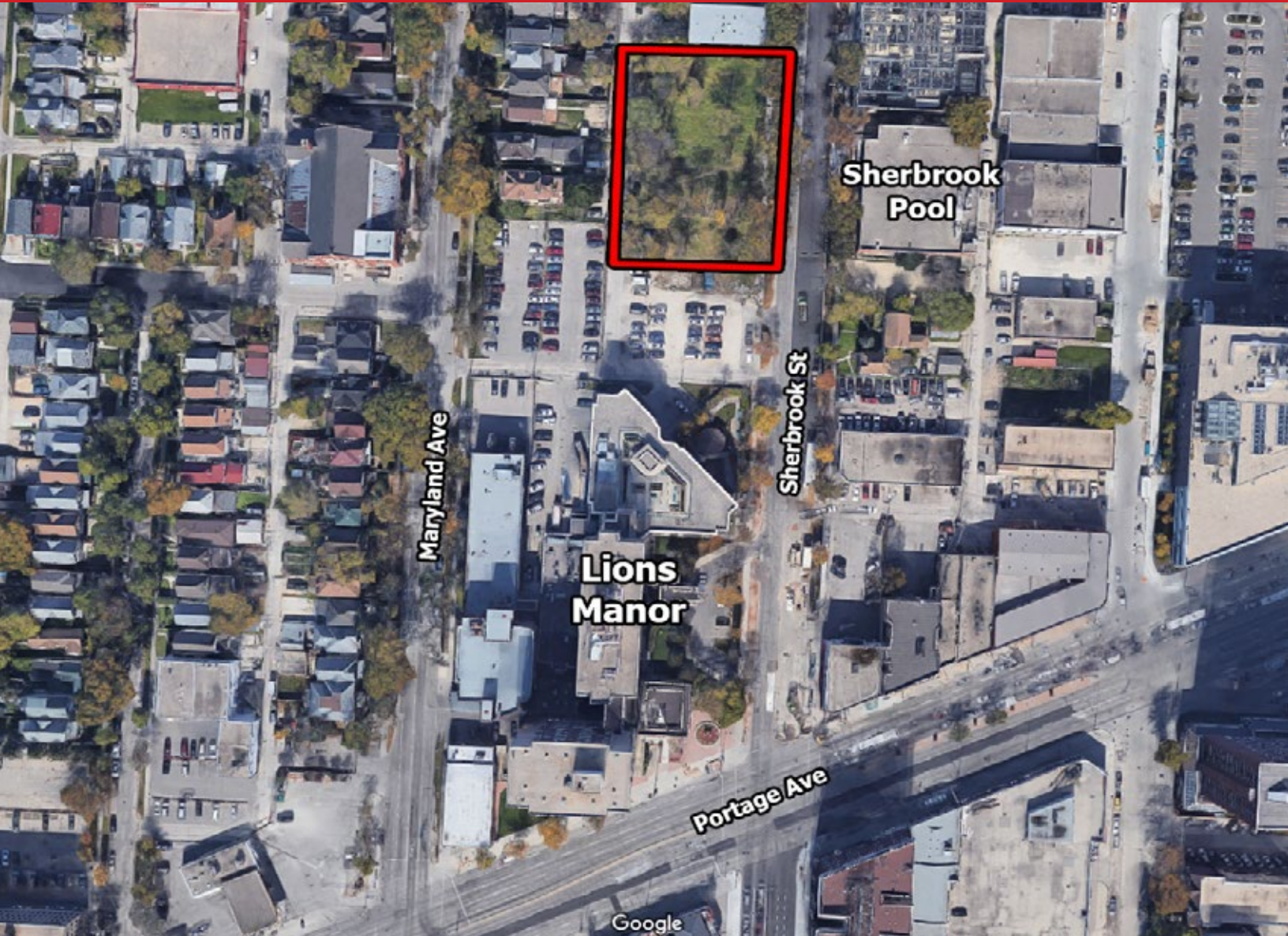


FOR SALE

Multi-Family Development Opportunity

364-386 Sherbrook Street, Winnipeg, Manitoba



**MULTI-FAMILY
DEVELOPMENT**



**PARKING
AVAILABLE**



**EXCELLENT
TRANSIT**



**VERY
WALKABLE**

FOR SALE

364-386 Sherbrook Street, Winnipeg, Manitoba

ZONING PLAN



Exclusively Marketed By: Ian Corbett
Direct: (204) 928-8231 - Cell: (204) 688-7653
Email: icorbett@shindico.com

Shindico

FOR SALE

364-386 Sherbrook Street, Winnipeg, Manitoba

PROPERTY SUMMARY

Land Size	29,140 +/- SF
Dimensions:	
Sherbrook St. Frontage -	238.45 ft.
Sherbrook St. Depth -	122.20 ft.
Sale Price	\$1,695,000
Property Taxes (2021)	\$10,581.07
Zoning	RMF - Residential Multi-Family - Land size qualifies for RMF-L zoning - Potential of up to 119 suites
Title	6 Individual Titled Lots

FEATURES

- Rare land opportunity in downtown Winnipeg for multi-family development.
- Potential for up to 119 suites.
- Access from Sherbrook Street frontage and back lane.

LOCATION

- Situated on the west side of Sherbrook Street, immediately north of Portage Avenue.
- Minutes from University of Winnipeg and Health Sciences Centre.
- Site is surrounded by institutional office uses including the Government of Manitoba, Winnipeg Regional Health Authority and New Directions head office, a variety of neighbourhood retailers and restaurants.
- Conveniently located between Downtown Winnipeg and Polo Park.
- Directly across from the Sherbrook Pool & adjacent to the Lions Manor.

DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	117,514	247,509
Daytime Population	215,755	344,052
Households	52,785	104,521
Median Age	36.1	36.4
Avg. Household Income	\$77,545	\$81,125

Source: Environics Analytics ©2020



FOR SALE

364-386 Sherbrook Street, Winnipeg, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

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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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