

EXCLUSIVE LISTING

Contact Agent for Pricing

25,800 SF

Assiniboine River

McFadyen Park

25,800 SF
**Contact
Agent for
Pricing**
Downtown Living Sector

WAYNE SATO

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

c. 204-510-3311

o. 204-957-0500

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FOR SALE | 440 ASSINIBOINE

Rare River Lot Development Opportunity!

- Quiet, private street
- 25,800 SF with 110.50 FT. Frontage
- Depth of 278.83 FT.



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**RE/MAX
PROFESSIONALS**

96 Nature Park Way
Winnipeg, MB R3P 0X8
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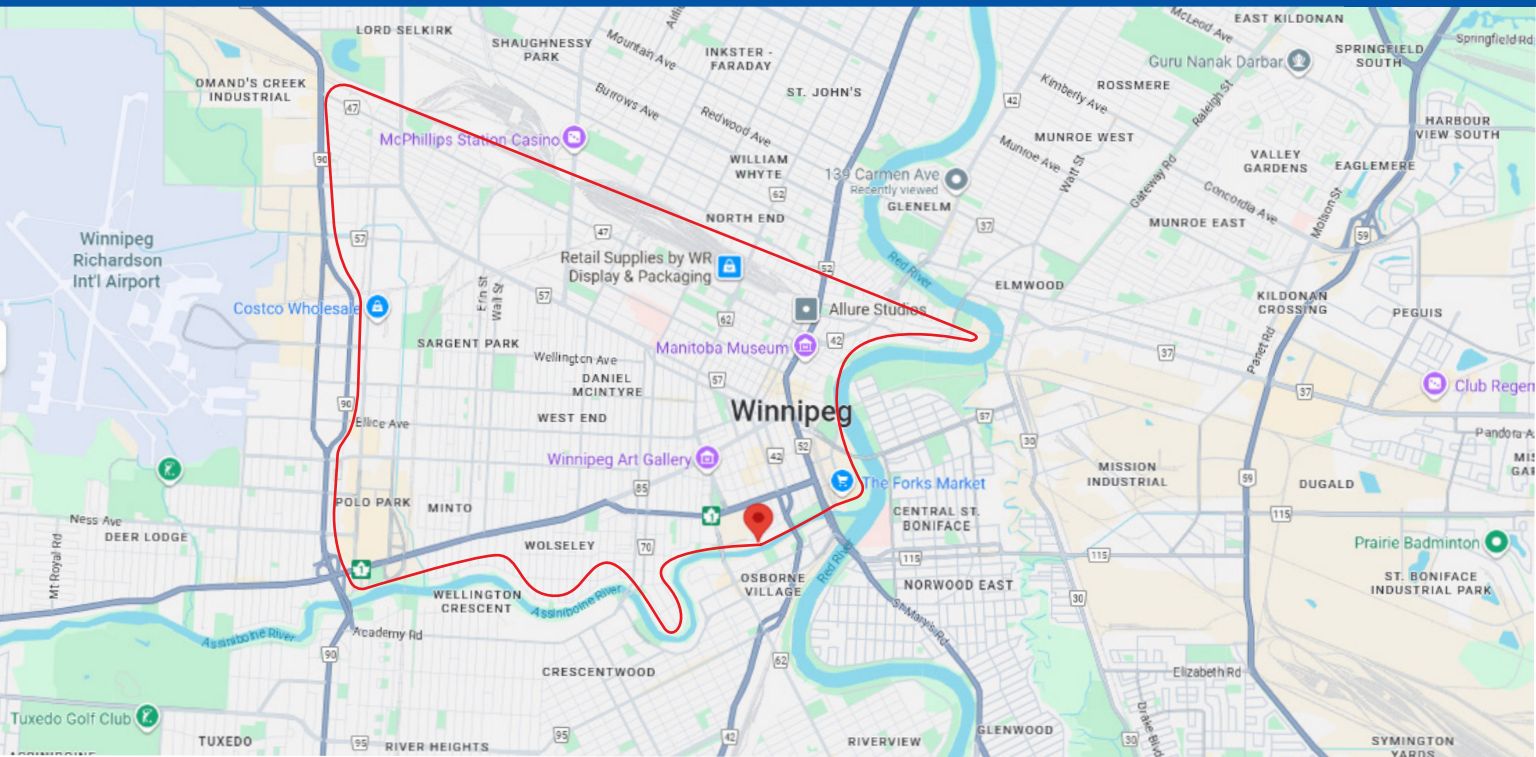
Property Highlights

ADDRESS	440 Assiniboine, Winnipeg, MB, R3C 0Y5	
AREA AVAILABLE	25,800 SF	
SALE PRICE	Upriced	
TAXES	\$20,640.67	
TAX ROLL #	12092697000	
TITLE NUMBER	2364383	
LEGAL DESCRIPTION	PART OF LOT 83-84 BLOCK PLAN 23855 PARISH LOT 1 ST J	
PROPERTY USE CODE	VRES2 – Vacant Residential 2	
ASSESED VALUE	\$1,603,000	
FLOOD PROTECTION		
FRONTAGE (±)	Approximately 110.51 Ft Frontage	
SEWER FRONTAGE (±)	Approximately 110.40 Ft Frontage	
LOCAL IMPROVEMENT INFORMATION	Street Renewal	\$0.00
	Sewer Renewal	\$568.56
	Water Renewal	\$198.92

Tax Roll Assesement Map



Demographic Analysis



POPULATION 33,370

HOUSEHOLDS

Total households:	18,110
Average household size:	1.8 persons

INCOME

Average individual income	\$37,640
Average household income	\$57,450

MINORITIES (TOP 4)

Black	40.8%
Filipino	20.1%
South Asian	12.9%
Chinese	5.2%

EMPLOYMENT SECTORS (TOP 4)

Health care & social assistance	14.9%
Retail trade	10.6%
Finance & insurance	10.0%
Transportation & warehousing	9.3%

The Area



Convenient
location



Food and Drink
within Walking



Groceries and
Shopping



Amenities
within walking



Convenient bike
infrastructure



Excellent transit
stops



Culture &
Entertainment
nearby





CONTACT:

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