

FOR SALE

High Profile Development Land adjacent to CF Polo Park

Empress Street between St. Matthews Ave & Maroons Road Winnipeg, MB



**PROJECTED
SITE DENSITY**
1,500
MULTIFAMILY UNITS



**9 TRANSIT
ROUTES**

(Transit Terminal at CF Polo Park)



**5 SIGNALIZED
INTERSECTIONS**
Surrounding the property



106,000+
POPULATION
Based on Trade Area (2025)



224,700+
DAYTIME
POPULATION
Based on Trade Area (2025)

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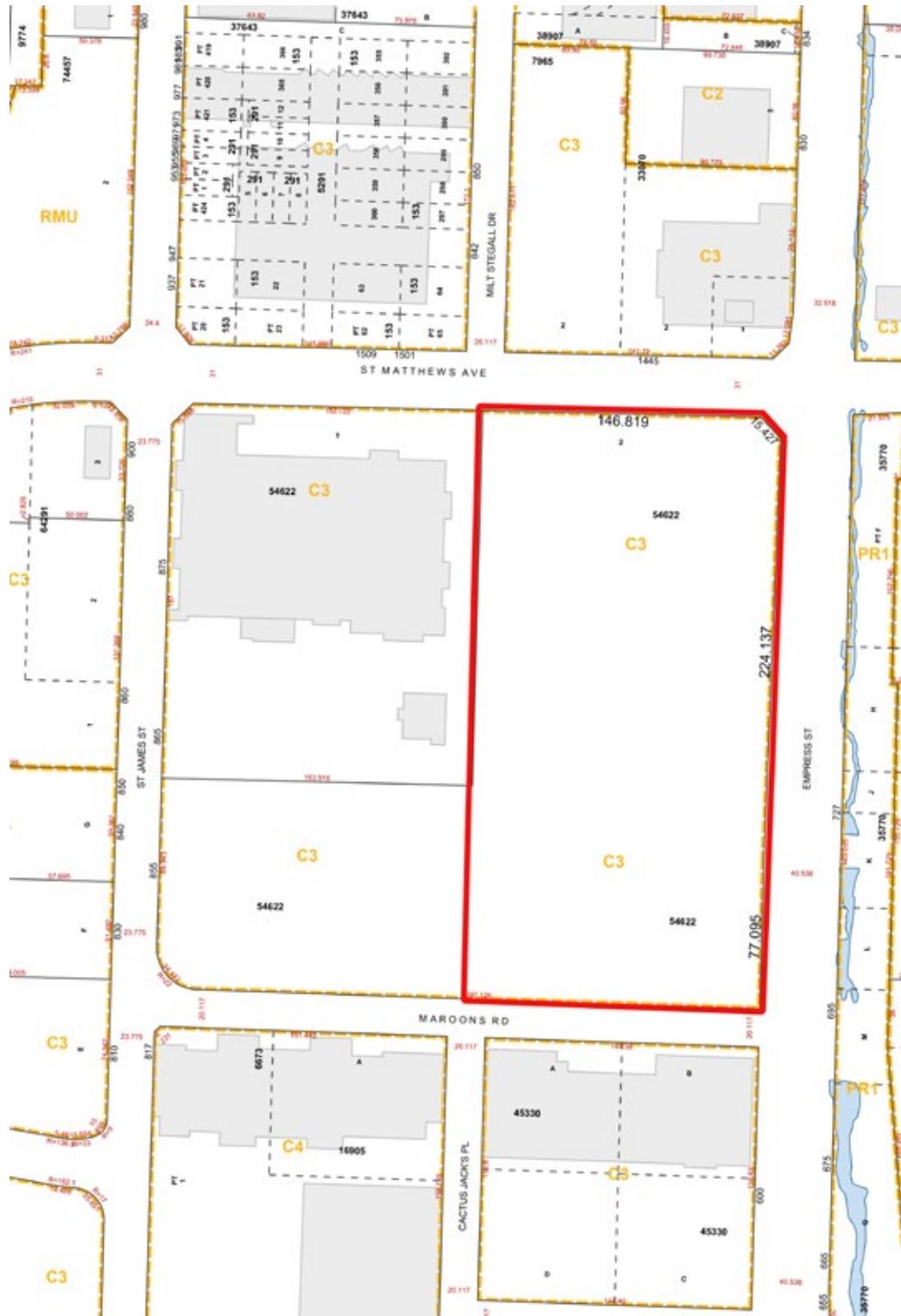
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ZONING MAP



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PROPERTY SUMMARY

Land Area	+- 12.01 Acres
Asking Price	Unpriced
Zoning	C3 - Commercial Corridor (Malls & Corridors PDO)
City services are located in adjacent roads	

*The Purchaser is responsible for confirming the accuracy of size and all other information during its due diligence

OUTSTANDING LOCATION!

- **Rare development land opportunity** in the Polo Park retail node.
- Great exposure with **controlled intersections** on all four corners of the development.
- Frontage on Empress Street, Maroons Road and St. Matthews Avenue.
- 23,200 vehicles per day on St. James Street between Maroons Road and St. Matthews Avenue.

City of Winnipeg Public Works Department 2024

THE MOST DOMINANT RETAIL NODE BETWEEN TORONTO AND CALGARY

The Polo Park area is **dominated by large national retailers and serves shoppers from all over Manitoba.**

Adjacent to the subject lands is the Plaza at Polo development featuring Winners, Homesense & P.F. Changs. Just to the east is Polo North featuring Marshalls, Mark's, Room+Spaces and Western Financial's head office.

Directly adjacent to CF Polo Park, Winnipeg's busiest indoor shopping centre with **10 million visitors annually**. CF Polo Park is the largest regional mall in Winnipeg with 1.3 Million sq. ft. of stores, including the Scotiabank Theatre.

Surrounded by well-known tenants such as Walmart, Costco, Home Depot, Chapters, Save-On Foods and Canadian Tire. There are 6 major hotels in the immediate vicinity.

AREA TENANTS

CF Polo Park



COSTCO
WHOLESALE

Walmart
Supercentre

Ashley
HOMESTORE



Mark's

Marshalls

save on foods



EQ3

staples
work. learn. grow.

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CONCEPTUAL PLAN



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FOR MORE INFORMATION, PLEASE CONTACT:

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SUCCEEDING BY HELPING OTHERS SUCCEED



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