

FOR SALE

Rare RMF-L Shovel Ready Multi-Family Opportunity (2.18 Acre)

Water Tower District, Southeast Corner of Marion Street & Archibald Street



150,000+ SF
ON-SITE RETAIL



8 TRANSIT
STOPS IN
DEVELOPMENT



SIGNALIZED
INTERSECTION



22 ACRES
PARK LAND



2,000 +
RESIDENTIAL
UNITS

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THE LOCATION

The Water Tower District is located on the east side of St. Boniface, near the heart of Winnipeg. It's approximately 4 kilometers to downtown and less than 3 kilometers to Manitoba's second-largest hospital (St. Boniface General Hospital). Excellent access to transportation corridors and amenities is required for a Complete Community.



Transit Oriented Development



Retail Node



Car Share



Excellent Amenities



Great Access



22 Acres Park Land

HIGHLIGHTS

- The District is approximately 4 km to Downtown
- 22 acres of Parks and Land Reserves, full soccer field pitch and community gardens
- Sidewalks and Active Transportation paths throughout the development
- Transit Orientated Development (TOD), transit stops in the District as well as frequent stops along Marion and Archibald Street
- Plan approval for 2,000 multi residential units which includes traffic and water & waste approvals
- Separate systems for waste and storm water
- Shindico and Olexa to develop the 14 acre retail node to bring amenities and services to the District
- Approximately 2 km to Winnipeg's 2nd largest hospital, St. Boniface General
- Close proximity to employments lands to provide job opportunities to the residences
- Site services to be completed by June 2025
- Fully controlled intersection at Marion and Paulette Duguay
- Direct access to Highway 59 (Lagimodiere Blvd.) via Speers Road

DEMOGRAPHICS

	5 min Drive Time	10 min Drive Time	15 min Drive Time
Total Population	12,712	160,007	469,381
Daytime Population	17,435	214,776	501,199
Households	5,862	68,422	192,889
Median Age	37.9	37.0	37.9
Avg. Household Income	\$87,363	\$95,871	\$104,244

Environics Analytics ©2025

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PROPERTY SUMMARY

Legal	Lot 1 Plan 74107
Lot Size	2.18 Acres
Zoning	RMF-L
Price	Contact Agent

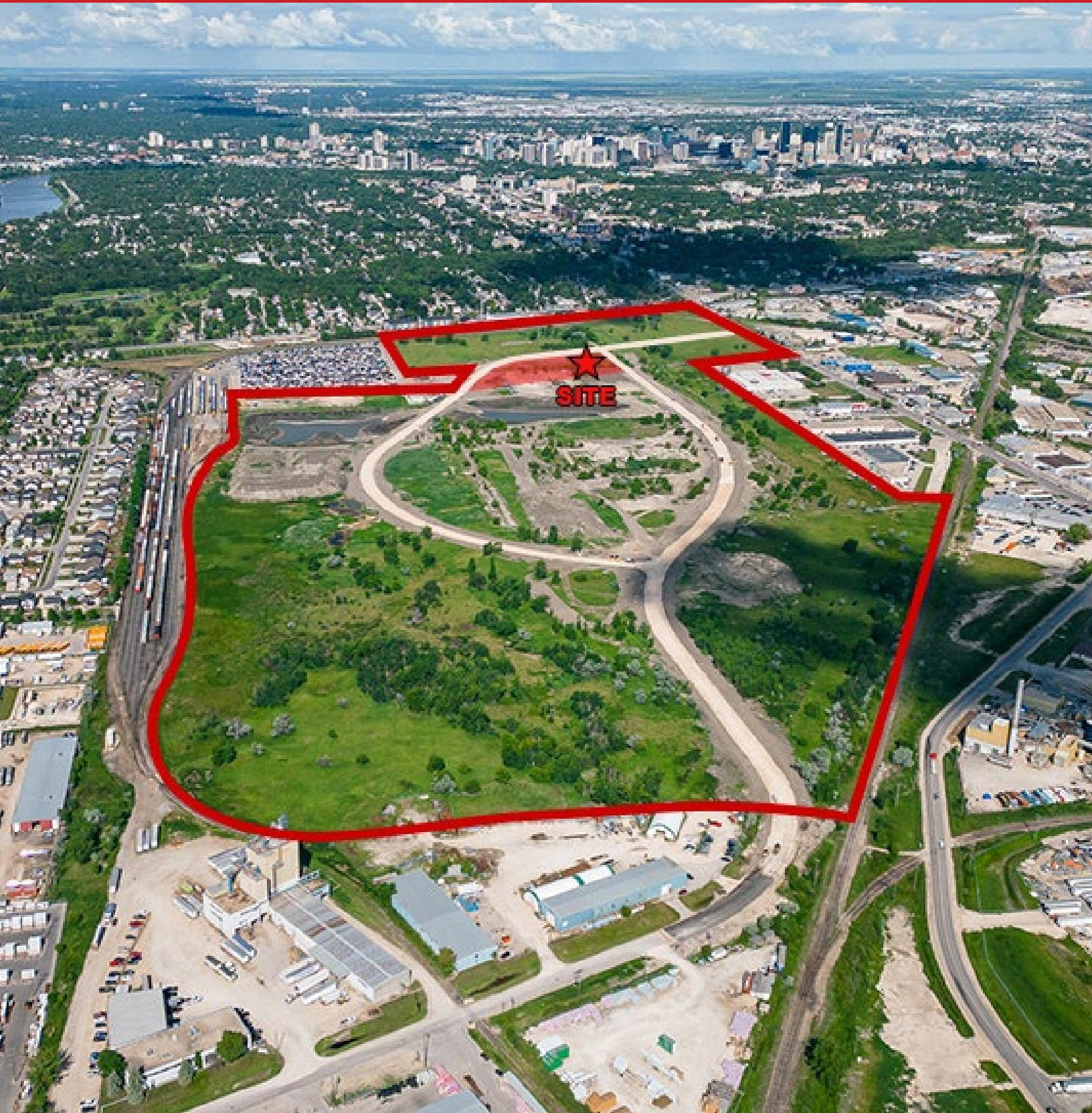
PROPERTY HIGHLIGHTS

- 150 feet height (14 storeys)
- 237 Units
- Next to transit stop
- Across from new 14 acre retail site



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Route from Subject Lands

Distance (km.)

Drive Time

Route	Distance (km.)	Drive Time
1 St. Boniface Hospital	2.8	6 min
2 Downtown	4.2	11 min
3 Concordia Hospital	5.3	11 min
4 West Perimeter Highway (Hwy 100) & Trans-Canada Highway West (Hwy 1)	18.5	32 min
5 Winnipeg Richardson International Airport	13.1	28 min
6 North Perimeter Highway (Hwy 100) & Rte 90	26.6	26 min
7 South Perimeter Highway (Hwy 100) & Hwy 75	15	21 min
8 University of Manitoba	11.7	18 min
9 University of Winnipeg	5.8	13 min
10 Saint Boniface College	2.8	6 min
11 East Perimeter Highway (Hwy 1)	13.9	14 min

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FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico
Succeeding by Helping Others Succeed



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