

# SHOVEL READY LAND FOR SALE

Water Tower District - Industrial/Commercial Lots For Sale



**25 ACRES**  
RESIDENTIAL LAND



**8 TRANSIT**  
STOPS IN  
DEVELOPMENT



**SIGNALIZED**  
INTERSECTION



**22 ACRES**  
PARK LAND



**2,000 +**  
RESIDENTIAL  
UNITS

[www.shindico.com](http://www.shindico.com)

Olexa

**Shindico**

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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

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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

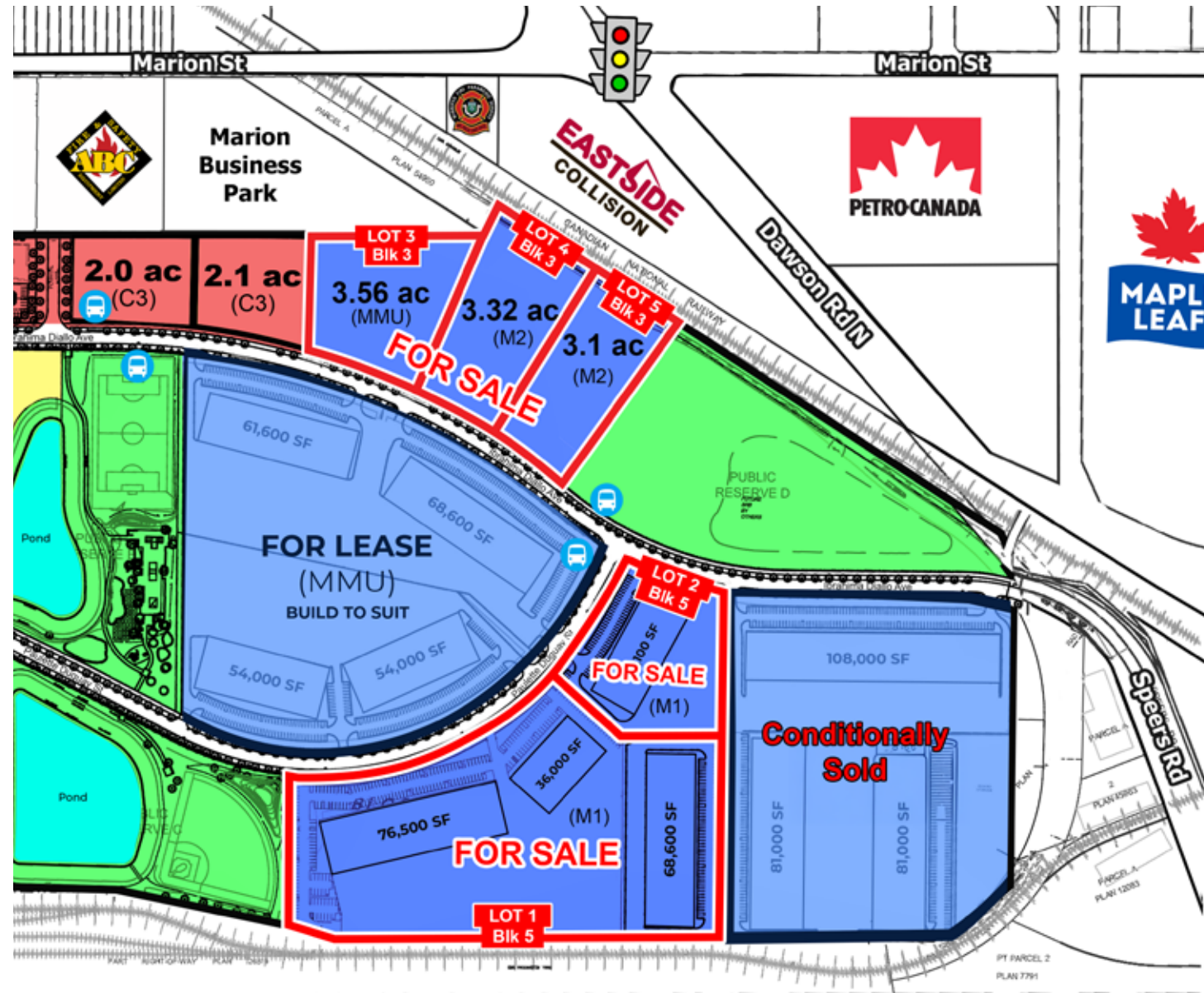
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## INDUSTRIAL/COMMERCIAL LOTS FOR SALE



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

Road access available, Marion intersection to be completed in Q3

### INDUSTRIAL OPPORTUNITY

Participate in one of Winnipeg's newest shovel-ready industrial developments. The 70 acres of industrial lands are part of a 165-acre actual mixed-use development consisting of multi-family, retail, office, parklands, and industrial. Ideally located in St. Boniface, the site is well suited for last-mile delivery, and proximity to the workforce is a great advantage. The Water Tower District uses the concept of a transit-oriented development (TOD) featuring active and traditional transportation options with direct access to Marion Street and Hwy 59 (Lagimodiere Blvd.) It features connectivity to major transportation routes.

