

PRICE REDUCED

FOR SALE

RIVERFRONT COMMERCIAL OR MULTIFAMILY DEVELOPMENT LAND

Main Street
MAIN STREET ACCESS

Redwood Avenue

7.8 Acres

55 REDWOOD AVENUE

WINNIPEG, MANITOBA



7.8 Acres



Flexible
Zoning



Commercial
or Residential
Suitability



Shovel
Ready



Walk Score
85



5 Minutes to
Portage & Main



Public Transit
Access



Riverfront
Land

FEBRUARY 2020



COLLIERS INTERNATIONAL
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FOR SALE

FEBRUARY 2020

55 REDWOOD AVENUE, WINNIPEG, MANITOBA



Colliers' National Investment Services in Winnipeg is pleased to confirm that we continue to act as the exclusive agent in the sale of 55 Redwood Avenue in Winnipeg, Manitoba. 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 facilities and multi-family development situated only a five minute drive north of Winnipeg's Central Business District and Portage and Main.

HIGHLIGHTS

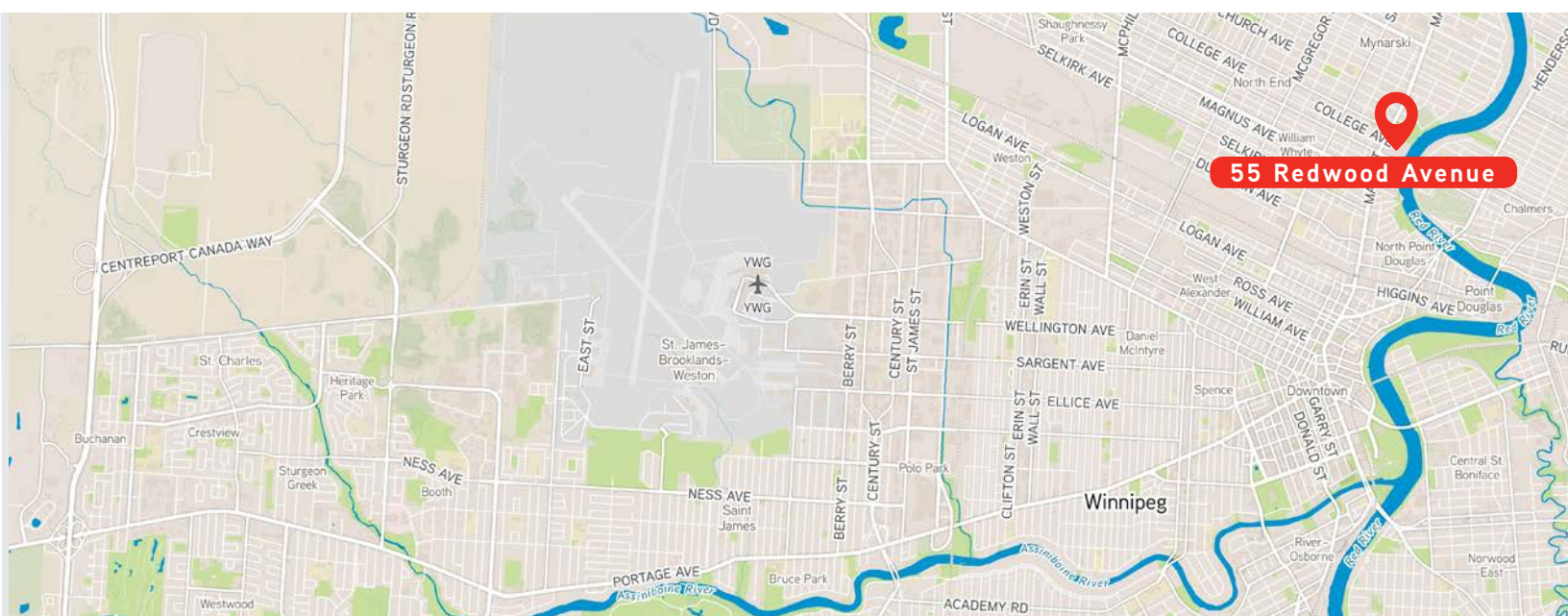
- Opportunity to acquire a premium riverfront commercial or residential development site with Main Street and Redwood Avenue access. The large footprint and expansive views make the property an appealing offering to a variety of local and national developers, users, and business owners.
- Located in 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 expansion and revitalization of Holy Family Care Home and the redevelopment master plan for St. John's Park).

OFFERING PROCESS

As of February 2020, now offered for sale at a reduced price of \$3,900,000 (\$11 per SF of gross land area or \$17 per SF of assessed land area) with all offers to be considered by the Vendor as received.

SALIENT FACTS

Civic Address:	55 Redwood Avenue, Winnipeg, Manitoba
Gross Land Area:	7.8 acres
Assessed Land Area:	5.4 acres as stated by City of Winnipeg Assessment and Taxation
Zoning:	C2 - Commercial Community
Permitted Developments:	Office business park, retail centre, assisted living facility, multi-family etc.
Max. Building Height:	49 feet or +/- 5 storeys (as currently zoned)
Commercial Density:	The maximum floor ratio of 3.0 permits over 500,000 SF of development potential based on the assessed land area.
Multifamily Density:	Potential of up to 300 units (as currently zoned)
Site Access:	Main Street and Redwood Avenue
Offering Price:	Reduced to \$3,900,000 (\$11 per SF of gross land area or \$17 per SF of assessed land area) with all offers to be submitted to Colliers and considered by the Vendor as received.





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