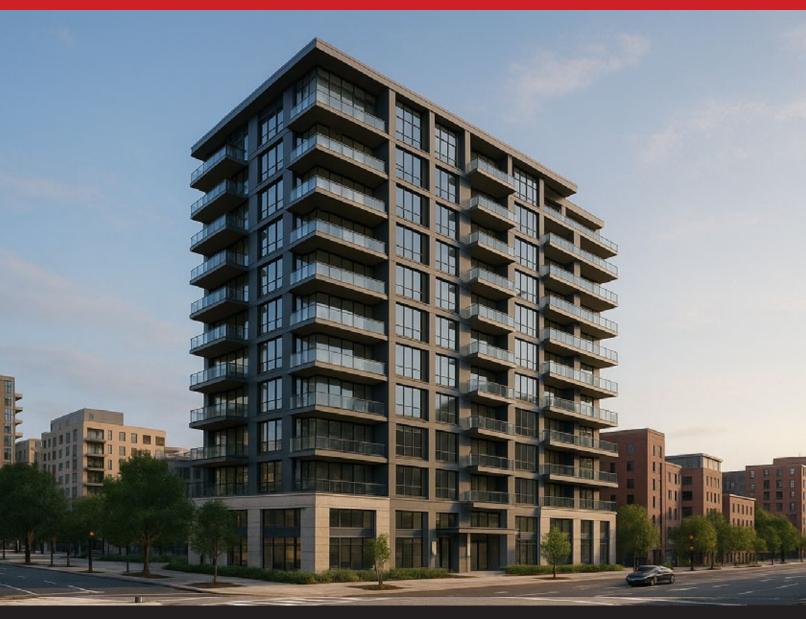
Rare RMF-L Shovel Ready Multi-Family Opportunity (2.18 Acre)

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





150,000+ SF ON-SITE RETAIL



8 TRANSIT STOPS IN DEVELOPMENT



SIGNALIZEDINTERSECTION



22 ACRES



2,000 + RESIDENTIAL UNITS



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

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



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	12,129	151,914	449,149
Daytime Population	16,687	207,037	485,298
Households	5,825	67,556	190,026
Median Age	38.1	37.2	38.2
Avg. Household Income	\$84,655	\$93,727	\$100,784

Environics Analytics ©2024



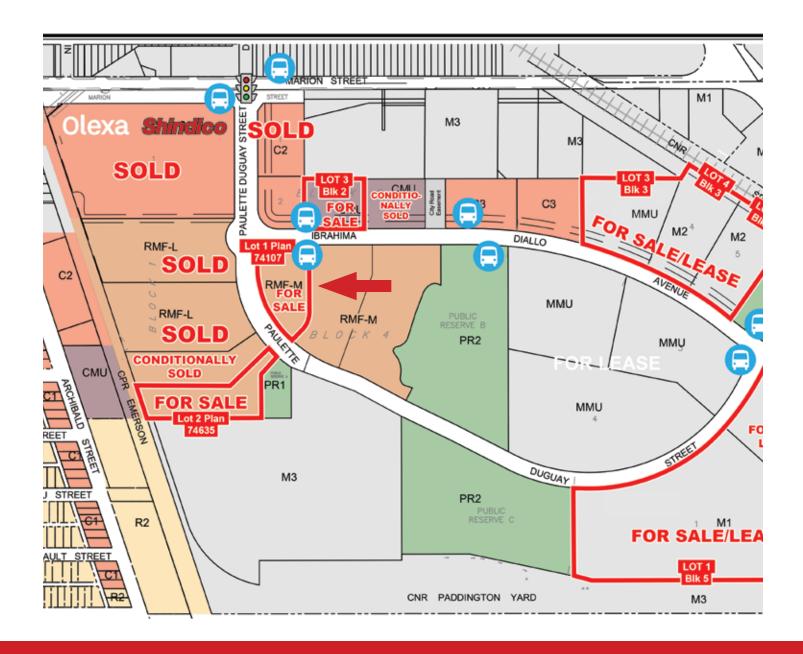
Water Tower District, Southeast Corner of Marion Street & Archibald Street

