

PRIME DEVELOPMENT OPPORTUNITY OR CAR WASH/AUTOMOTIVE USER OPPORTUNITY JUST SOUTH OF DOWNTOWN WINNIPEG



FOR SALE
344 GERTRUDE AVE

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THE OFFERING

SALE LIST PRICE: \$2,600,000

Prime Location with High Exposure along Donald Street near Confusion Corner

- Turnkey full-service car wash with excess land
- Significant future re-development potential
- Situated within Corydon-Osborne Secondary Plan, designated “High-Rise TOD Mixed Use”, with max allowable density of approximately 118 residential units in a building up to 200’ in height
- Recent Phase 1 ESA available, Phase 2 ESA not recommended

Address	344 Gertrude Avenue
Zoning	C2
Building Size	5,040 sf
Land Size	23,613 sf (0.54 acres)
Year Built	1964
Property Tax	\$26,832.69 (2024)



LOCATION OVERVIEW

SHOPPERS DRUG MART
SAFeway
Ingredients for life
100 LIQUOR MART
Starbucks

Prairie DONAIR.
Mary BROWN'S CHICKEN
TOKYO SMOKE

WSRC
Winnipeg Squash Racquet Club

Winnipeg Winter Club



LEOPOLDS TAVERN
Phở Hoàng
MODERN VIETNAMESE
CARLOS & MURPHY'S
KAWAII CREPE

Robed Expectations
WAKOYA
Naru Sushi
Sukhothai RESTAURANT

vitahealth
CRUMB QUEEN FRESH MARKET

Sous Sol

DOLLARAMA
BURGER KING
petvalu

DALY BURGERS
CONFUSION CORNER
DRINKS • FOOD

BAR-I
Saffron's RESTAURANT

THOM BARGEN
7 ELEVEN

PASSERO
Shell
Pizza Hut

RAMALLAH CAFE

SOOKRAM'S
BREWING CO.

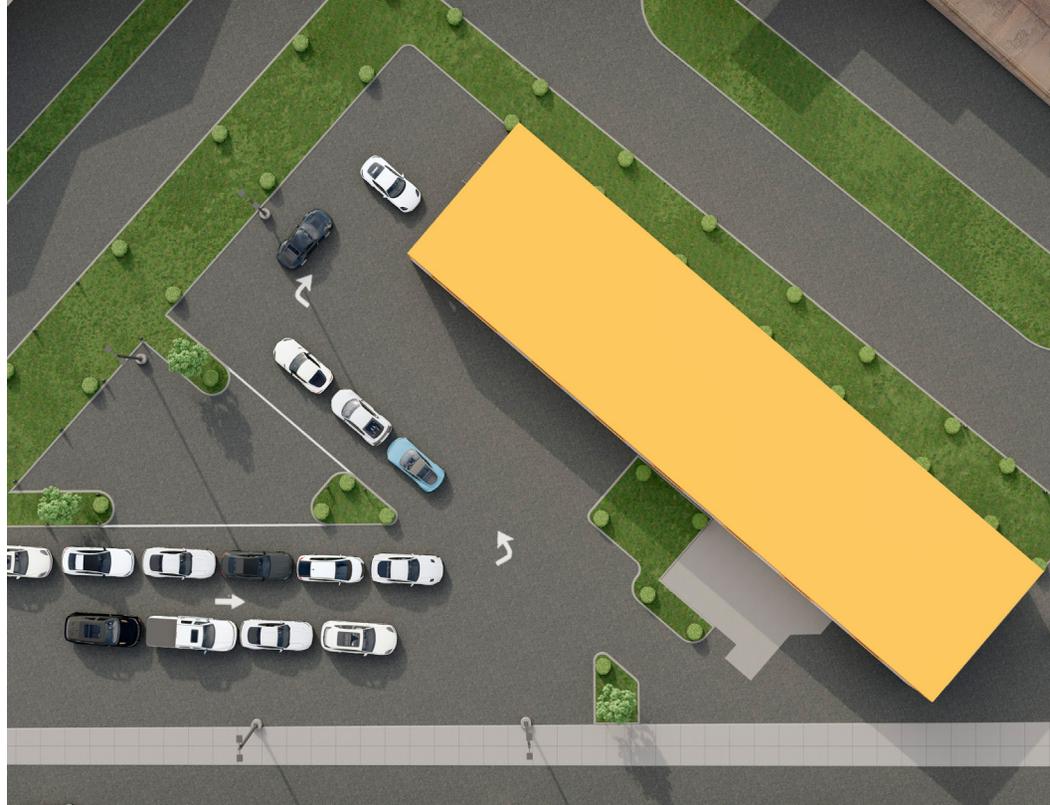
CO-OP

FRIEND
BAKERY & PIZZA
CHAEBAN
ICE CREAM

McDonald's



IMAGES





CONTACT

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