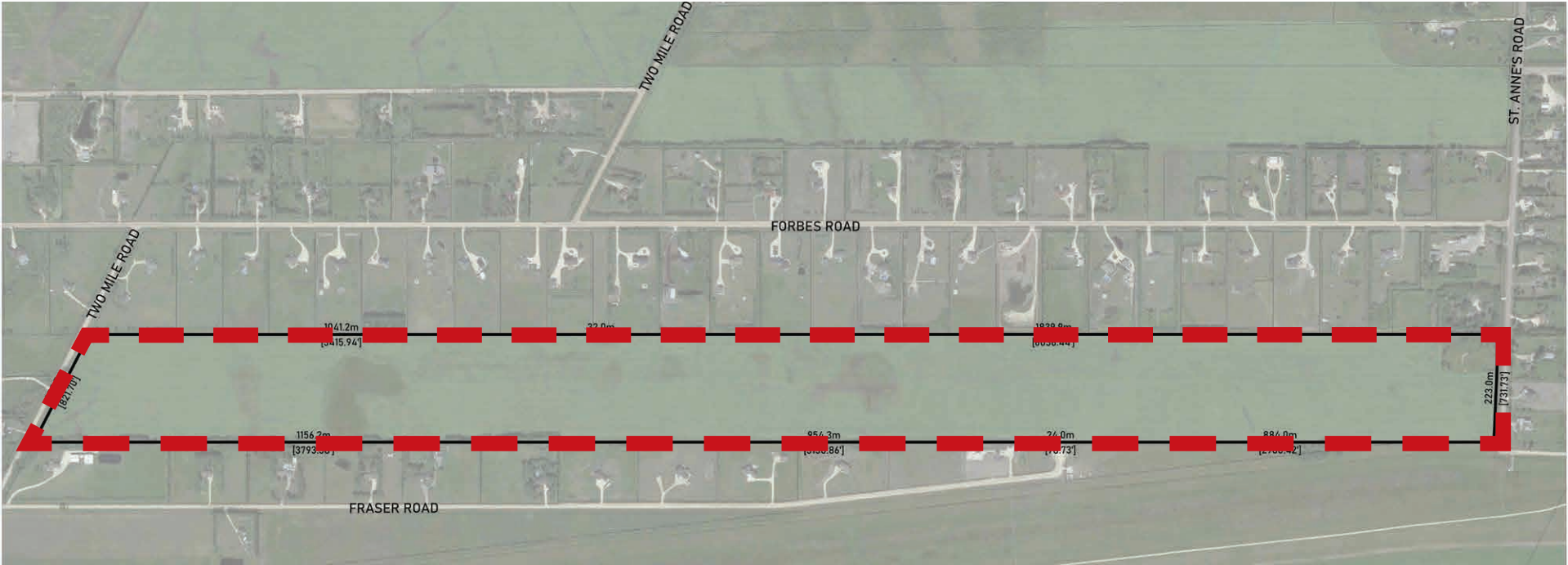
FROM ST. VITAL CENTRE



Property Overview

INVESTMENT DETAILS

LEGAL DESCRIPTION	OTM LOTS 165 AND 166 PARISH OF ST NORBERT EXC OUT OF BOTH LOS ALL THAT PORTION WHICH LIES TO THE EAST OF THE WESTERN LIMIT OF STE ANNE'S ROAD PLAN 3910 WLTO
TITLE NUMBER	3061390/1
ROLL NUMBER	08006665000
ZONING	RR5 - Rural Residential - 5
LAND AREA (+/-)	163.20 acres available
PROPERTY TAXES (2025)	\$4,062.77
SALE PRICE	\$35,000 per acre



Area Overview



HIGHLIGHTS

- 1** St. Vital Centre
- 2** Meadowood
- 3** Vista
- 4** University of Manitoba
- 5** River Park South
- 6** Dakota Crossing
- 7** Royalwood
- 8** Island Lakes
- 9** Sage Creek
- 10** St. Vital Perimeter South

Drive Time Analysis



RICHARDSON INTL. AIRPORT
30 minutes



PORTAGE & MAIN
20 minutes



ST. VITAL CENTRE
10 minutes




THE FORKS
18 minutes




PERIMETER HIGHWAY
5 minutes

Demographic Analysis




POPULATION	1 KM	3 KM	5 KM
Total Population	180	5,974	43,684
Projected Population (2027)	253	8,023	50,558



