

Winnipeg, Manitoba

Southwest Winnipeg industrial lots for sale

The Refinery District at Waverley Street &
Abinojii Mikanah



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THE REFINERY DISTRICT

This property is surrounded by many of Winnipeg's fastest growing and affluent residential communities, with this Transit Oriented Development (TOD) featuring a variety of active and traditional transportation options serviced by a designated station on the Rapid Transit Corridor. The Refinery District is being developed by Hopewell Development, one of Canada's leading commercial real estate developers with developments throughout Western Canada and Ontario.

- Part of a 102 acre mixed use in-fill development
- New lifestyle centre offering numerous services and community amenities to include residential, hotel, light industrial, office and retail
- The flexibility of M2 Zoning district is intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations, with some limited outside operations and storage
- Direct access to Fort Garry Industrial



**Southwest
Winnipeg**



**Access to
Major Routes**



**Along Rapid
Transit Station**



**Excellent
Amenities**



**The Refinery
District**



**Industrial
Zoning**

Property Overview

The Refinery District is a planned 102 acre mixed-use infill development which is exceptionally well-located in Southwest Winnipeg offering residential, retail, hotel, restaurant, office and industrial flex-space options.

Call for price



Site Plan

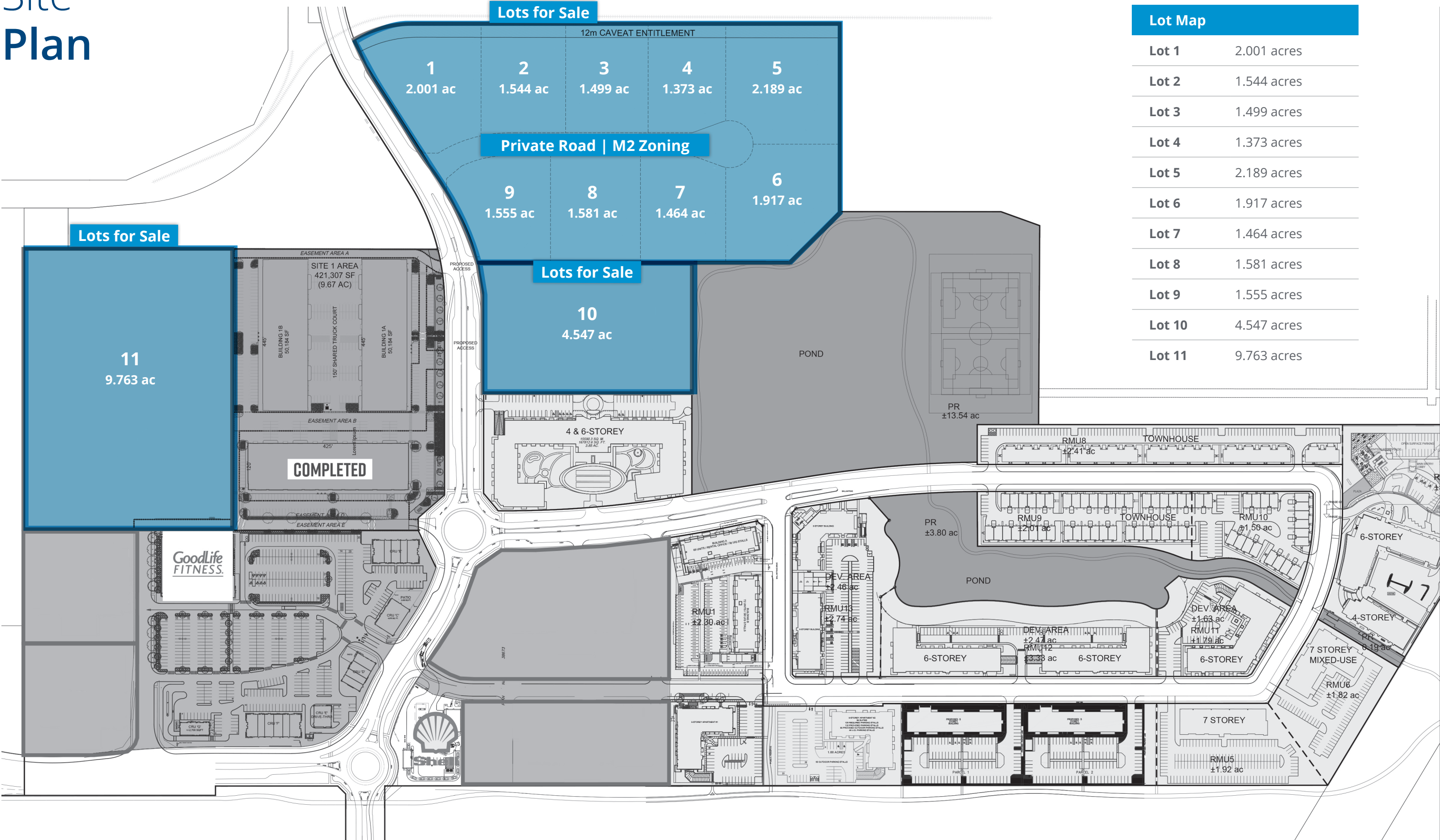
Exactly where you need to be

Multiple primary east/west and north/south thoroughfares are directly accessible

- Located between Pembina Highway (east), Abinojii Mikanah (south), Waverley Street (west) and Chevrier Boulevard (north)

- Abinojii Mikanah is an inner beltway that connects to all points in Winnipeg
- Three points of access for Abinojii Mikanah, Waverley Street and Chevrier Boulevard

