

COMMERCIAL DEVELOPMENT LAND FOR SALE



3161 PORTAGE AVENUE

WINNIPEG, MB



RENNIE ZEGALSKI, Principal
(204) 985-1368
rennie.zegalski@capitalgrp.ca
Services provided by Rennie Zegalski Personal Real Estate Corporation

PROPERTY DETAILS

LAND AREA (+/-)	17,300 sq. ft. (to be confirmed on subdivision)
FRONTAGE (+/-)	150 ft. along Greenway Crescent W
VENDOR	Access Credit Union Limited
CERTIFICATE OF TITLE NO.	310228/1
ZONING	C3 - services to the site will only support commercial uses - not multi-family
SALE PRICE	\$445,000
PROPERTY TAXES	TBD after subdivision

HIGHLIGHTS

- High-profile location with access from Portage Avenue
- Close proximity to the amenities along Portage Avenue
- Easy access to major transportation routes
- Easy access to Winnipeg Transit bus routes
- *Vendor will subdivide as a condition of the sale*



TAX ROLL ASSESSMENT MAP



RETAIL AERIAL

PROPERTY HIGHLIGHTS

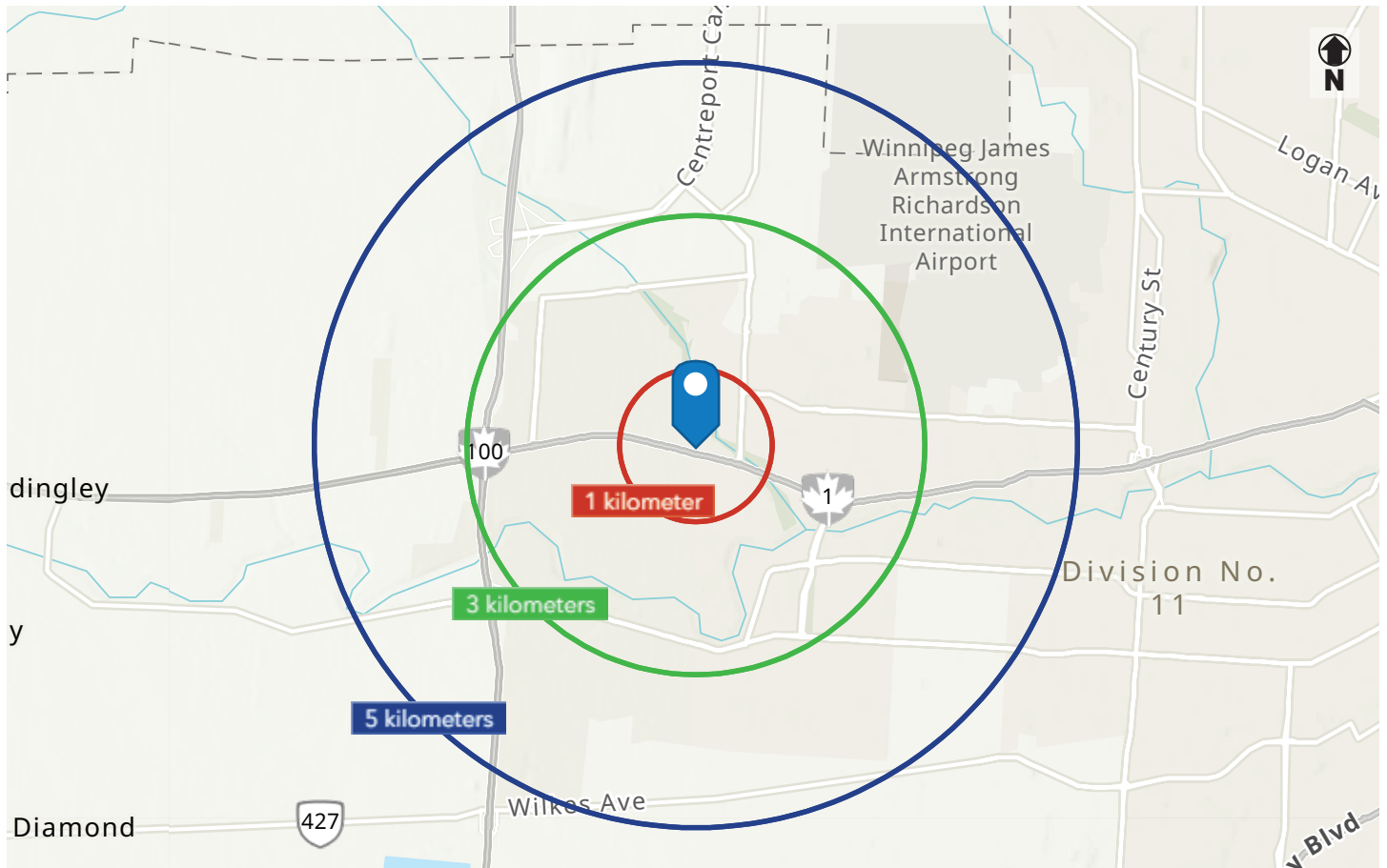
Retail & Shopping: Located in west Winnipeg, directly on Portage Avenue, midway between Unicity and Polo Park Retail nodes. Easy access to the amenities along Ness Avenue, Murray Park Industrial Park, and Portage Avenue.

Parks & Recreation: The surrounding neighbourhoods of Westwood and Crestview are densely populated with established parks and school amenities.

Accessibility: Portage Avenue is well-served by public transit, with numerous bus stops and routes making it easily accessible from other parts of Winnipeg.



DEMOGRAPHIC ANALYSIS



POPULATION

1 km

3 km

5 km

10,231

58,637

87,619

Projected (2030)

10,377

59,776

90,520



HOUSEHOLD INCOME

1 km

3 km

5 km

\$104,759

\$116,775

\$126,971

Projected (2030)

\$121,071

\$135,178

\$147,166



HOUSEHOLDS

1 km

3 km

5 km

4,473

24,928

36,354



MEDIAN AGE

1 km

3 km

5 km

45.8

43.3

42.7

Contact

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CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

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