

FOR SALE

High Profile Development Land adjacent to CF Polo Park

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



CONCEPTUAL PLAN



**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)

www.shindico.com

Shindico

FOR SALE

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



204.474.2000

Shindico

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

FOR SALE

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

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



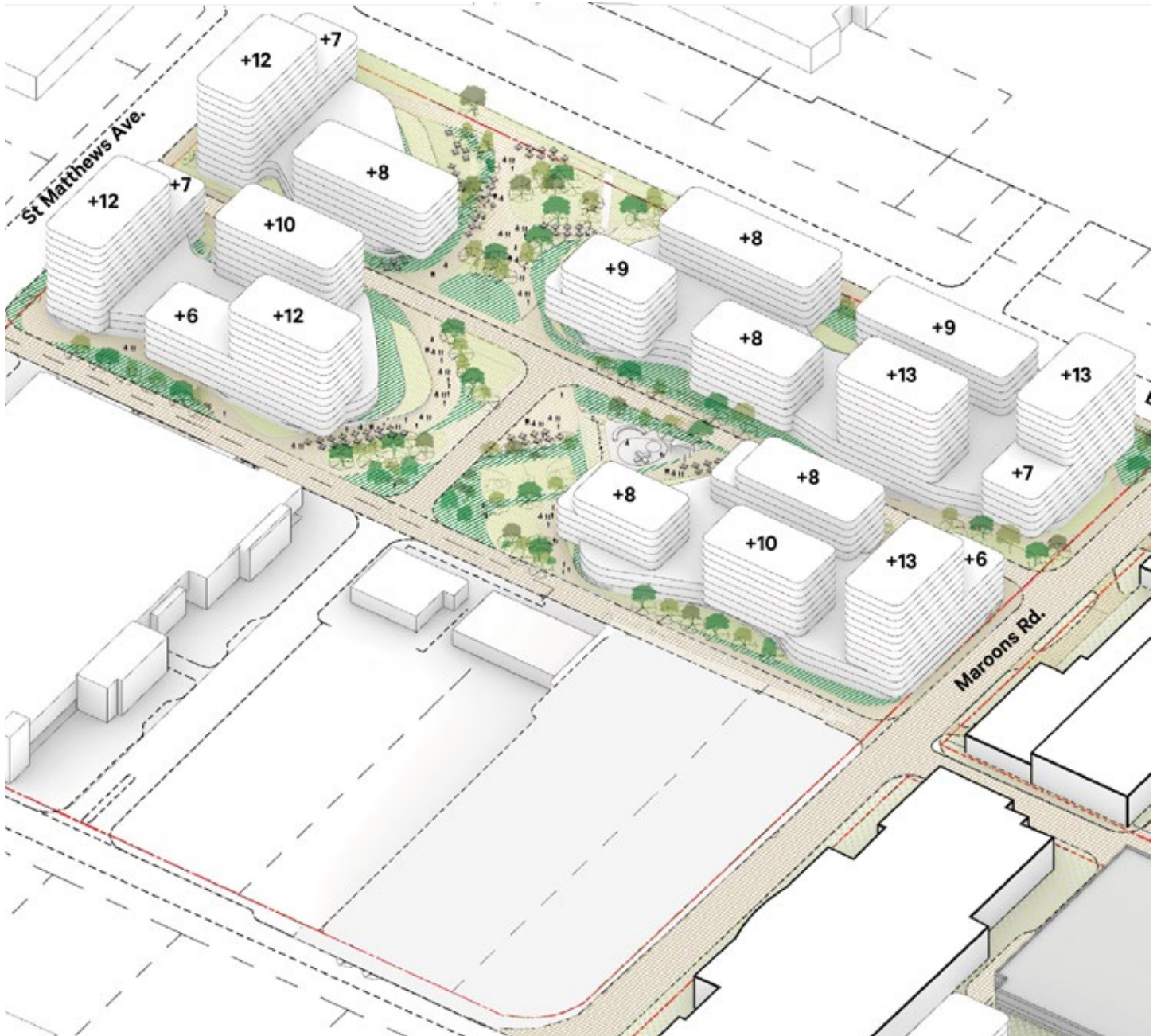
204.474.2000

Shindico

FOR SALE

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

CONCEPTUAL PLAN



FOR SALE

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



FOR MORE INFORMATION, PLEASE CONTACT:

Sandy Shindleman, CCIM | (204) 474-2000 | sgshindleman@shindico.com

Robert Shindleman | (204) 474-2000 | rshindleman@shindico.com

Michael Stronger* | (204) 793-3448 | mstronger@shindico.com

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

Dino Alevizos* | (204) 781-9717 | dalevizos@shindico.com

*Services provided by Dino Alevizos Personal Real Estate Corporation

Shindico Realty Inc.
200-1355 Taylor Avenue
Winnipeg, Manitoba R3M 3Y9
P (204) 474-2000
inquire@shindico.com
www.shindico.com



Shindico
SUCCEEDING BY HELPING OTHERS SUCCEED



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

The accuracy of the information set out herein has not been confirmed, and Shindico Realty Inc. and its affiliates make no representations or warranties as to the accuracy of the information and assumes no responsibility for errors or omissions. The recipient is responsible to verify the accuracy of any information and bears all risk related to any inaccuracies. 013026