### HIGHLIGHTS

- Build to suit options available 10,000 to 150,000 SF
- Fully serviced, shovel ready
- Close proximity to skilled labour
- Direct access to major transportation routes (Hwy 59)
- Minutes away from CN's Symington and Transcona Rail Yards
- Ideal for LAST-MILE delivery



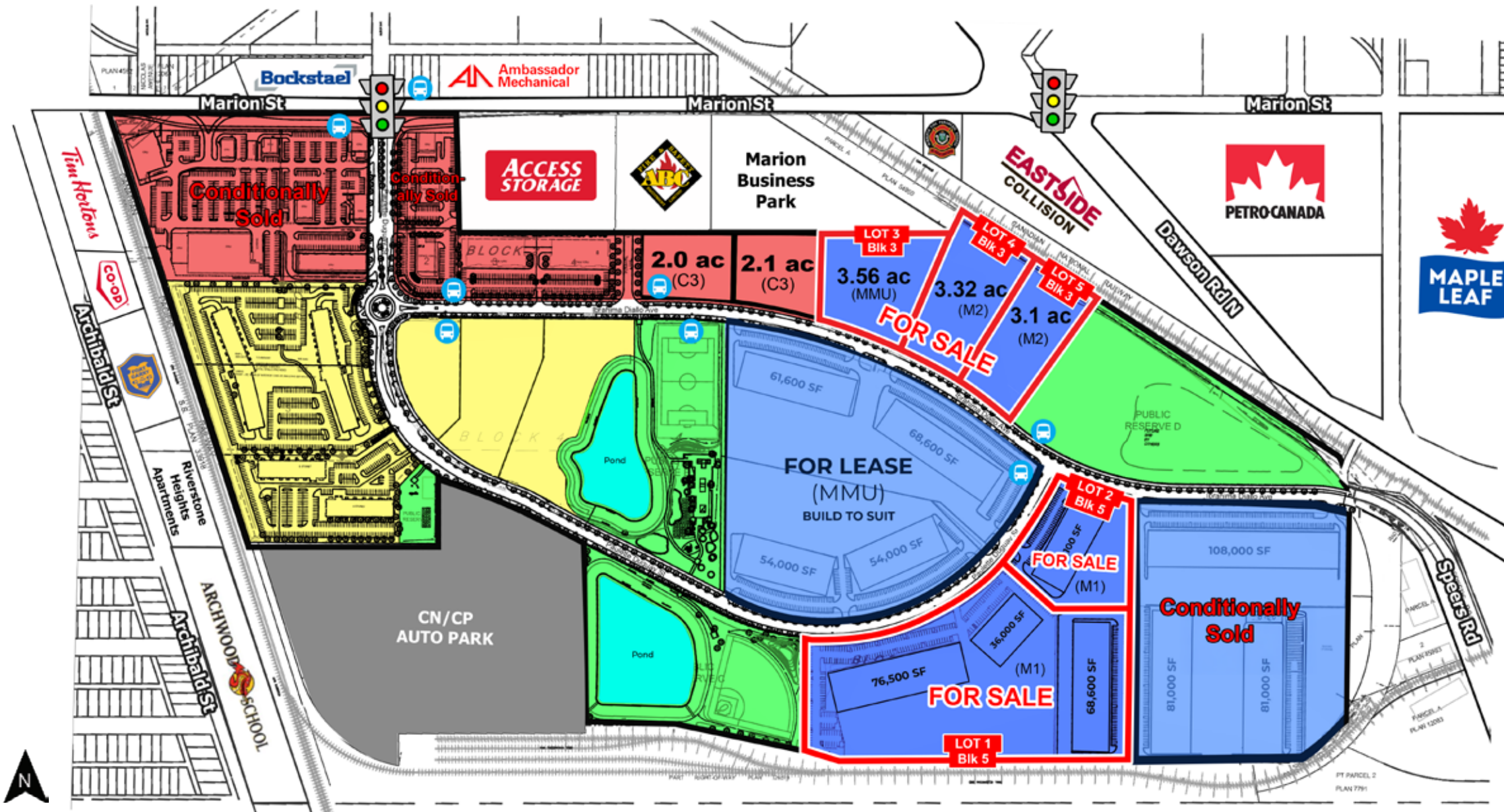
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## DEVELOPMENT OVERVIEW



