

LAND FOR SALE  
(+/-) 21.56 ACRES AVAILABLE

# 1284 Wilkes Avenue Winnipeg, MB

(+/-) 1,500 Feet of Frontage  
on Kenaston Boulevard

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**CUSHMAN &  
WAKEFIELD**  
Winnipeg



**Stevenson**





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**1284 Wilkes Ave**

(+/-) 21.56

**ACRES AVAILABLE**

**\$950,000 Per Acre**



### **Generational Opportunity**

Highly sought-after M2-zoned development land in SW Winnipeg



### **Direct Access**

Off Wilkes Avenue



### **Excellent Visibility**

With daily traffic count of 100,000 vehicles at corner of Kenaston and Sterling Lyon



### **Amenity Rich Area**

Adjacent to Seasons of Tuxedo, The Outlet Collection and Winnipeg's newest luxury auto dealership corridor



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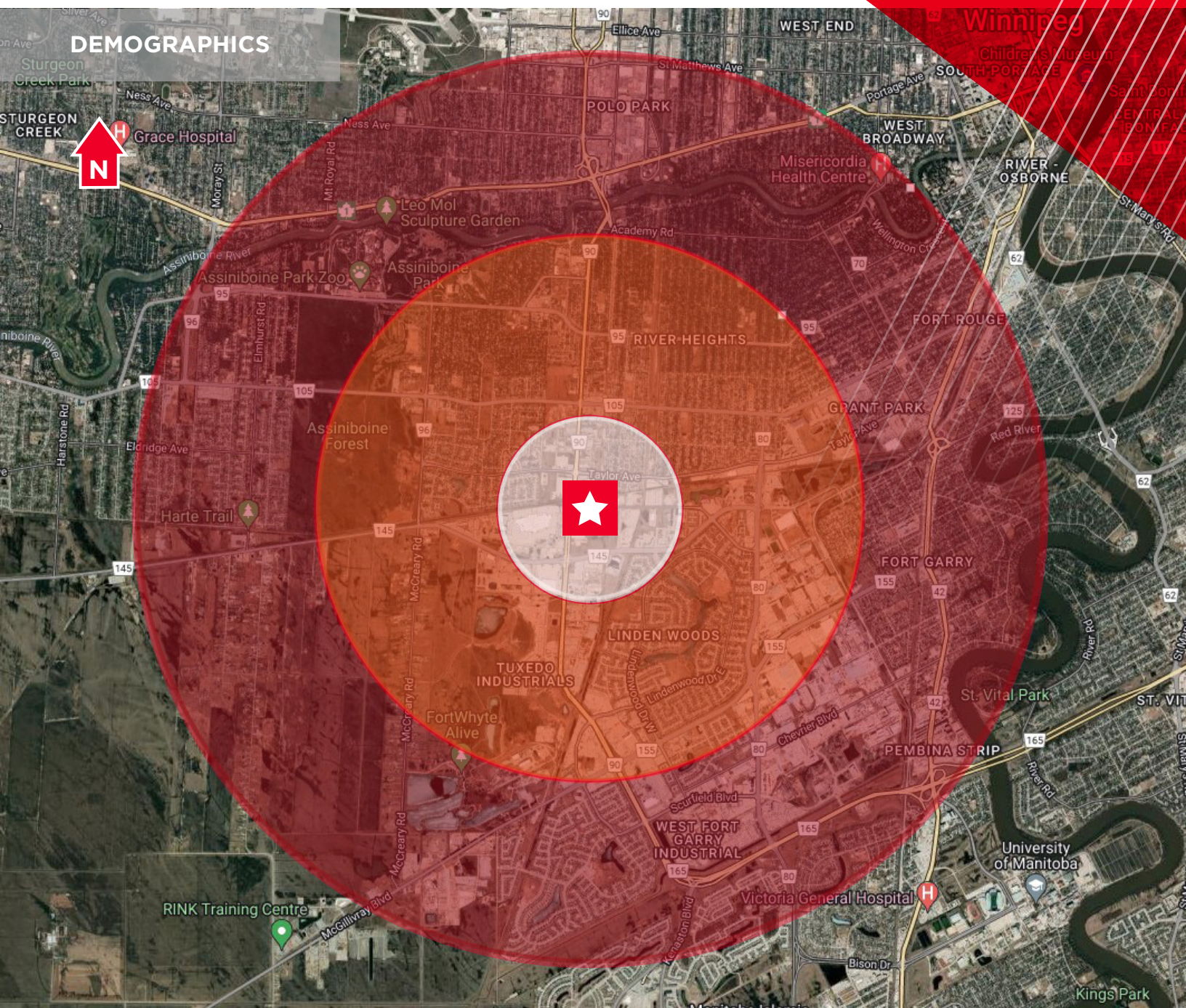
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	POPULATION	MEDIAN AGE	TOTAL HOUSEHOLDS	AVERAGE HOUSEHOLD INCOME
1KM	5,228	50	2,586	\$95,341.91
3KM	41,223	46	17,256	\$143,699.17
5KM	126,795	42	51,439	\$122,136.98

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