Site Plan



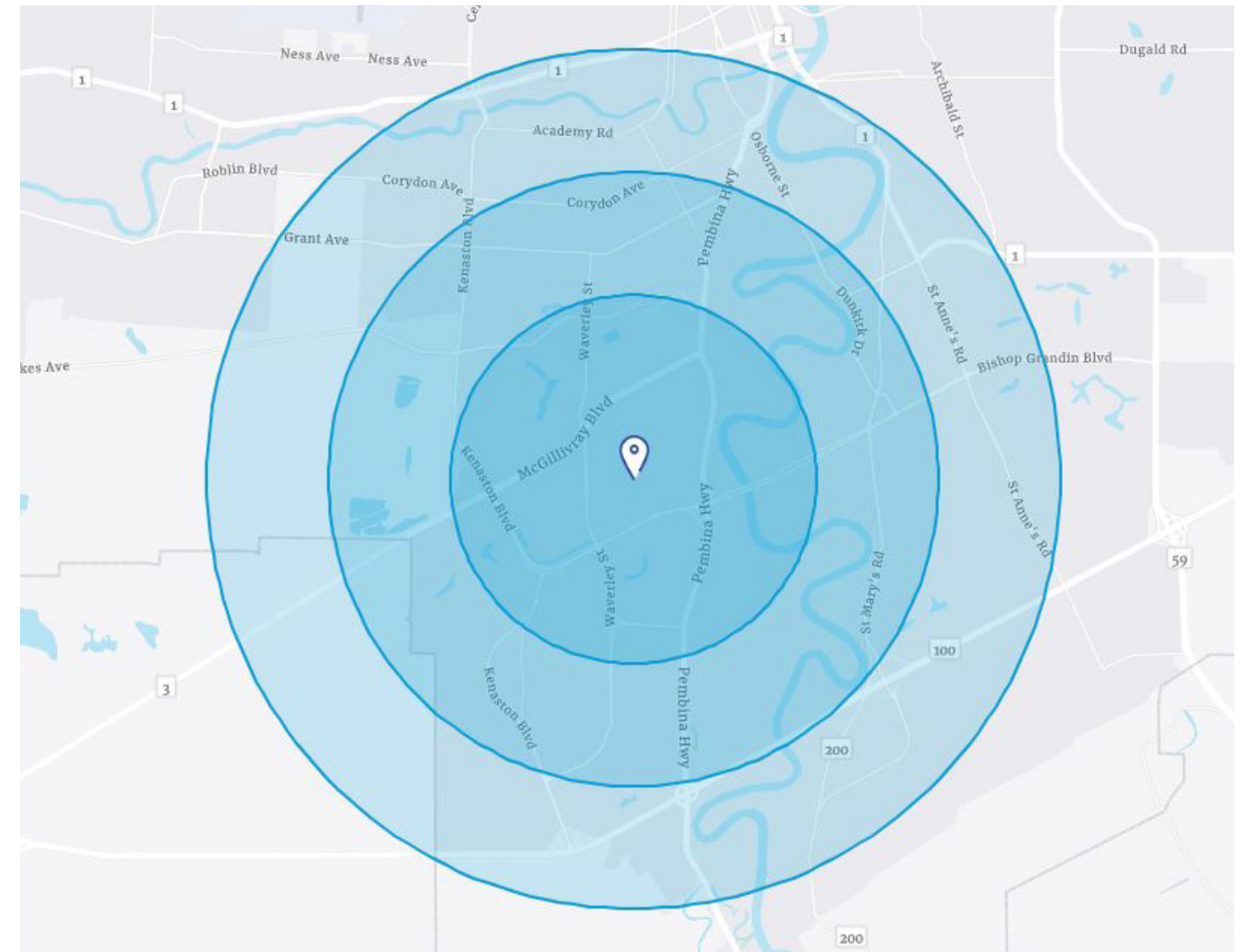
Lot Map

Lot 1	2.001 acres
Lot 2	1.544 acres
Lot 3	1.499 acres
Lot 4	1.373 acres
Lot 5	2.189 acres
Lot 6	1.917 acres
Lot 7	1.464 acres
Lot 8	1.581 acres
Lot 9	1.555 acres
Lot 10	4.547 acres
Lot 11	9.763 acres