- **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

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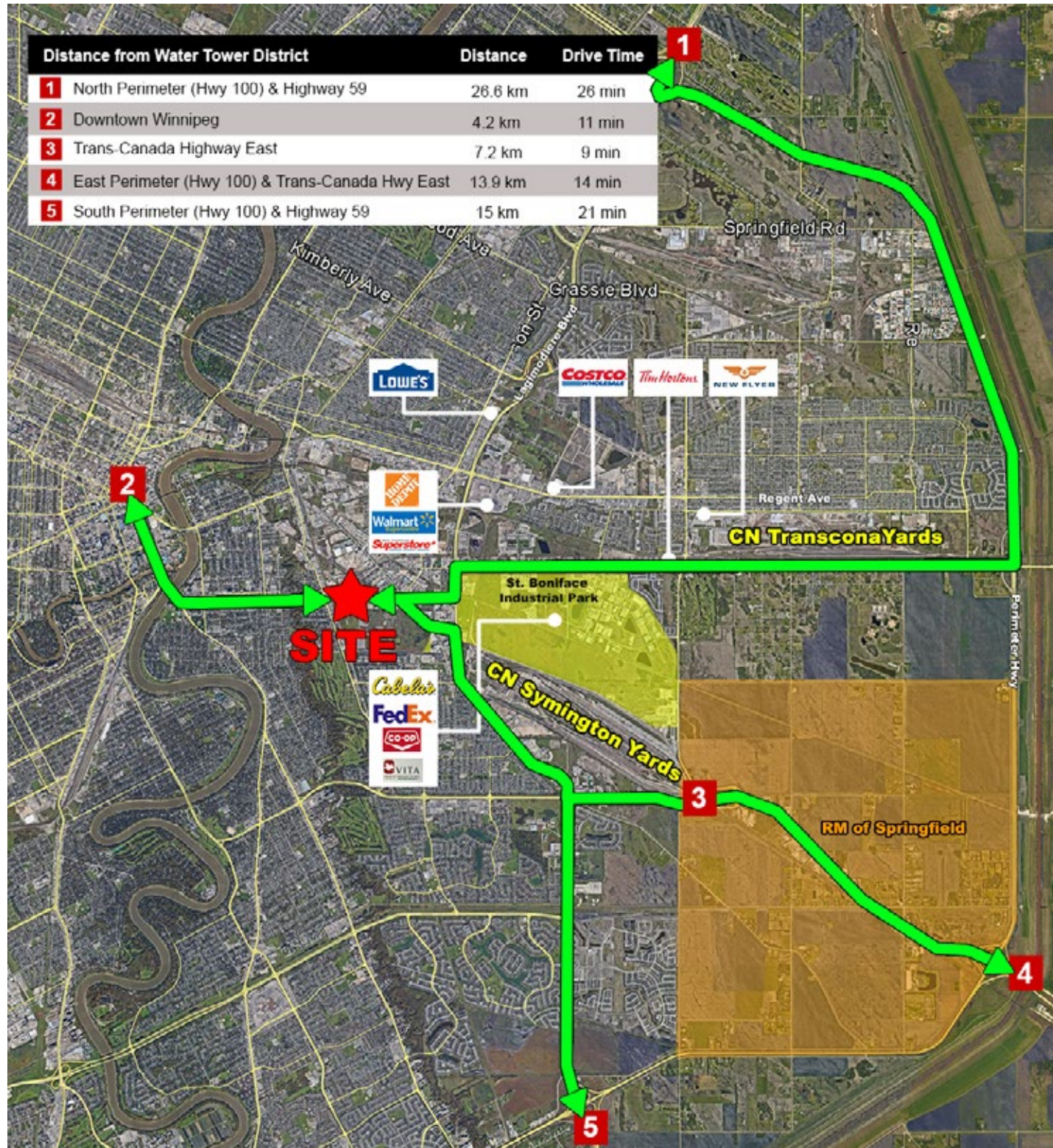
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## ZONING MAP



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FOR MORE INFORMATION, PLEASE CONTACT:

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

**Shindico Realty Inc.**  
 200-1355 Taylor Avenue  
 Winnipeg, Manitoba R3M 3Y9  
 P (204) 474-2000  
[inquire@shindico.com](mailto:inquire@shindico.com)  
[www.shindico.com](http://www.shindico.com)

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