

FOR SALE

3165 MCGILLIVRAY BLVD.

WINNIPEG, MANITOBA

4.2 +/- ACRES VACANT LAND

Property Summary

Land Area	4.2 +/- Acres
Property Taxes (est.)	\$4,237
Zoning	ML - Industrial Light Zone
Price	\$250,000 per acre

Parcel 7

Includes Road Allowance, less 50-foot strip of Road Widening along McGillivray Boulevard.

Frontage - Diagonal	250.85 ft
Depth W.S	371.03 ft
Depth R.S	238.61 ft
Rear	213.00 ft
Size	1.48 +/- Acres

Note: The size is 0.52 acres larger than shown by Provincial Assessor, as part of Parcel 3. The south portion is omitted.

Parcel 3

Lot Dimensions	213 ft x 658.30 ft
Size	2.75 +/- Acres

Includes one-story bungalow and garage on East side of property.

Location

- Situated just outside of Winnipeg City limits near McCreary Road.
- Excellent access to McGillivray and Kenaston Boulevards as well as Bishop Grandin Boulevard and the Perimeter Highway.
- RM of MacDonald.

Features

- Low property tax.
- Hydro, Gas and MTS service to Lot Line.
- Water line from the Rural Municipality of MacDonald.

Demographics

	3 Mile Radius	5 Mile Radius
Total Population	27,335	154,738
Private Households	9,010	62,068
Average Age	35.6	39.5
Avg Household Income <small>(Reference: Statistics Canada 2006 Census)</small>	\$117,618	\$81,736

Traffic

- 7,300 vehicles per day on McGillivray Boulevard at McCreary Road.
(Reference: City of Winnipeg Transportation Department, 2007)



3165 M^CGILLIVRAY BOULEVARD

LEASING INQUIRIES
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3165 McGillivray Boulevard

Winnipeg, Manitoba

Site Plan

