

FOR SALE

Prime Development Land at High Profile Corner in South Winnipeg
3086 Pembina Highway, Winnipeg, Manitoba



**HIGH
TRAFFIC**



**GREAT
ACCESS**



**EXCELLENT
EXPOSURE**



**VERY
BIKEABLE**

FOR SALE

3086 Pembina Highway, Winnipeg, Manitoba



204.474.2000

Shindico

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PROPERTY HIGHLIGHTS

- Located at the southeast corner of Pembina Hwy. & Dalhousie Blvd., an all-turns signalized intersection.
- Directly adjacent to a scenic retention pond, Alex Bridge Park and public recreation facility.
- Direct access to major transportation routes including Pembina Highway, which leads directly to downtown, and the Perimeter Highway.
- Convenient access to City of Winnipeg public transit with four bus stops within 100 meters.
- Surrounded by the mature communities of Fort Richmond and Richmond West including all three levels of public schools.
- Walking distance to neighbourhood amenities including Sobeys, Manitoba Liquor Mart, Dollarama, Planet Fitness, Peavey Mart, financial institutions, restaurants and medical clinics.
- Just south of the University of Manitoba with a population of over 30,000 students and staff.
- Well connected to the city's active transportation (bikeway) network.
- Potential for purchaser to take advantage of income stream from existing gas station and 3rd party billboard sign leases.
- In accordance with Zoning By-Law 200/2006, if the Property were to be re-zoned to RMF-L, it could accommodate approximately 400 dwelling units in addition to main level commercial.



PROPERTY SUMMARY

Land Area	3.7 acres
Frontage	503 Feet (+/-) on Pembina Hwy.
Property Taxes (2021)	\$78,845.41
Zoning	C3 - Commercial Corridor
Legal Description	LOT 4 PLAN 10969 WLTO in RL 100 to 104 PARISH of St. NORBERT
Title Number	2892537/1
Roll Number	03040225000
Financing	Treat as clear of financial encumbrances
Vendor	LCLBRNOM Dalhousie Ltd.
Sale Price	UNPRICED

TRAFFIC

- 36,900 vehicles per day on Pembina Highway between Killarney Avenue & Dalhousie Drive.
(Reference: City of Winnipeg Transportation Department, 2018)

DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	41,659	80,550
Daytime Population	28,016	56,097
Households	14,409	27,960
Median Age	33.0	34.1
Avg. Household Income	\$109,335	\$111,811

Environics Analytics ©2020

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THE OFFERING

Shindico Realty Inc. is pleased to offer for sale a 100% freehold interest in 3086 Pembina Hwy. in Winnipeg, Manitoba (the "Property") on behalf of the registered owner, LCLBRNOM Dalhousie Ltd. (the "Vendor"). This high profile, corner location represents one of the last development opportunities of its kind on South Pembina Hwy., one of Winnipeg's highest traffic thoroughfares. Located within the "Recent Communities" land use designation along a "Regional Mixed-Use Corridor" in a "Transformative Area", the Property is well positioned for intensification and development in accordance with OurWinnipeg and the City of Winnipeg's Complete Communities Direction Strategy. The recent approval of a 405 suite mixed-use development at 3015-3025 Pembina Hwy. (now under construction) is testament to the potential for this site.

OFFERING PROCESS

All Offers must be received by October 28, 2021 at 4:00 PM CST. Offers to be submitted in a sealed envelope to the attention of Michael Stronger at 200-1355 Taylor Avenue, Winnipeg Manitoba, for consideration by the Vendor.

The Vendor reserves the right to negotiate with the purchaser(s) whom they deem most attractive in their sole and absolute discretion. The Vendor shall not be obligated to accept any Offers received and reserves the right to reject any and all Offers. The Vendor reserves the right to end the sale process regarding the Property at any time prior to accepting an Offer, without notice or liability.

DATAROOM

Additional property due diligence information has been posted on the Shindico Realty Inc. data room website. Upon executing a Confidentiality Agreement, prospective purchasers will be provided with a personalized user name and password to gain access.