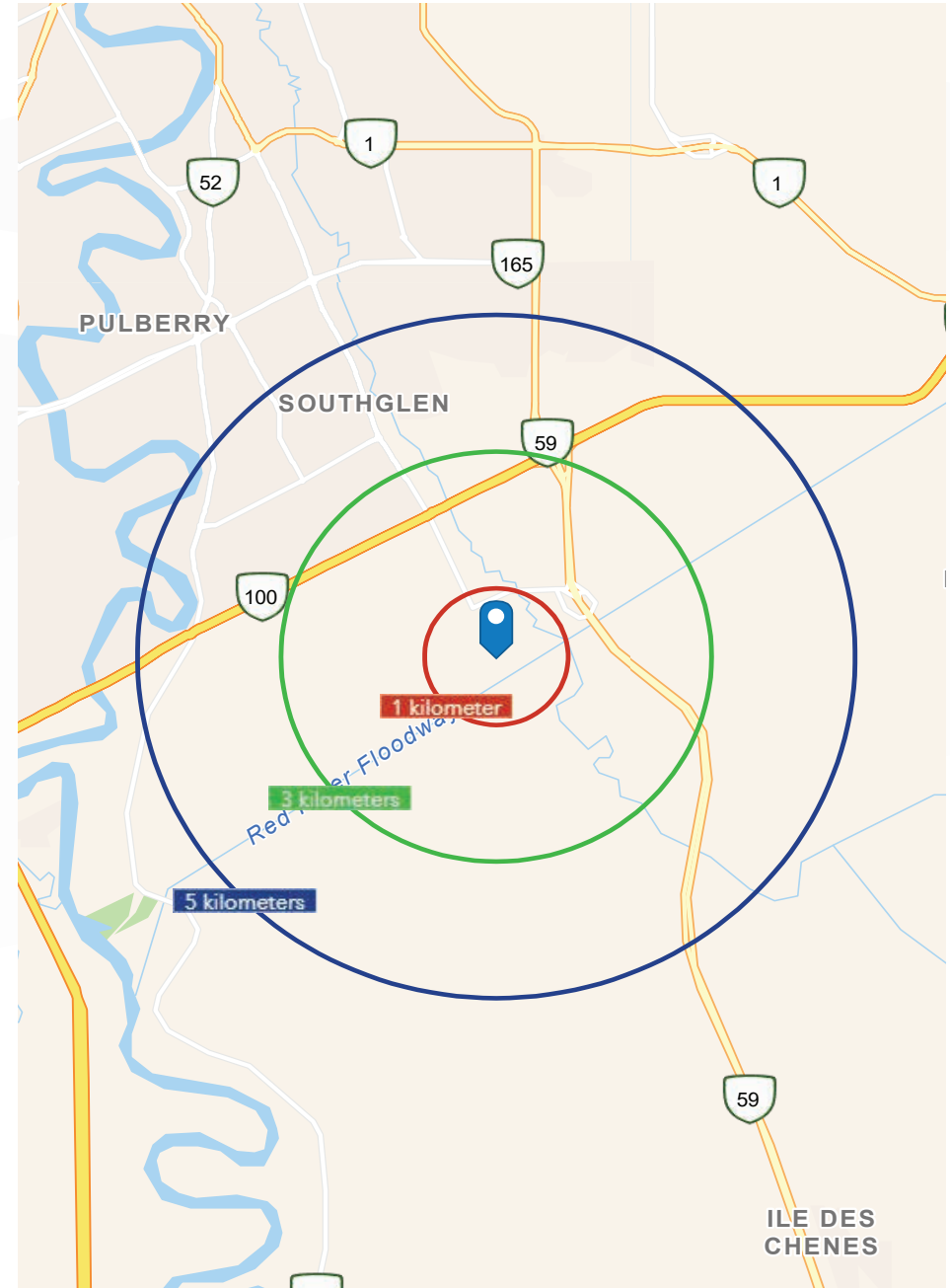
MEDIAN AGE	1 KM	3 KM	5 KM
Median Age	43.0	39.5	40.4



HOUSEHOLD INCOME	1 KM	3 KM	5 KM
Avg. Household Income	\$163,964	\$150,619	\$138,103
Projected Household Income (2027)	\$186,060	\$163,647	\$158,007



HOUSEHOLDS	1 KM	3 KM	5 KM
Total Households	54	2,014	14,868





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Contact

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