

SHOVEL READY MULTI-FAMILY FOR SALE

Water Tower District - Rare Multi-Family Residential in St. Boniface



**150,000+ SF
ON-SITE RETAIL**



**8 TRANSIT
STOPS IN
DEVELOPMENT**



**SIGNALIZED
INTERSECTION**



**22 ACRES
PARK LAND**



**2,000 +
RESIDENTIAL
UNITS**

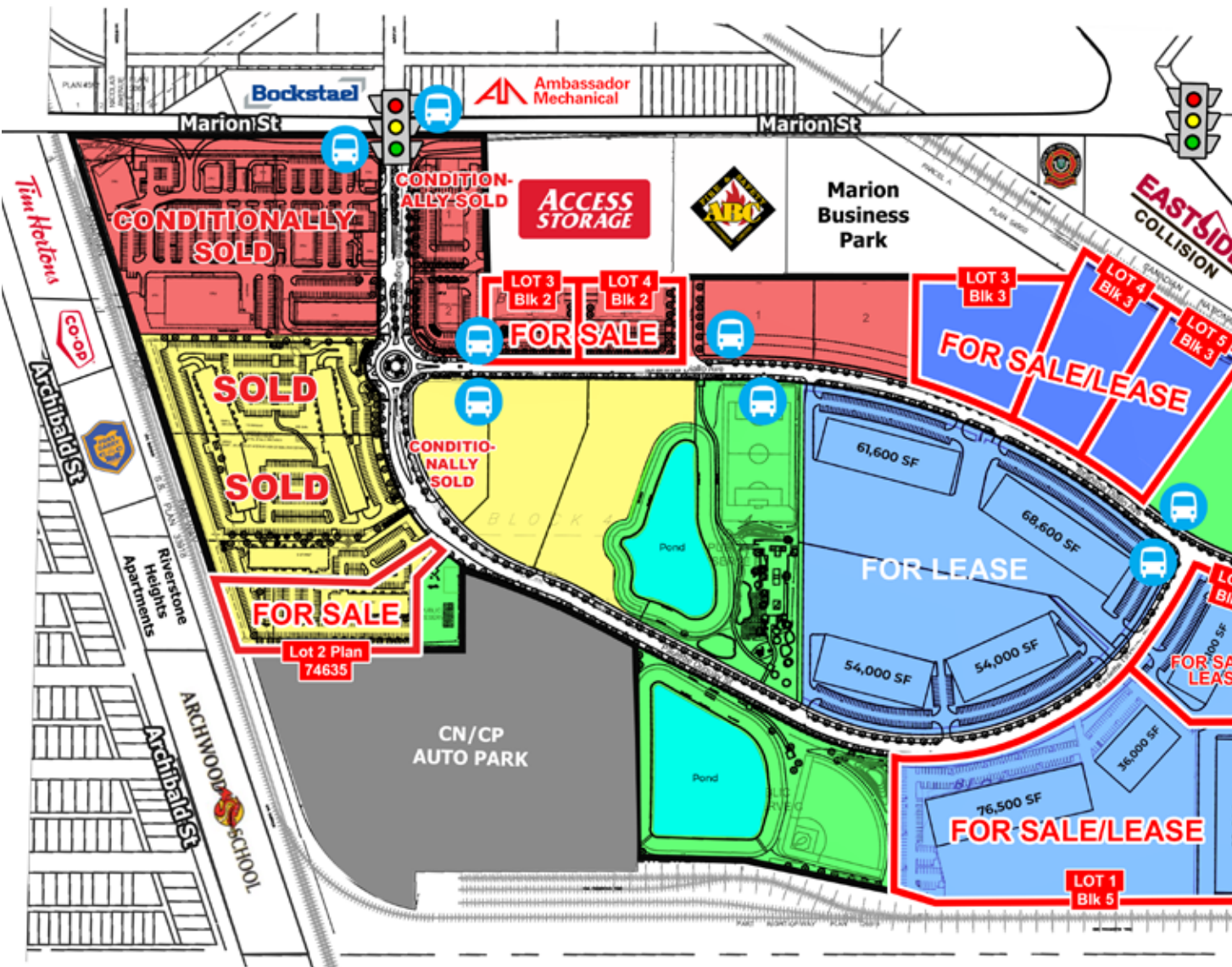
www.shindico.com

Olexa

Shindico

SHOVEL READY MULTI-FAMILY FOR SALE

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





Access to
Major Routes



Retail
Node



Excellent
Amenities



Great
Access



Transit Oriented
Development

SHOVEL READY MULTI-FAMILY FOR SALE

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

SHOVEL READY MULTI-FAMILY FOR SALE

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.

THE VISION

Olexa Developments Ltd. is transforming the former Canada Packers/Public Markets site into the Water Tower District, a 165-acre mixed-use development aligned with “Our Winnipeg” Complete Communities plan. The district is designed for walkability and accessibility, allowing residents to live, work, shop, dine, and stay active within their community.

As a Transit-Oriented Development (TOD), the district will have convenient Winnipeg Transit stops and frequent service on Marion. Peg City Car Co-op will introduce approximately ten vehicles after the full build-out of multi-family housing.

