

FOR SALE

Mixed-Use Investment Opportunity in River Heights

484 Academy Road / 167 Borebank St. Winnipeg, Manitoba



**EXCELLENT
TRANSIT**



**BOUTIQUE
RETAIL NODE**



**DOMINANT
SIGNAGE**



**AFFLUENT
NEIGHBOURHOOD**



**VERY
WALKABLE**

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484 Academy Road / 167 Borebank St. Winnipeg, Manitoba



204.474.2000

Shindico

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PROPERTY SUMMARY

Building Main Floor (commercial) - 1,780 SF*
Areas 2nd Floor (Residential) - 1,301 SF
3rd Floor (Residential) - 775 SF
Lower Level - 906 SF

* 696 SF leased to Pro Alterations Studio/1,084 SF - Available

Total Building Size 4,762 SF

Lot Size 5,692 SF

Sale Price \$850,000

Property Taxes (2021) \$13,628.81

Zoning C2 - Commercial District

FEATURES

- Rare opportunity to acquire a corner property on Academy Rd.
- Great opportunity for owner-occupier, including unique live/work opportunities
- 4 tenant building plus functional, rentable lower level

LOCATION

- Situated at the SW corner of Borebank Street & Academy Road.
- Located in one of Winnipeg's most desirable neighbourhoods, River Heights, on Academy Road's boutique shopping strip.
- Surrounded by Winnipeg's most affluent trade area, including Wellington Crescent, Tuxedo & Crescentwood.



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DEMOGRAPHICS

	1 km. Radius	3 km. Radius
Total Population	8,035	88,999
Daytime Population	6,002	90,881
Households	3,286	38,164
Median Age	41.3	38.5
Avg. Household Income	\$170,646	\$108,503

Source: Environics Analytics ©2020



FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

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