

MULTI-FAMILY DEVELOPMENT LAND IN CENTRAL WINNIPEG

579 MCDERMOT AVENUE



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PROPERTY HIGHLIGHTS

(+/-) 8,121 SF AVAILABLE

- Opportunity to acquire a vacant multifamily development site in Central Winnipeg
- Zoned RMF-L
- Development potential for up to approximately 50 units (purchasers are responsible for conducting their own due diligence regarding the development potential and number of units achievable)
- Adjacent to Health Sciences Centre, Children's Hospital, and Manitoba Clinic
- Within close proximity to Red River College Polytechnic and the University of Winnipeg
- Walking distance to grocery stores, public transit, and surrounding neighbourhood amenities
- Located near significant public and private redevelopment initiatives

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Total Property SF (+/-): 8,121 SF

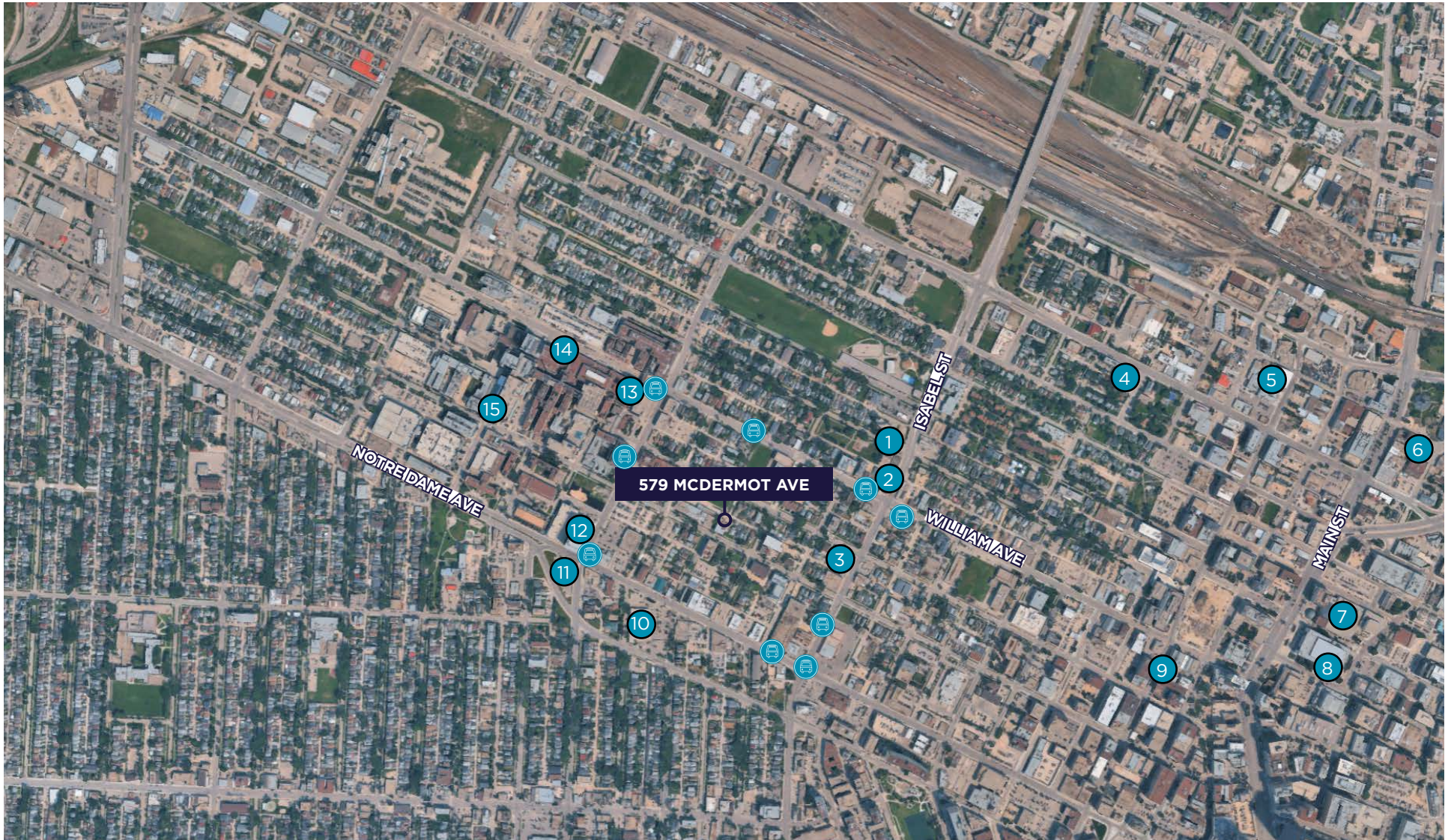
Total Land Acres (+/-): 0.19

Sale List Price: \$1,250,000

Property Taxes: \$3,881.31 (2026)

AMENITIES MAP

- | | | | |
|---|-------------------------|----|----------------------------------|
| 1 | TIM HORTONS | 9 | CLEMENTINE CAFE |
| 2 | DING HO RESTAURANT | 10 | NO FRILLS |
| 3 | DINO'S GROCERY MART | 11 | KFC |
| 4 | CHEERS RESTAURANT | 12 | MANITOBA CLINIC |
| 5 | SILOAM MISSION | 13 | CHILDREN'S HOSPITAL |
| 6 | SALVATION ARMY | 14 | HEALTH SCIENCES CENTRE |
| 7 | MANITOBA MUSEUM | 15 | UNIVERSITY OF MANITOBA BANNATYNE |
| 8 | CENTENNIAL CONCERT HALL | 16 | RED RIVER COLLEGE |



AERIAL VIEW





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