

MULTI-FAMILY DEVELOPMENT LAND IN CENTRAL WINNIPEG

620 WILLIAM AVENUE



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PROPERTY HIGHLIGHTS

(+/-) 3,211 SF AVAILABLE

- Opportunity to acquire a vacant multifamily development site in
- Central Winnipeg
- Zoned RMF-S
- Development potential for up to approximately 18 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 (+/-): 3,211 SF

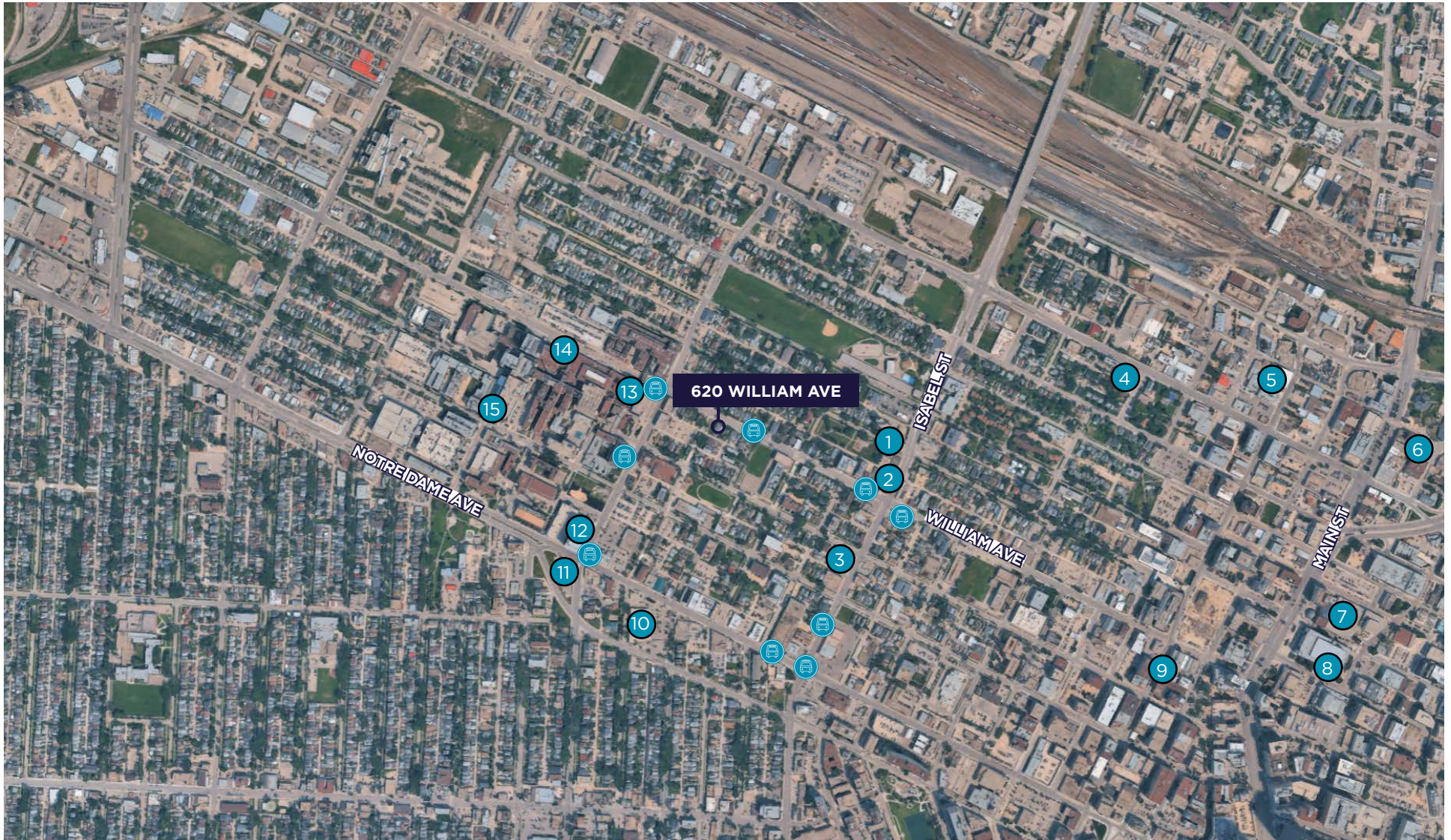
Total Land Acres (+/-): 0.07

Sale List Price: \$450,000

Property Taxes: \$2,615.33 (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





CONTACT

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