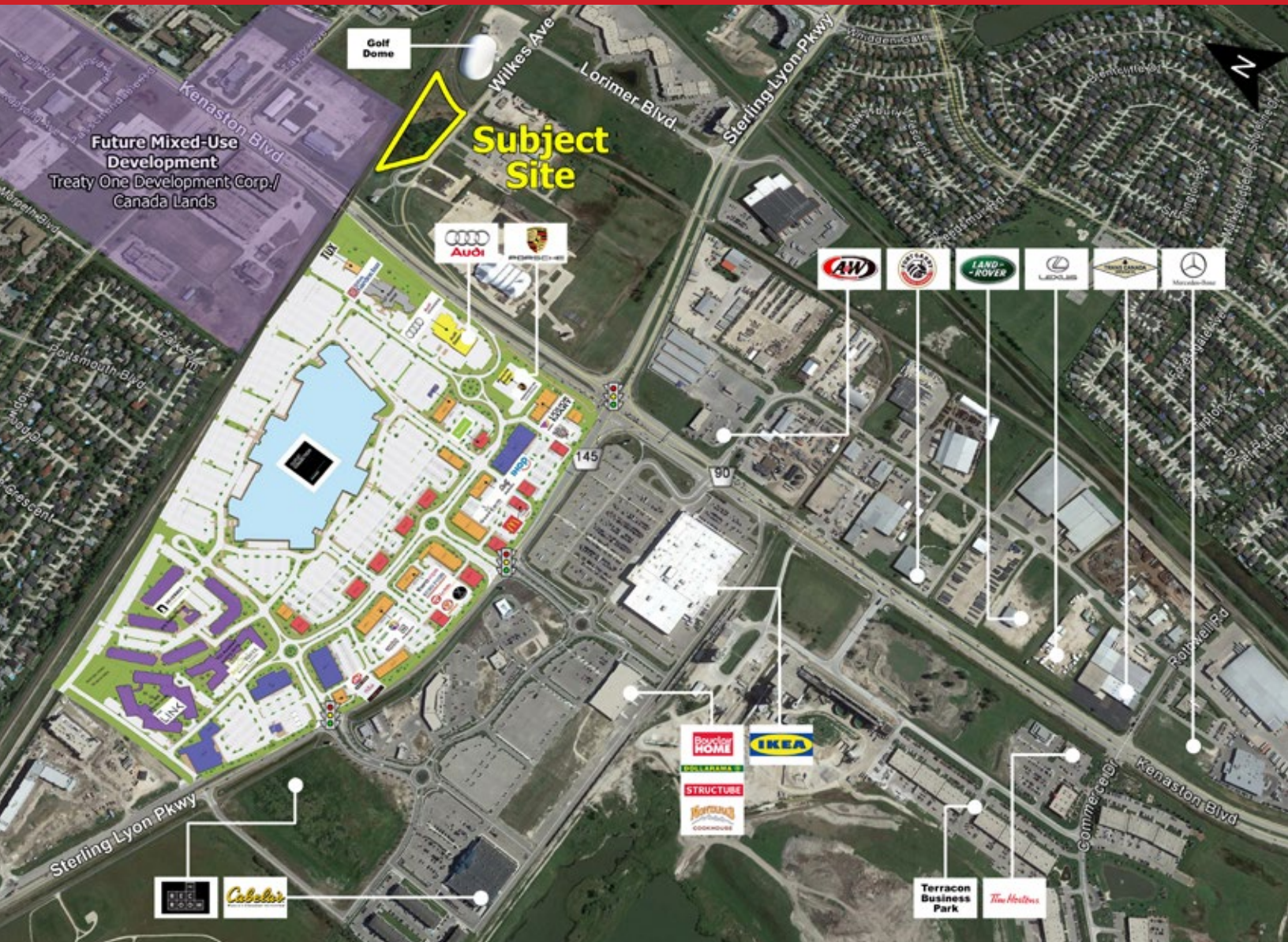


FOR SALE

Rare Development Opportunity in South Winnipeg

Kenaston Boulevard & Wilkes Avenue, Winnipeg, Manitoba



**EXCELLENT
TRANSIT**



**SIGNAGE
OPPORTUNITIES**



**GREAT
ACCESS**



**EXCELLENT
FRONTAGE**

www.shindico.com

Shindico

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 (2021)	\$21,991.33
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

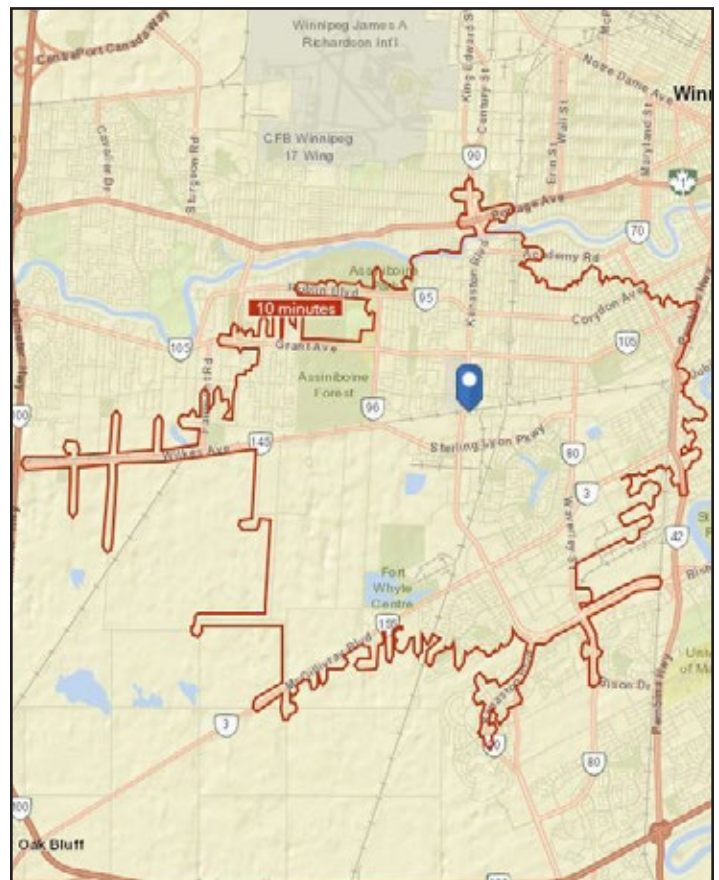
- Situated on Wilkes Avenue at Kenaston Boulevard with excellent connections to all quadrants of the city.
- Directly across from Seasons of Tuxedo, anchored by Ikea, Cabela's and the Outlet Collection Winnipeg.
- Directly west of new multi-family, professional office and flex space developments.
- Surrounded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

DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	136,032	509,750
Daytime Population	140,237	570,568
Households	55,048	205,098
Median Age	40.3	38.2
Avg. Household Income	\$132,313	\$103,628

Detailed reports available on request
Source: Environics Analytics ©2021

DRIVE TIMES



- 146,955 people live within a 10 minute drive time of Kenaston Boulevard & Wilkes Avenue.

Reference: Environics Analytics ©2021

FOR SALE

Kenaston Boulevard & Wilkes Avenue, Winnipeg, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

Michael Stronger

*SHINDICO REALTY, MICHAEL STRONGER and SHINDICO REALTY are affiliated Brokers

P (204) 928-8237

C (204) 793-3448

mstronger@shindico.com

Dino Alevizos*

*Services provided by Dino Alevizos Personal Real Estate Corporation

P (204) 928-8209

C (204) 781-9717

dalevizos@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. 022222