

ANGES ST

SARGENT AVE

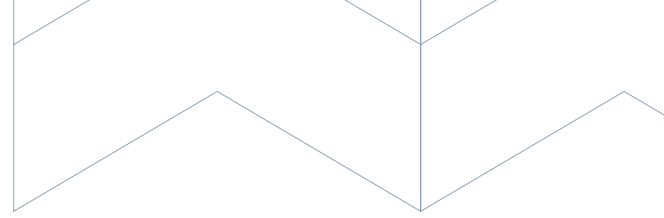


**SUBJECT  
PROPERTY**

578 Agnes Street, Winnipeg, Manitoba

# Land for Potential Multi-Family Development

For Sale 



## Property Details

**\$275,000 \$225,000**

SALE PRICE

**\$2,188.68**

PROPERTY TAXES (2023)

**+/- 5,223 sq.ft.**

TOTAL LAND AREA

**53' x 98'**

SITE DIMENSIONS

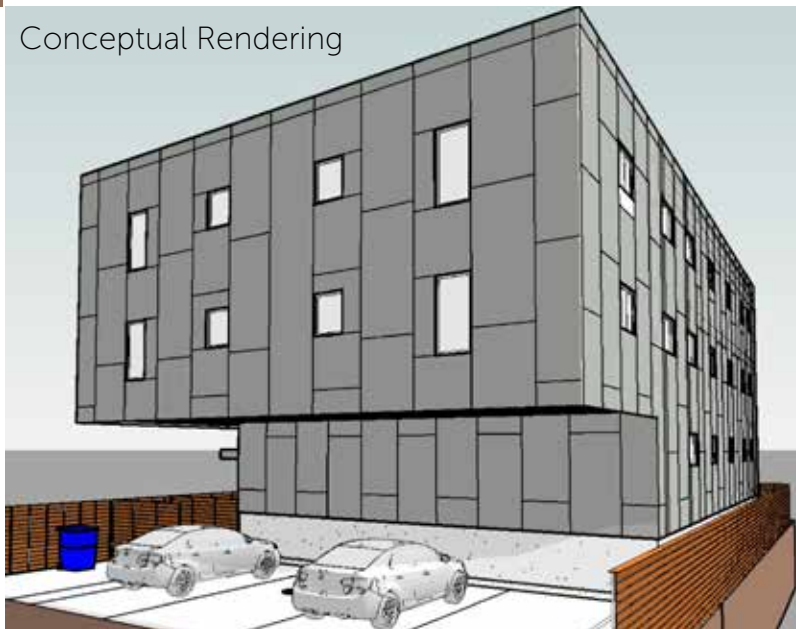
**R2 - Residential**

ZONING

## Property Summary

- Formerly occupied by a 20-unit apartment building, this redevelopment site is now primed for a new multi-family housing project
- Current owner has engaged in constructive dialogues with the City of Winnipeg and has garnered favourable responses regarding the potential rezoning for multi-family use, contingent upon the implementation of affordable rental units
- Located on the west side of Agnes Street, just south of Sargent Avenue and in close proximity to a variety of commercial and multi-family properties