Over 22 acres are dedicated to parks, public reserves, community gardens, and recreation spaces. Employment opportunities will be integrated, with a 12-acre retail hub at Marion and Paulette Duguay, developed by Olexa and Shindico, serving both the district and the greater St. Boniface area. Additionally, 90 acres of employment lands will support approximately 700 jobs.

The Water Tower District is approved for 2,000 multi-family units and will feature sidewalks, active transportation paths, and connectivity to Winnipeg’s transportation network. A controlled intersection at Marion and Paulette Duguay and direct access to Highway 59 (Lagimodiere Blvd.) via Speers Road will improve traffic flow.

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

SHOVEL READY MULTI-FAMILY FOR SALE

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

RESIDENTIAL			
Available	Lot Size (Acres)	Zoning	Price
Lot 2 Plan 74635	2.56	RFM-M	\$3,300,000
Lot 3 Blk 2	1.67	CMU	\$1,920,500
Lot 4 Blk 2	1.67	CMU	\$1,920,500

INDUSTRIAL			
Available	Lot Size (Acres)	Zoning	Price
Lot 3 Blk 3	3.56	MMU	\$1,750,000
Lot 4 Blk 3	3.32	M2	\$1,650,000
Lot 5 Blk 3	3.10	M2	\$1,495,000
Lot 1 Blk 5	16.30	M1	\$7,295,000
Lot 2 Blk 5	4	M1	\$1,895,000

