

FOR SALE

High Profile Development Land adjacent to CF Polo Park

Empress Street between St. Matthews Ave & Maroons Road Winnipeg, MB



CONCEPTUAL PLAN



1,500 UNITS
PROJECTED
MULTIFAMILY
DENSITY



9 TRANSIT
ROUTES
(Transit Terminal at CF Polo Park)



5 SIGNALIZED
INTERSECTIONS
Surrounding the property



106,000+
POPULATION
Based on Trade Area (2025)



224,700+
DAYTIME
POPULATION
Based on Trade Area (2025)

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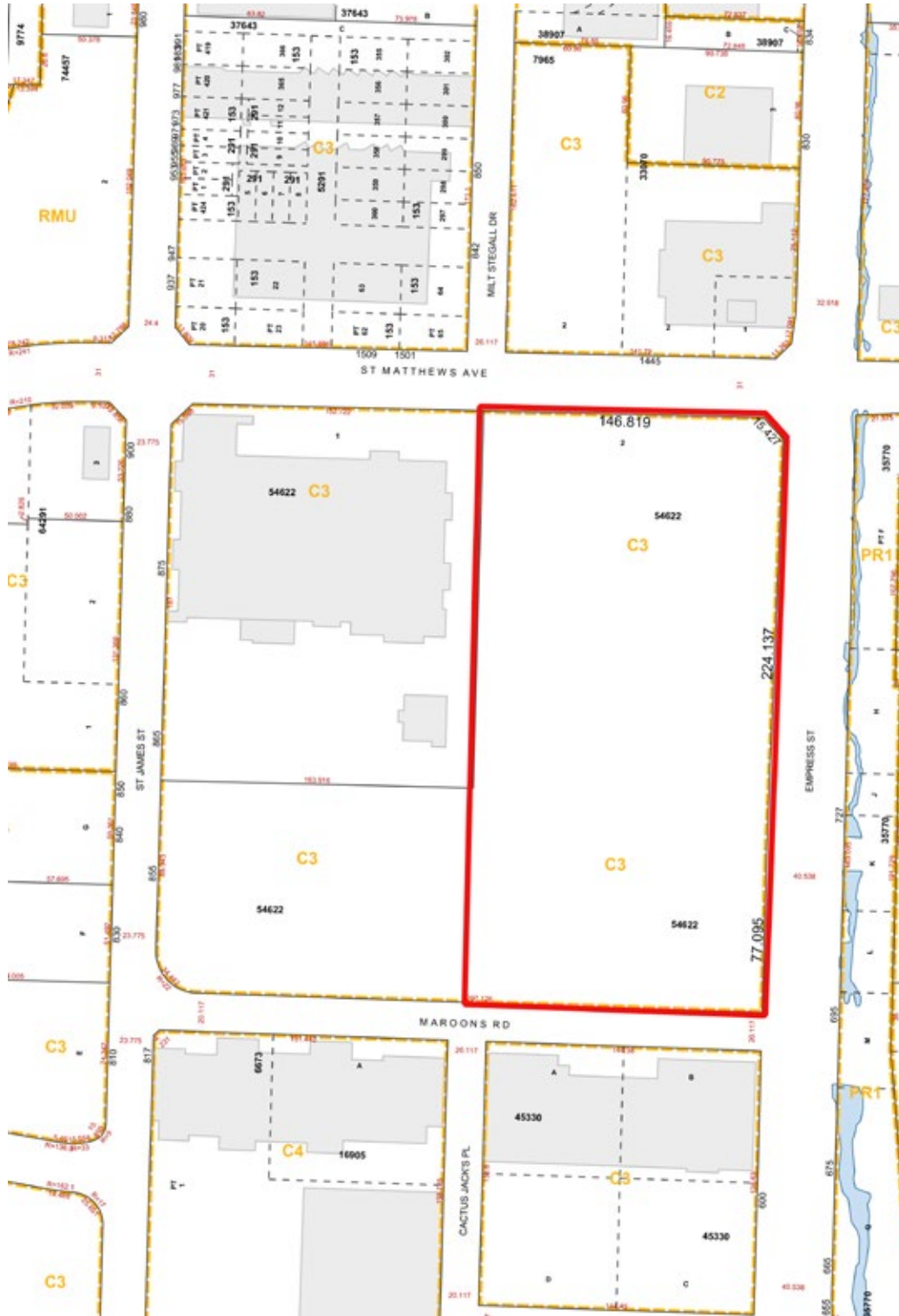
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Shindico

