

DEVELOPMENT OPPORTUNITY NEAR MAIN STREET



BUILDING WITH ADDITIONAL LAND FOR SALE

275 - 281 SELKIRK AVENUE

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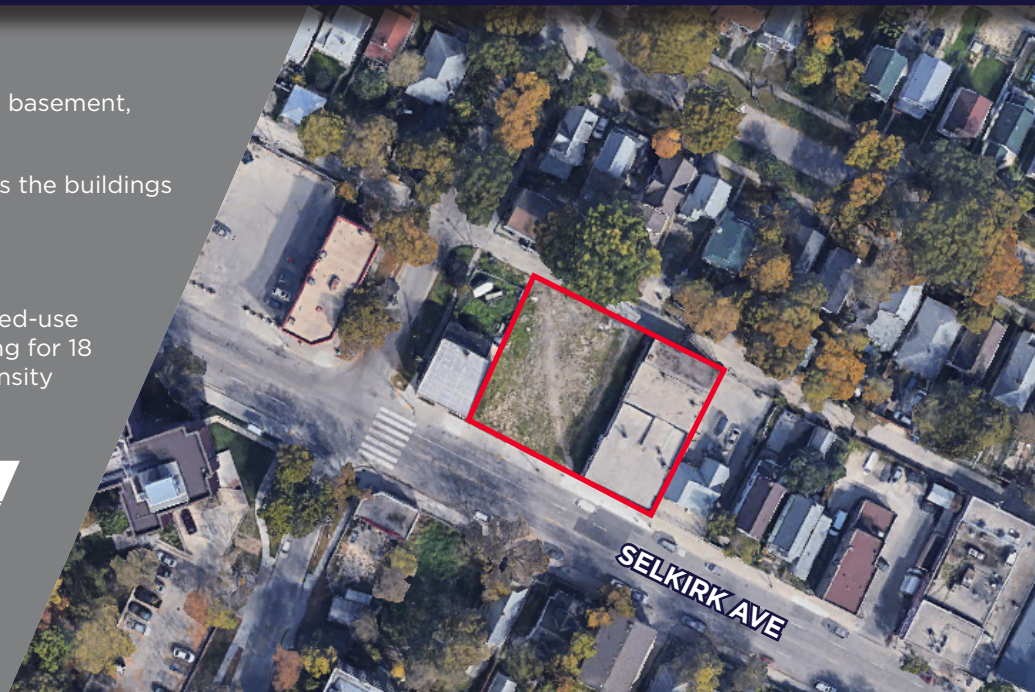


PROPERTY HIGHLIGHTS

(+/-) 5,333 SQ. FT. WITH A (+/-) 2,196 SQ. FT. BASEMENT
(+/-) 0.34 TOTAL ACRES AVAILABLE

- 14,869 sq. ft of land offering a development opportunity in the North End
- 275 Selkirk Ave has a (+/-) 5,333 sq. ft. 2-storey building with (+/-) 2,196 sq. ft. basement, currently used as storage space
- 275 Selkirk Ave could be utilized as office space or recording studio, which was the buildings previous use
- Property is a 2 minute walk from Main Street with transit access
- Discussions with the City of Winnipeg show that the City would support a mixed-use multi-family development of medium-high density in the RMF-M range, allowing for 18 units with ground floor commercial. Rezoning the land may result in higher density
- All 3 lots zoned C2

PURCHASE PRICE	\$759,900
PROPERTY TAXES (2024)	275 SELKIRK AVE: \$11,464.98
	281 SELKIRK AVE: \$2,389.25
	ROLL NO. 14010065100: \$1,292.97
	TOTAL: \$15,147.20



