



PRICE REDUCED

FOR SALE
7.8 ACRES OF PRIME
RIVERFRONT COMMERCIAL
OR MULTIFAMILY
DEVELOPMENT LAND

55 Redwood Avenue Winnipeg, Manitoba

For further property information, please contact:

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INVESTMENT OVERVIEW

Colliers' National Investment Services in Winnipeg is pleased to announce that we have been retained to act as the exclusive agent in the sale of 55 Redwood Avenue. This offering provides the opportunity to acquire 7.8 acres of premium riverfront development land in the neighbourhood of St. John's Park. The land is "permit and shovel ready" with flexible C2 zoning permitting a range of commercial or multifamily development options and is ideally situated only a five minute drive north of Winnipeg's Central Business District and Portage and Main.

Gross Site Area:

7.8 Acres

Zoning:

C2 - Commercial

Commercial Density:

Up to 700,000 SF

Multifamily Density:

Up to 300 Units

Reduced Asking Price:

\$3,900,000 (\$11 PSF)

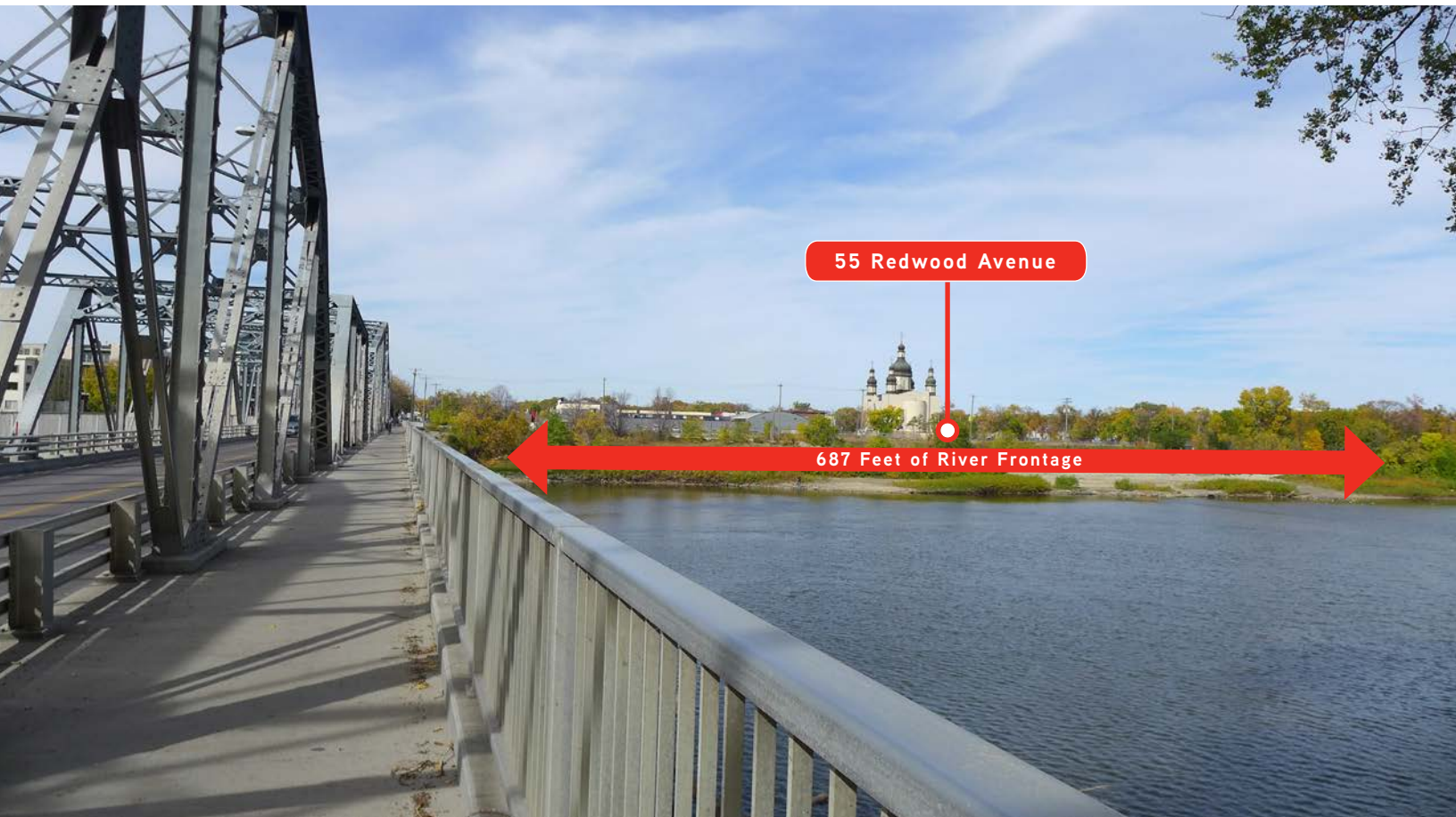
All offers will be considered by the Vendor as received



INVESTMENT OVERVIEW

- Opportunity to acquire a premium riverfront commercial or residential development site with Main Street and Redwood Avenue access. The large footprint and expansive views make the property an appealing offering to a variety of local and national developers, users, and business owners.
- Located in the West Kildonan area of Winnipeg, one of Winnipeg's fastest growing suburban regions, and surrounded by dense residential neighbourhoods and ample value drivers such as schools, commercial amenities, and parks.
- Situated adjacent to St. John's Park and Redwood Centre, and only a five minute drive north of Winnipeg's Central Business District.
- On-going redevelopment of nearby properties is an encouraging neighbourhood trend (e.g. the \$66.7 million expansion and revitalization of Holy Family Care Home and the redevelopment master plan for St. John's Park).





OFFERING PROCESS

55 Redwood Avenue is offered for sale at a reduced list price of \$3,900,000 (\$11 PSF of Gross Land Area) with all offers and/or expressions of interest to be reviewed and considered by the Vendor as received. Please contact Don White or Clarise Maré at Colliers International for additional property information and to receive a copy of the available Confidential Information Memorandum (CIM).

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