Lot Map



Area Demographics

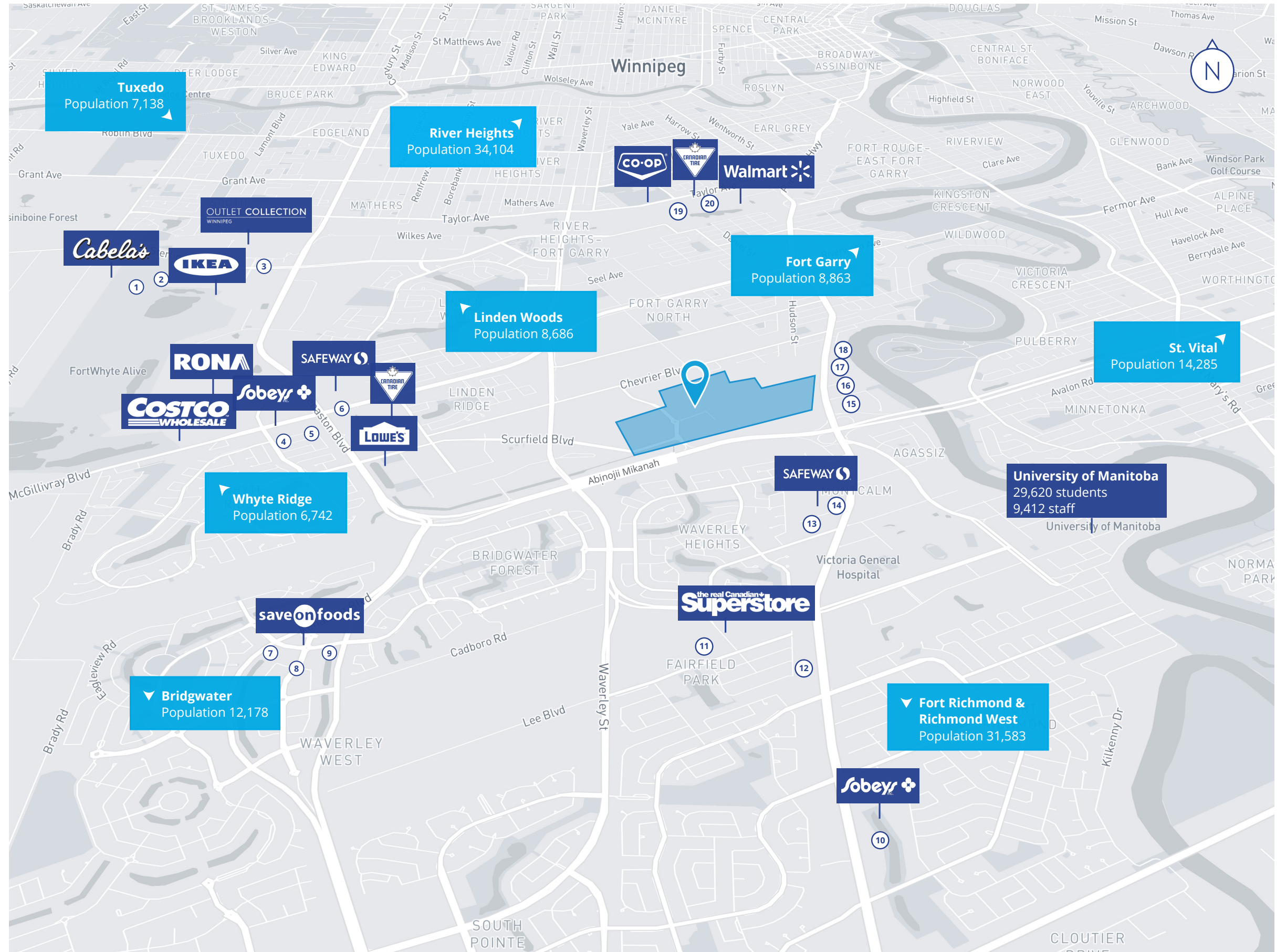


	3km radius	5 km radius	7 km radius
Current population (2022)	53,356	155,509	281,515
Projected population (2032)	66,072	187,530	336,730
Average household income	\$126,293.97	\$122,360.55	\$118,029.64
Median Age	36.7	37.4	38.1

Location Overview

Located in the centre of Winnipeg's fastest growing residential quadrants.

- 1 Tim Horton's
- 2 The Rec Room
- 3 McDonald's
- 4 Indigo
- 5 Shoppers Drug Mart
- 6 Co-op Gas Bar
- 7 Bridgwater Liquor Mart
- 8 Tim Horton's
- 9 Shoppers Drug Mart
- 10 Four Points by Sheraton
- 11 Manitoba Public Insurance
- 12 Santa Lucia Pizza
- 13 Giant Tiger
- 14 Winners
- 15 Best Buy
- 16 Staples
- 17 Toys "R" Us
- 18 Canad Inns Destination Centre
- 19 Dollarama
- 20 Sobeys





Headquartered in Calgary with offices in Toronto and Phoenix, Hopewell Development LP ("Hopewell") is the commercial development division of the Hopewell Group of Companies. For almost 30 years, businesses of all sizes and in all industries have trusted Hopewell, one of North America's leading commercial developers, to deliver intelligent and highly personalized real estate solutions.

From site selection, planning and design, to financing, construction management and leasing, Hopewell's team of experienced associates delivers customized solutions that meet the needs of tenants and owners through every phase of the development process.

Hopewell has an extensive track record in all aspects of commercial real estate development and currently has active projects in various stages of development in Vancouver, Edmonton, Calgary, Winnipeg, Toronto, Phoenix, Las Vegas and Dallas/Fort Worth.

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