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DOWNTOWN WINNIPEG

MAIN STREET

275-281 SELKIRK AVE

SELKIRK AVE

SCORES



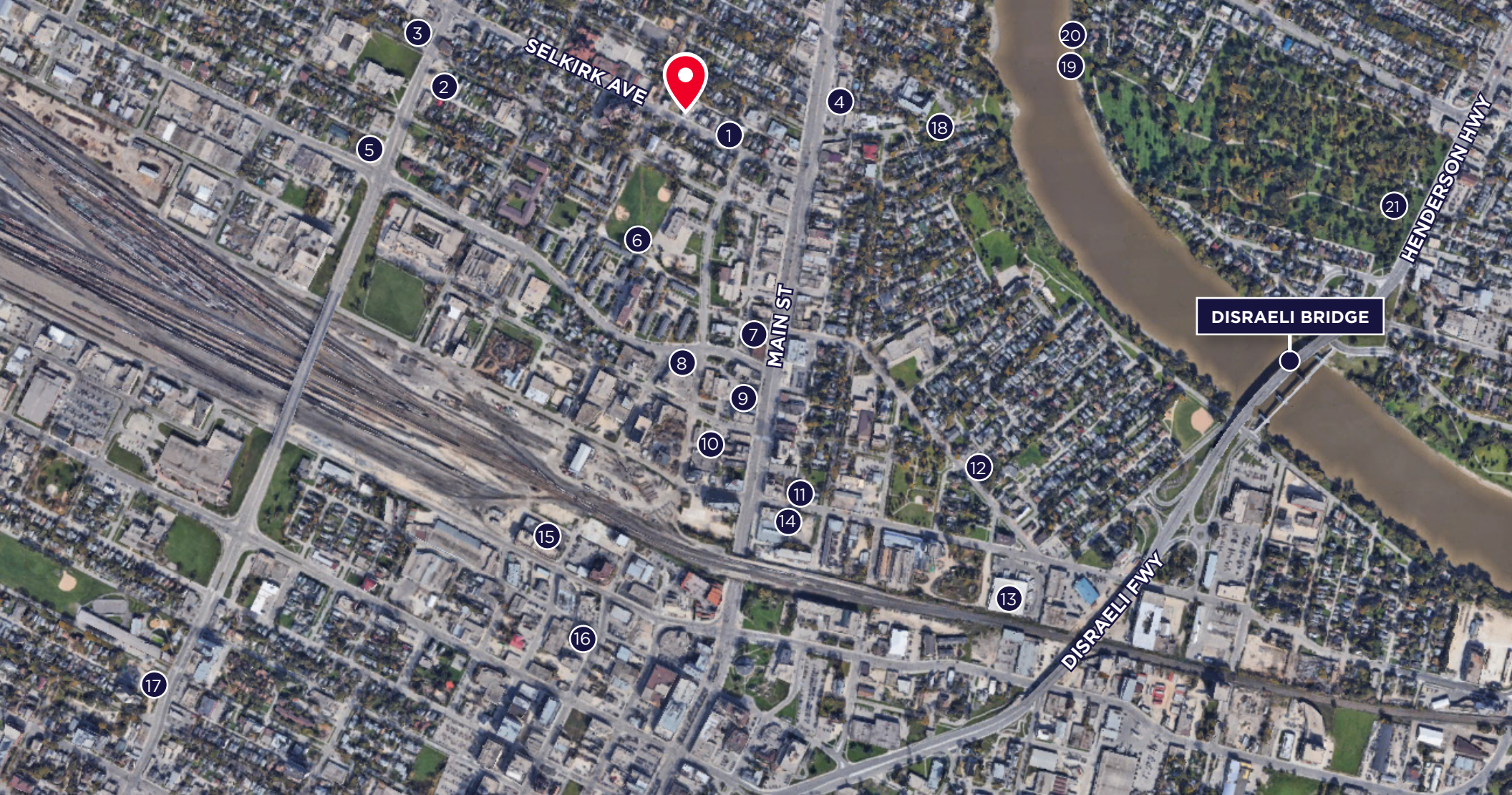
87



91



67



LOCAL AMENITIES

- | | |
|---|------------------------------------|
| 1 | GUNN'S BAKERY |
| 2 | 7-ELEVEN |
| 3 | 204 FUELS |
| 4 | LIQUOR MART |
| 5 | TOWN AUTOBODY |
| 6 | TURTLE ISLAND NEIGHBOURHOOD CENTRE |
| 7 | YALE HOTEL |

- | | |
|----|-------------------------------|
| 8 | CITY BREAD |
| 9 | NORTHERN HOTEL |
| 10 | INNERCITY AUTOBODY |
| 11 | MANITOBA GARAGE DOORS |
| 12 | METRO MEAT PRODUCTS |
| 13 | STURGEON TIRE DISTRIBUTORS |
| 14 | MOTHER EARTH RECYCLING CENTER |
| 15 | ACCESS STORAGE |

- | | |
|----|---------------|
| 16 | SILAM MISSION |
| 17 | TIM HORTONS |



CONTACT

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**CUSHMAN &
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Winnipeg



Stevenson

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