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ZONING MAP

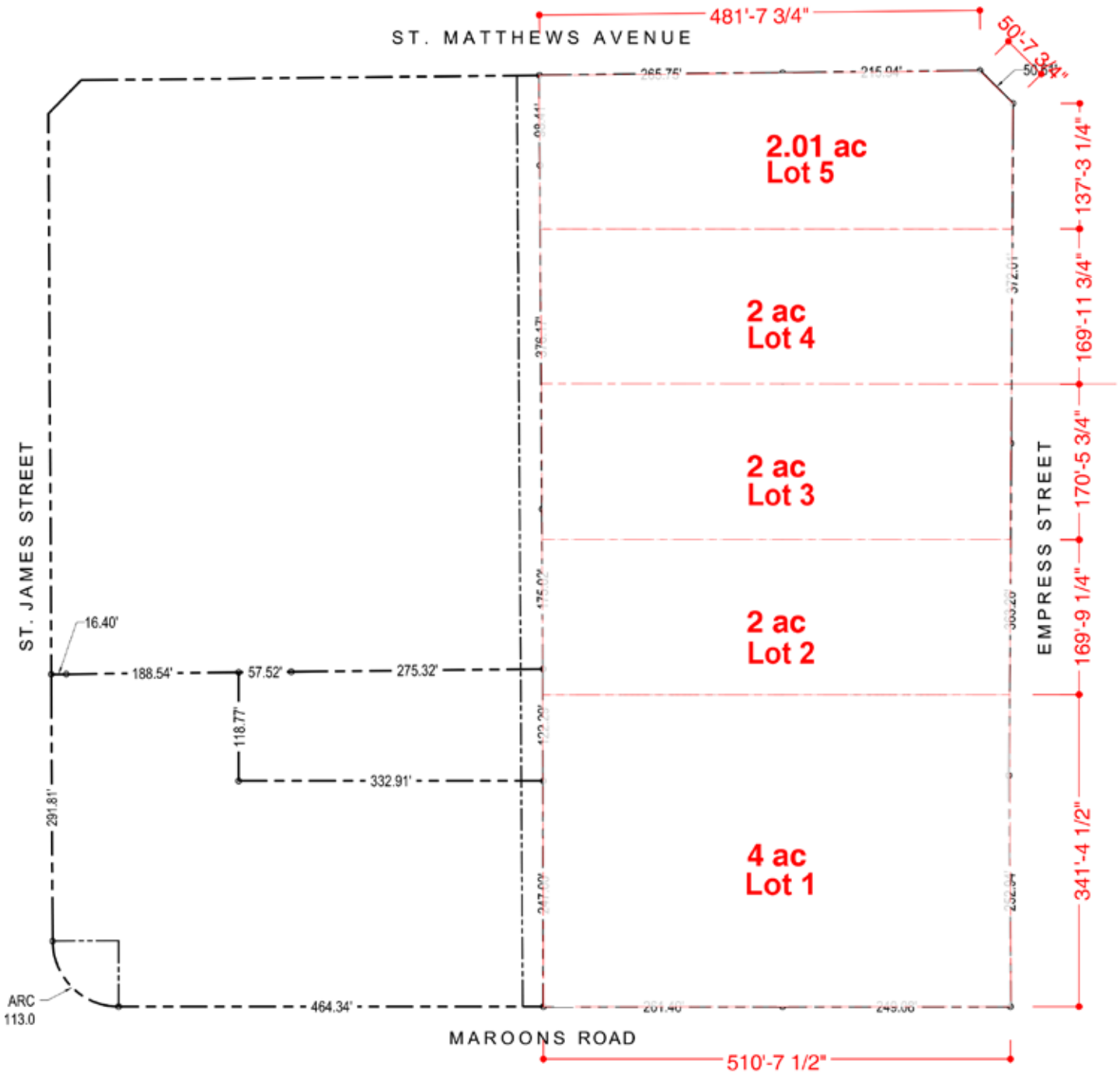


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VENDOR WILLING TO SUBDIVIDE

Conceptual subdivision plan



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PROPERTY SUMMARY

Land Area +/- 12.01 Acres

Asking Price Unpriced

Zoning C3 - Commercial Corridor (Malls & Corridors PDO)

City services are located in adjacent roads

*The Purchaser is responsible for confirming the accuracy of size and all other information during its due diligence

OUTSTANDING LOCATION!

- **Rare development land opportunity** in the Polo Park retail node.
- Great exposure with **controlled intersections** on all four corners of the development.
- Frontage on Empress Street, Maroons Road and St. Matthews Avenue.
- 23,200 vehicles per day on St. James Street between Maroons Road and St. Matthews Avenue.
City of Winnipeg Public Works Department 2024

THE MOST DOMINANT RETAIL NODE BETWEEN TORONTO AND CALGARY

The Polo Park area is **dominated by large national retailers and serves shoppers from all over Manitoba.**

Adjacent to the subject lands is the Plaza at Polo development featuring Winners, Homesense & P.F. Changs. Just to the east is Polo North featuring Marshalls, Mark's, Room+Spaces and Western Financial's head office.

Directly adjacent to CF Polo Park, Winnipeg's busiest indoor shopping centre with **10 million visitors annually**. CF Polo Park is the largest regional mall in Winnipeg with 1.3 Million sq. ft. of stores, including the Scotiabank Theatre.

Surrounded by well-known tenants such as Walmart, Costco, Home Depot, Chapters, Save-On Foods and Canadian Tire. There are 6 major hotels in the immediate vicinity.

AREA TENANTS

CF Polo Park



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FOR MORE INFORMATION, PLEASE CONTACT:

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SUCCEEDING BY HELPING OTHERS SUCCEED



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