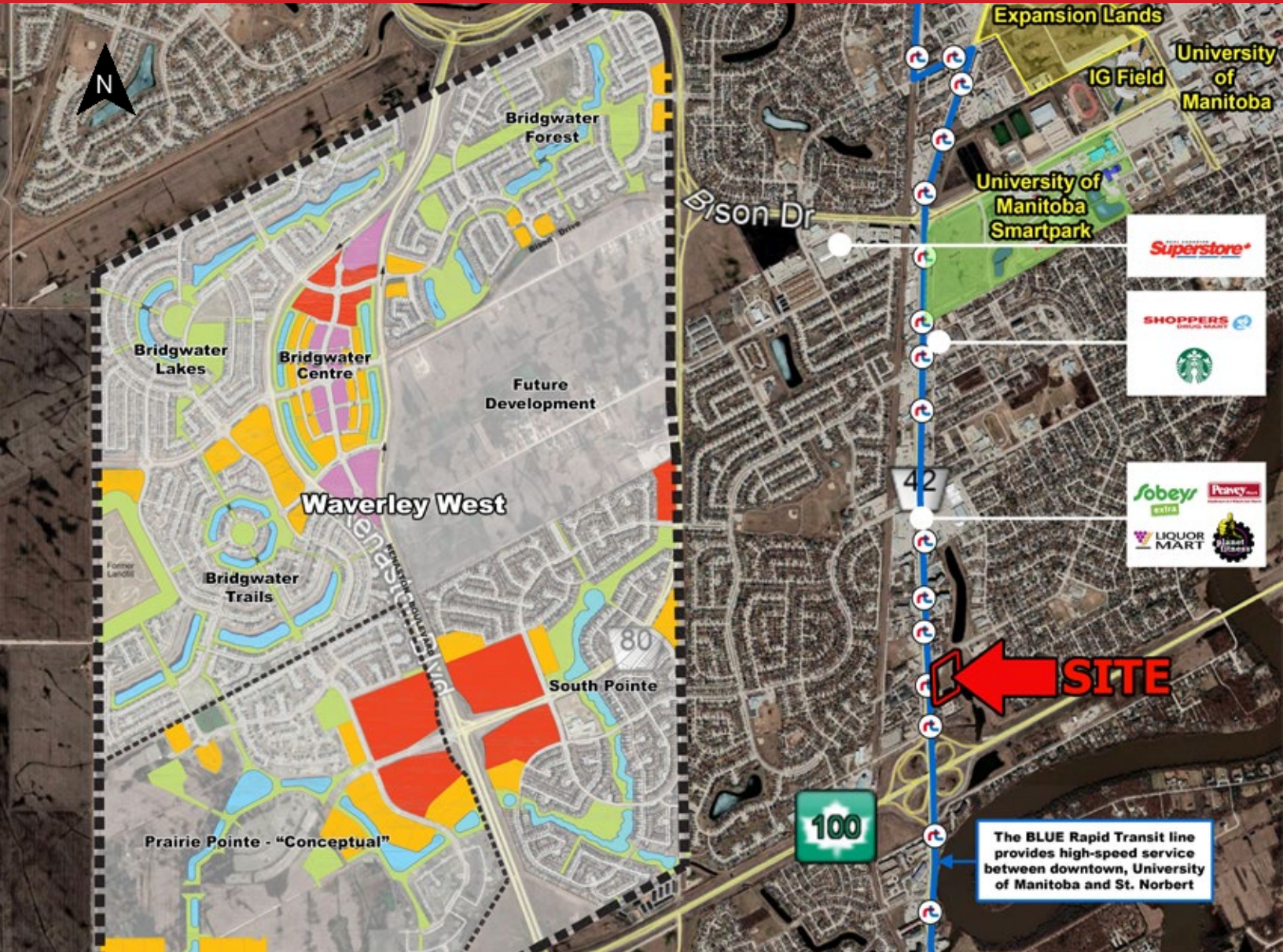
View of site from the east

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FOR MORE INFORMATION, PLEASE CONTACT:

Michael Stronger

*SHINDICO REALTY, MICHAEL STRONGER and SHINDICO REALTY are affiliated Brokers

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Shindico

Succeeding by Helping Others Succeed



Shindico is dedicated to the protection of the environment and the communities that we are a part of.

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