PROPERTY SUMMARY

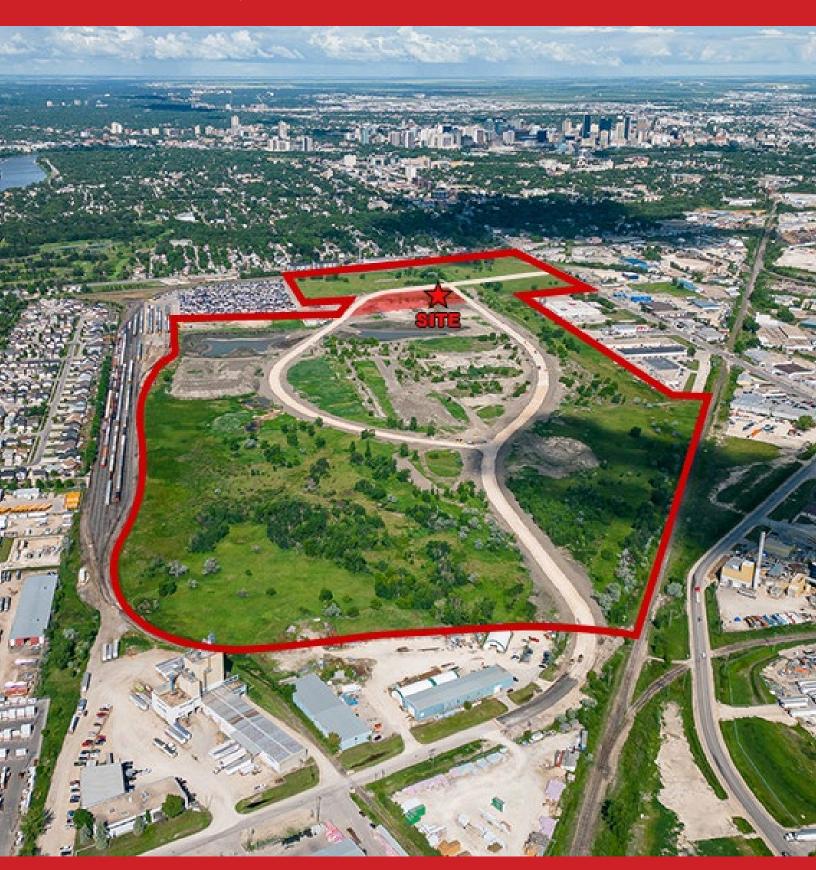
Legal	Lot 1 Plan 74107		
Lot Size	2.18 Acres		
Zoning	RMF-L		
Price	Conatct Agent		

PROPERTY HIGHLIGHTS

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

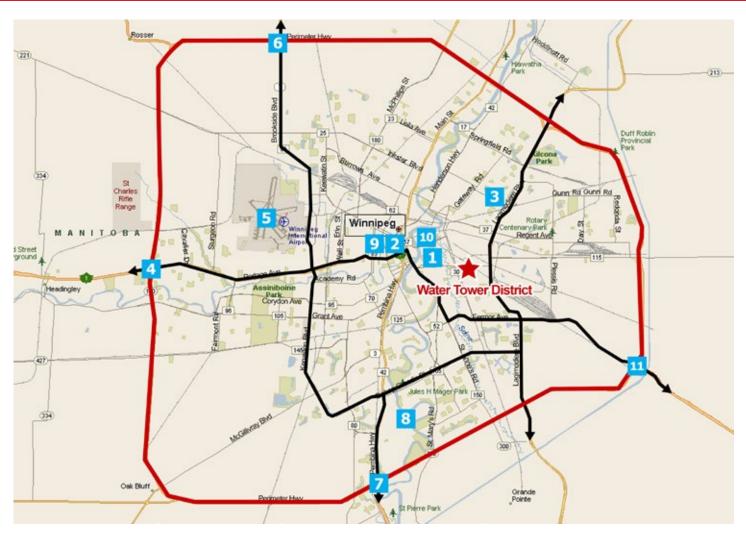


Water Tower District, Southeast Corner of Marion Street & Archibald Street



Shindico

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



	Route from Subject Lands	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

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



FOR MORE INFORMATION, PLEASE CONTACT:

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ShindicoSucceeding by Helping Others Succeed





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