

578 Agnes Street, Winnipeg, Manitoba

Land for Potential Multi-Family Development

For Sale 



Property Details

\$275,000 ~~\$225,000~~

SALE PRICE

\$2,188.68

PROPERTY TAXES (2023)

+/- 5,223 sq.ft.

TOTAL LAND AREA

53' x 98'

SITE DIMENSIONS

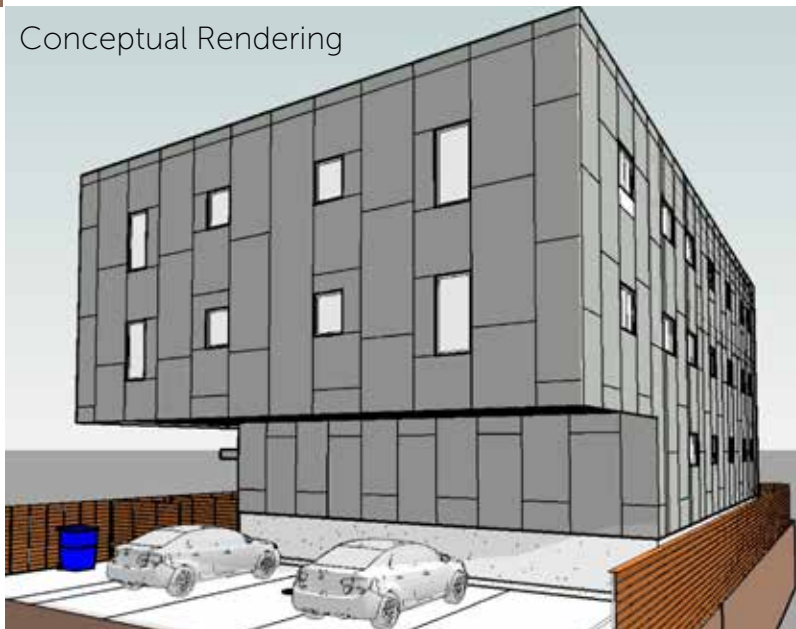
R2 - Residential

ZONING

Property Summary

- Formerly occupied by a 20-unit apartment building, this redevelopment site is now primed for a new multi-family housing project
- Current owner has engaged in constructive dialogues with the City of Winnipeg and has garnered favourable responses regarding the potential rezoning for multi-family use, contingent upon the implementation of affordable rental units
- Located on the west side of Agnes Street, just south of Sargent Avenue and in close proximity to a variety of commercial and multi-family properties

