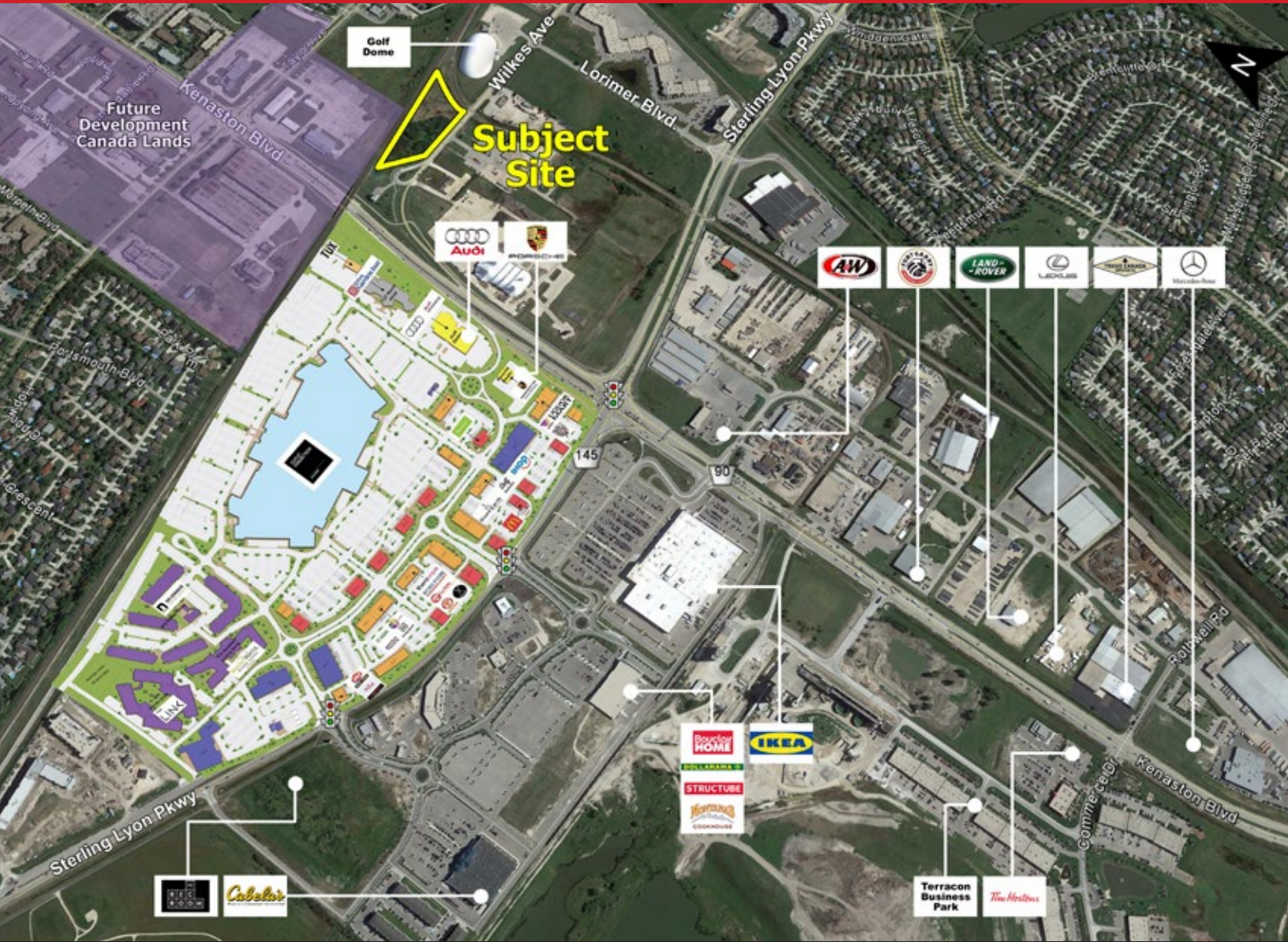


FOR SALE

Rare Development Opportunity in South Winnipeg

Kenaston Boulevard & Wilkes Avenue, Winnipeg, Manitoba



**EXCELLENT
TRANSIT**



**SIGNAGE
OPPORTUNITIES**



**GREAT
ACCESS**



**EXCELLENT
FRONTAGE**

FOR SALE

Kenaston Boulevard & Wilkes Avenue, Winnipeg, Manitoba

CONCEPTUAL BUILDING PLAN



ZONING PLAN



204.474.2000

Shindico

FOR SALE

Kenaston Boulevard & Wilkes Avenue, Winnipeg, Manitoba

PROPERTY SUMMARY

Available	3.56 +/- Acres
Sale Price	\$1,995,000
Property Taxes (2019)	\$22,020.14
Roll Number	12097756300
Title Number	2707654/1
Zoning	M1 - Industrial

FEATURES

- Excellent exposure to Kenaston Blvd. (Route 90), with a right-in off Kenaston Blvd., and excellent access from Sterling Lyon Pkwy. via Lorimer Blvd.
- Located services:
 - 300 mm water main passes on property front
 - Water/water sewer - 65 m from eastern edge of property
 - Land drainage is 220 m +/- from eastern edge of property
- M1 zoning allows for a variety of uses including: retail, office, medical, entertainment, automotive and manufacturing.