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

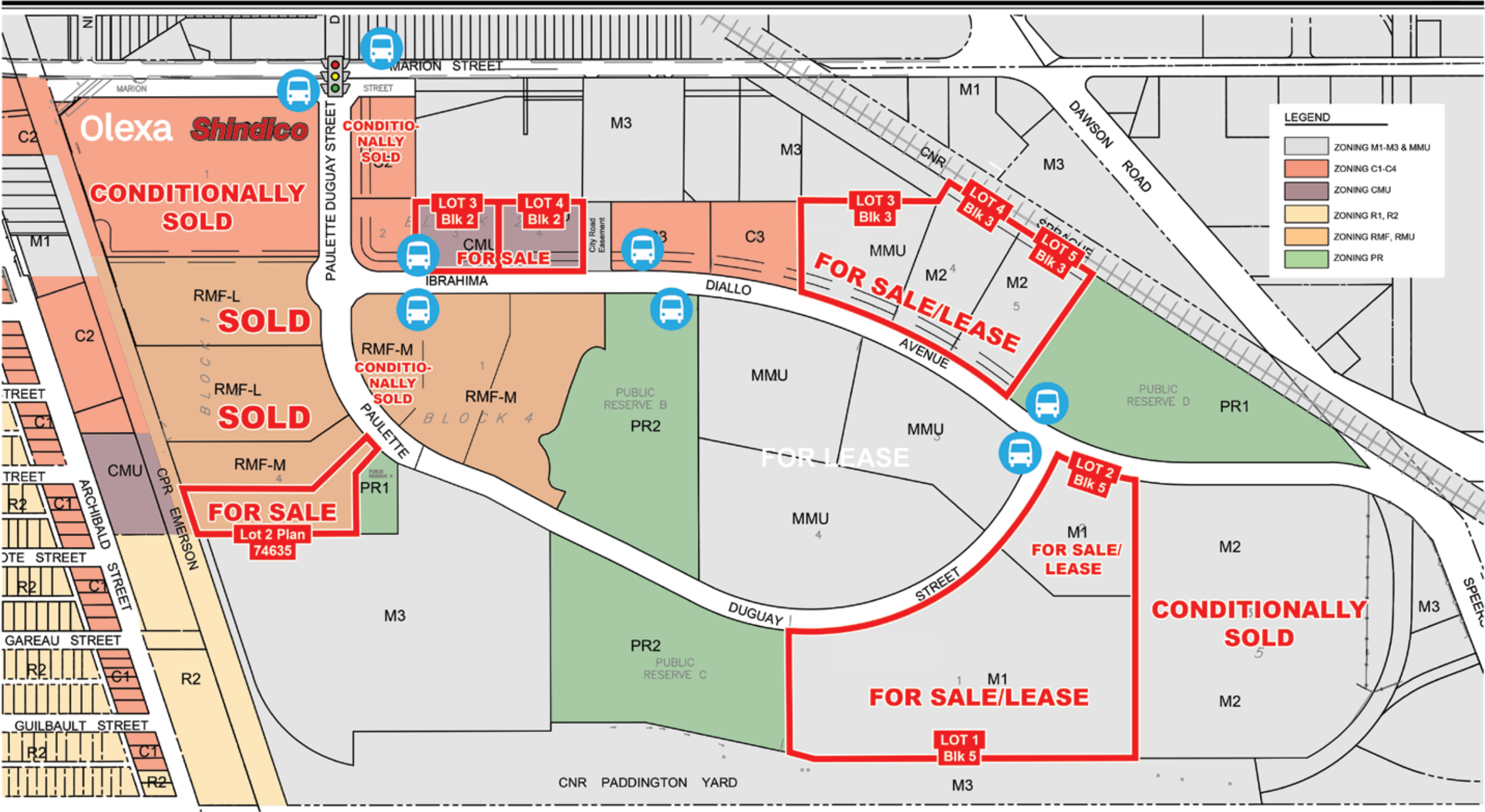
SHOVEL READY MULTI-FAMILY FOR SALE

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

SHOVEL READY MULTI-FAMILY FOR SALE

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

ZONING MAP



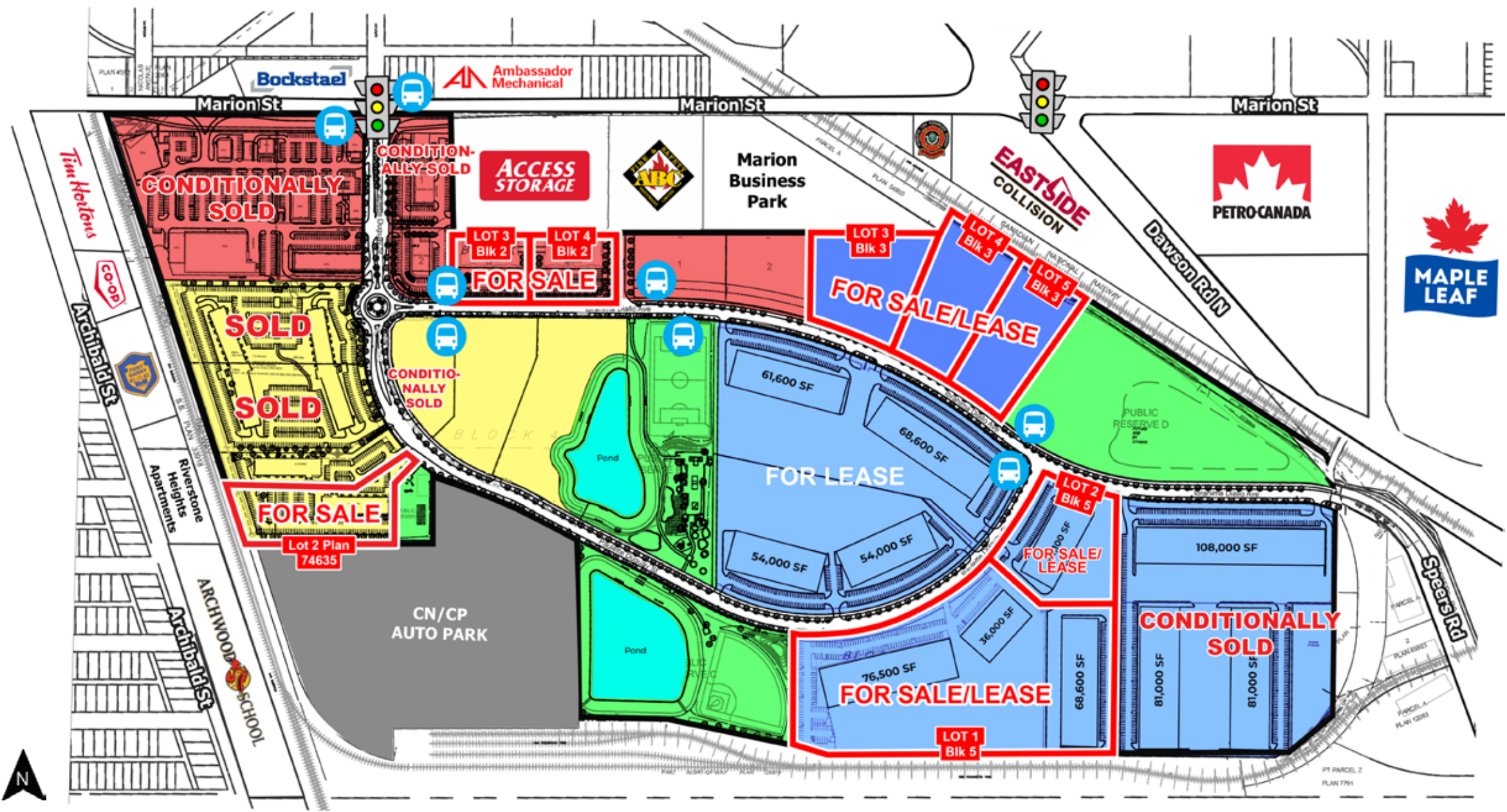
SHOVEL READY MULTI-FAMILY FOR SALE

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

SHOVEL READY MULTI-FAMILY FOR SALE

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

DEVELOPMENT OVERVIEW



- Commercial/Retail/Office:**
21.35 +/- acres
- Light to Medium Industrial:**
70.08 +/- acres
- Multi Residential (Mid to High Density):**
25.2 +/- acres
- Park Land:**
22.36 +/- acres

RESIDENTIAL			
Available	Lot Size (Acres)	Zoning	Price
Lot 2 Plan 74635	2.56	RFM-M	\$3,300,000
Lot 3 Blk 2	1.67	CMU	\$1,920,500
Lot 4 Blk 2	1.67	CMU	\$1,920,500

INDUSTRIAL			
Available	Lot Size (Acres)	Zoning	Price
Lot 3 Blk 3	3.56	MMU	\$1,750,000
Lot 4 Blk 3	3.32	M2	\$1,650,000
Lot 5 Blk 3	3.1	M2	\$1,495,000
Lot 1 Blk 5	16.30	M1	\$7,295,000
Lot 2 Blk 5	4	M1	\$1,895,000

SHOVEL READY MULTI-FAMILY FOR SALE

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



FOR MORE INFORMATION, PLEASE CONTACT:

Robert Scaletta
Senior Vice President, Industrial
P (204) 928-8242
C (204) 223-9777
rscaletta@shindico.com

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.031225