Conceptual Rendering



Highlights



AMPLE
Street Parking
Available

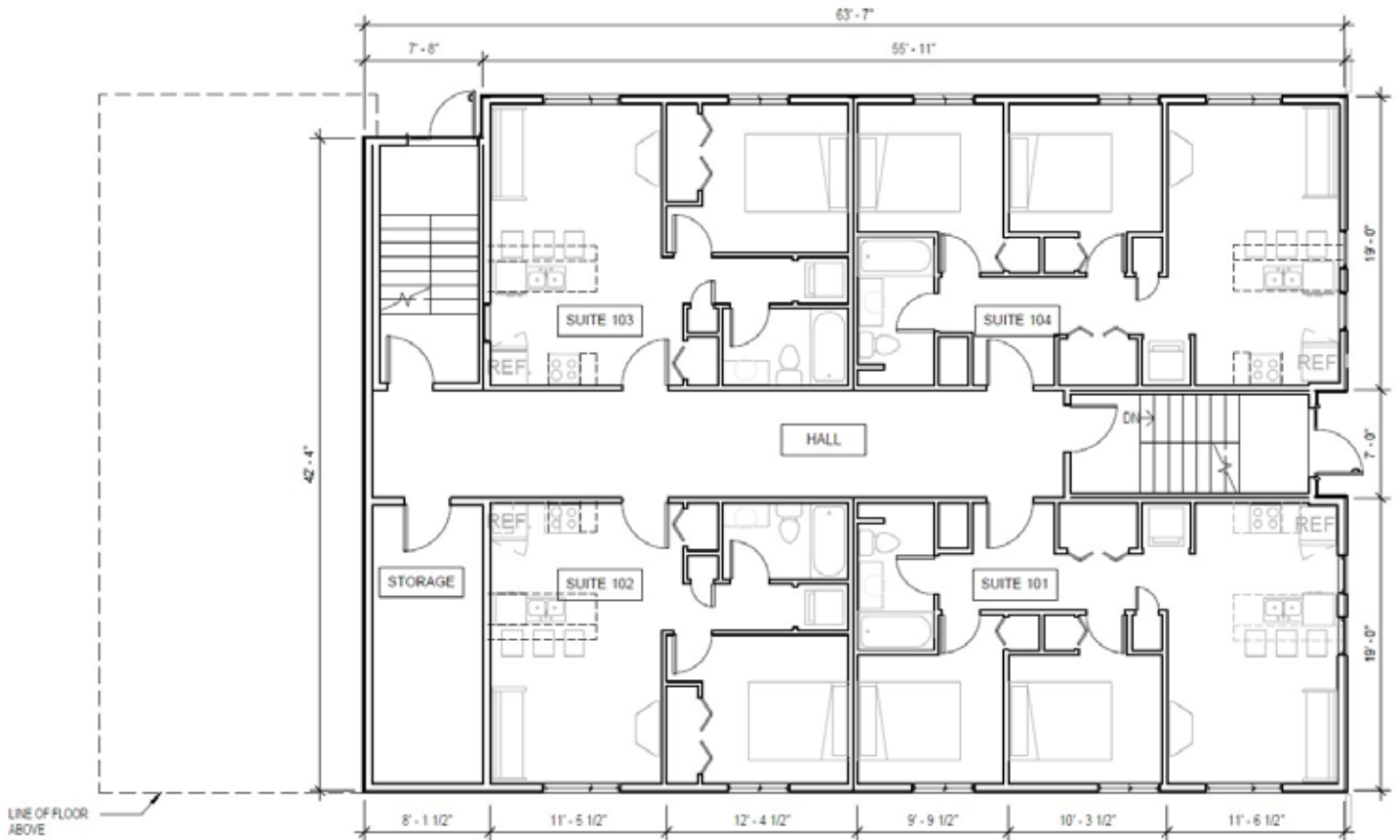


Convenient Access
to Public Transit

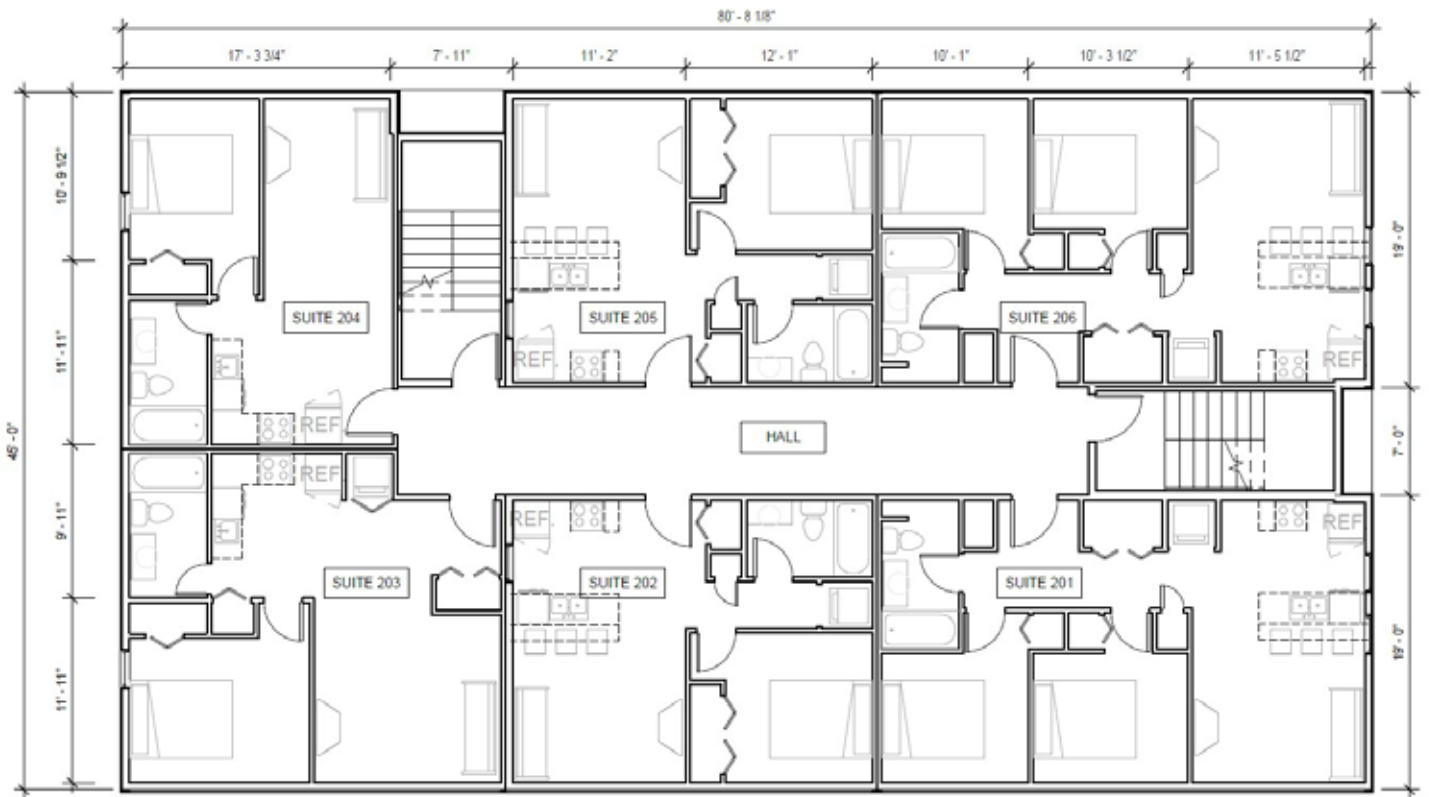


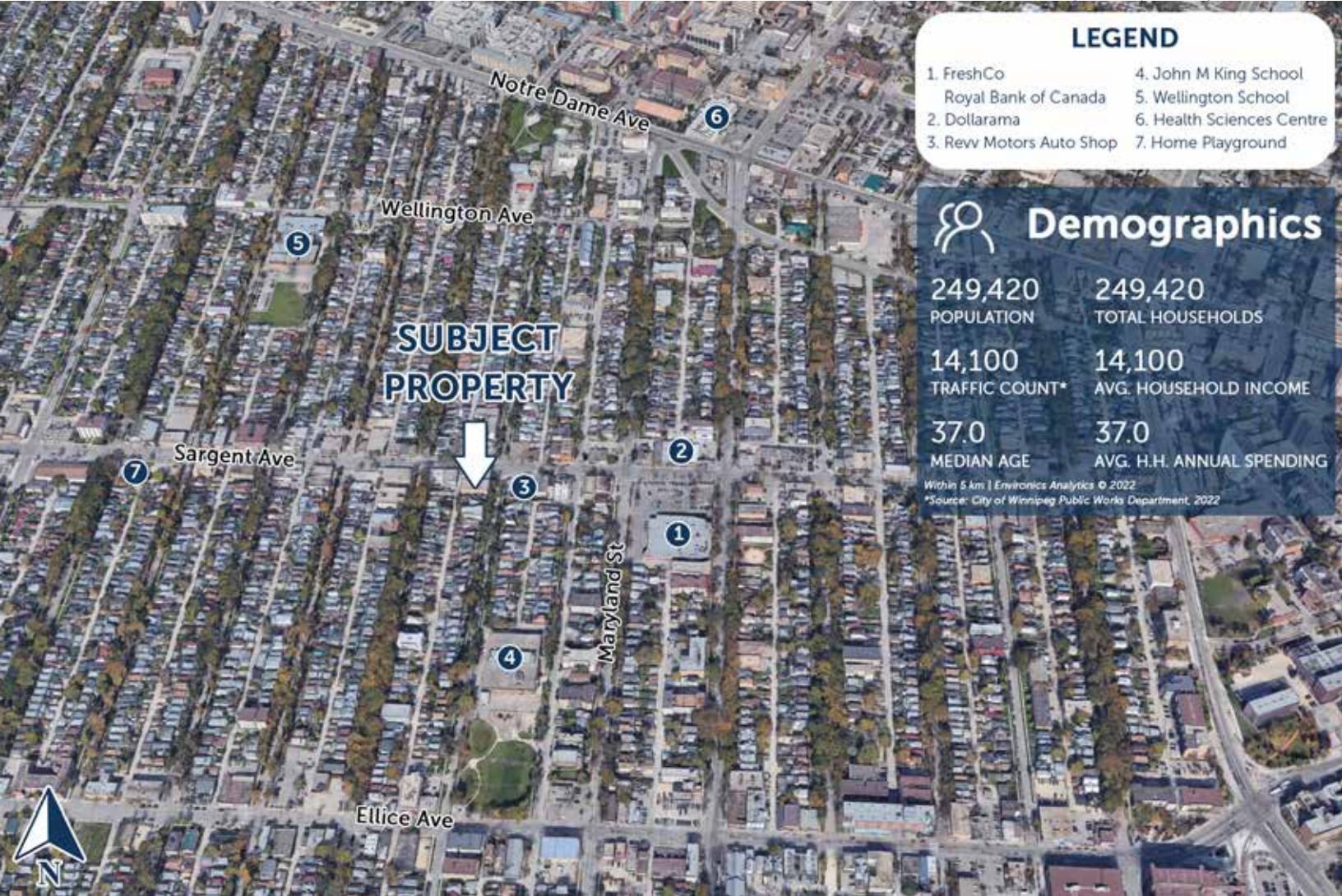
Ideally Suited For
Multi-Family
Redevelopment

Sample Main Floor Plan



Sample Second & Third Floor Plan





LEGEND

1. FreshCo	4. John M King School
Royal Bank of Canada	5. Wellington School
2. Dollarama	6. Health Sciences Centre
3. Rev Motors Auto Shop	7. Home Playground

Demographics

249,420	249,420
POPULATION	TOTAL HOUSEHOLDS
14,100	14,100
TRAFFIC COUNT*	AVG. HOUSEHOLD INCOME
37.0	37.0
MEDIAN AGE	AVG. H.H. ANNUAL SPENDING

Within 5 Km | Environics Analytics © 2022
*Source: City of Winnipeg Public Works Department, 2022

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