LOCATION

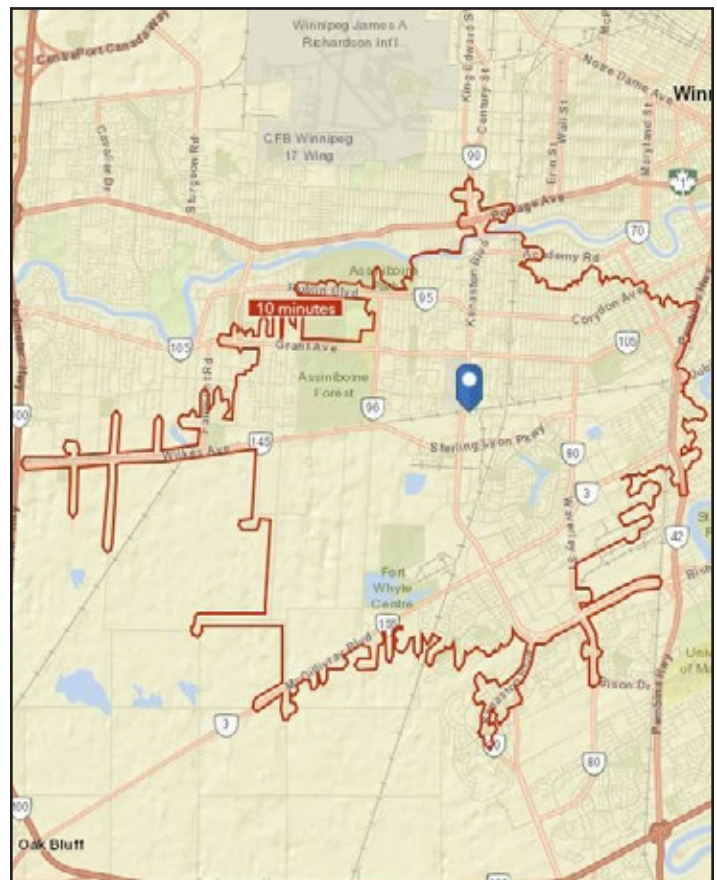
- Situated on Wilkes Avenue at Kenaston Boulevard with excellent connections to all quadrants of the city.
- Directly across from Seasons of Tuxedo, anchored by Ikea, Cabela's and the Outlet Collection Winnipeg.
- Directly west of new multi-family, professional office and flex space developments.
- Surrounded by the established and affluent communities of Tuxedo, River Heights & Lindenwoods.

DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	136,623	508,166
Daytime Population	139,783	576,636
Households	55,937	207,090
Median Age	40.2	38.2
Avg. Household Income	\$121,820	\$95,317

Detailed reports available on request
Source: Environics Analytics ©2019

DRIVE TIMES



- 76,768 people live within a 10 minute drive time of Kenaston Boulevard & Wilkes Avenue.

Reference: Environics Analytics ©2019

FOR SALE

Kenaston Boulevard & Wilkes Avenue, Winnipeg, Manitoba



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