Conceptual Rendering



## Highlights



**AMPLE**  
Street Parking  
Available

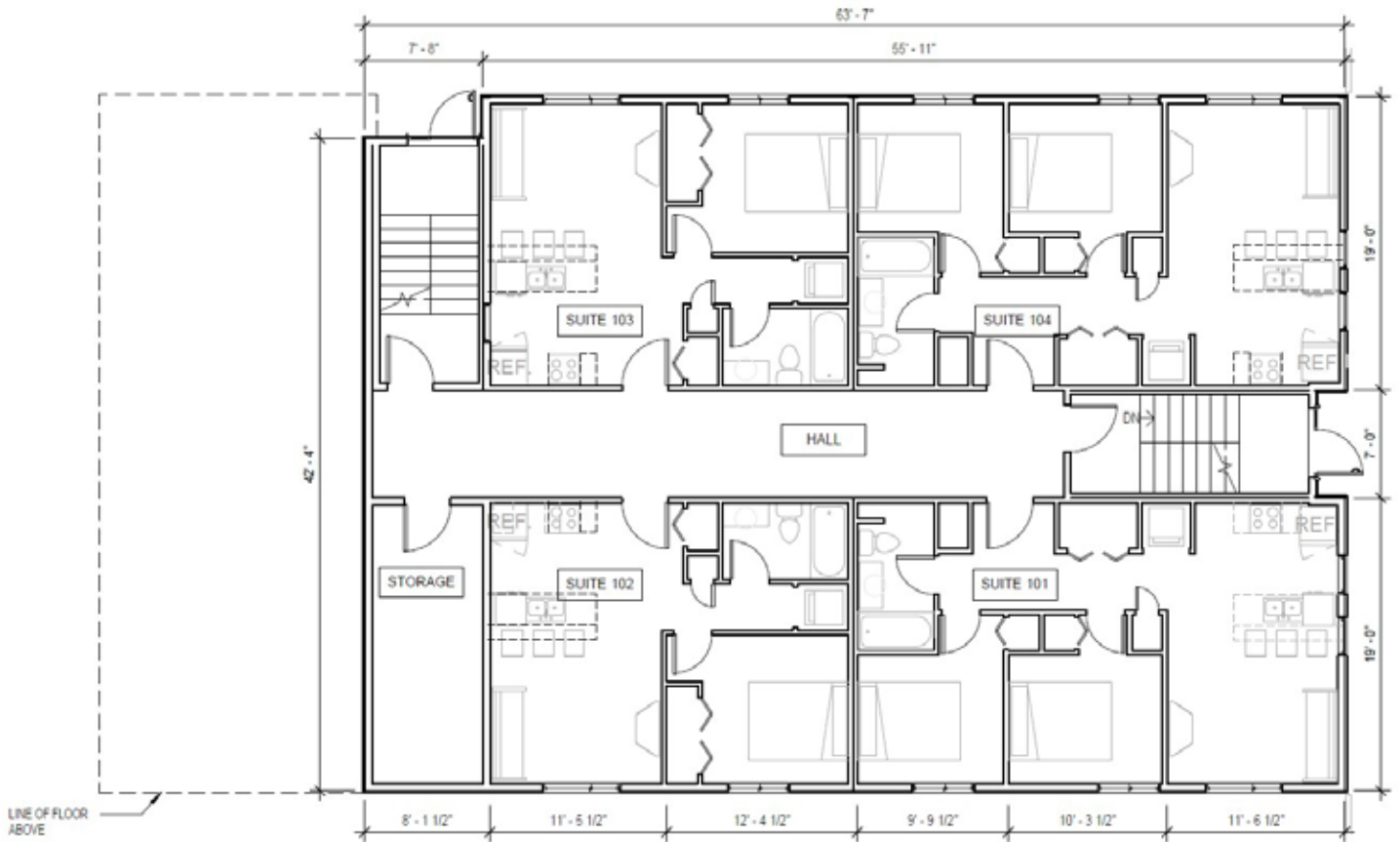


**Convenient Access**  
to Public Transit

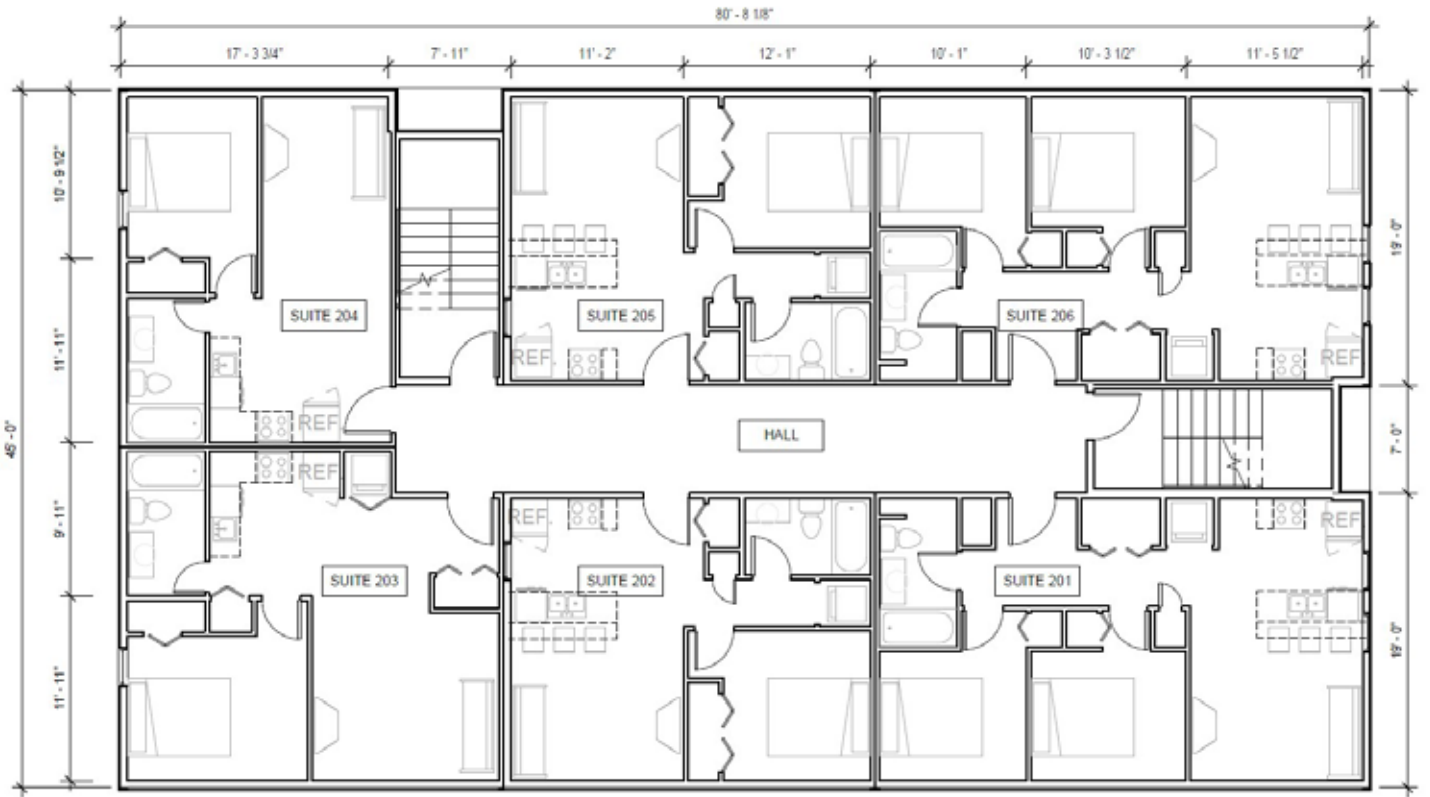


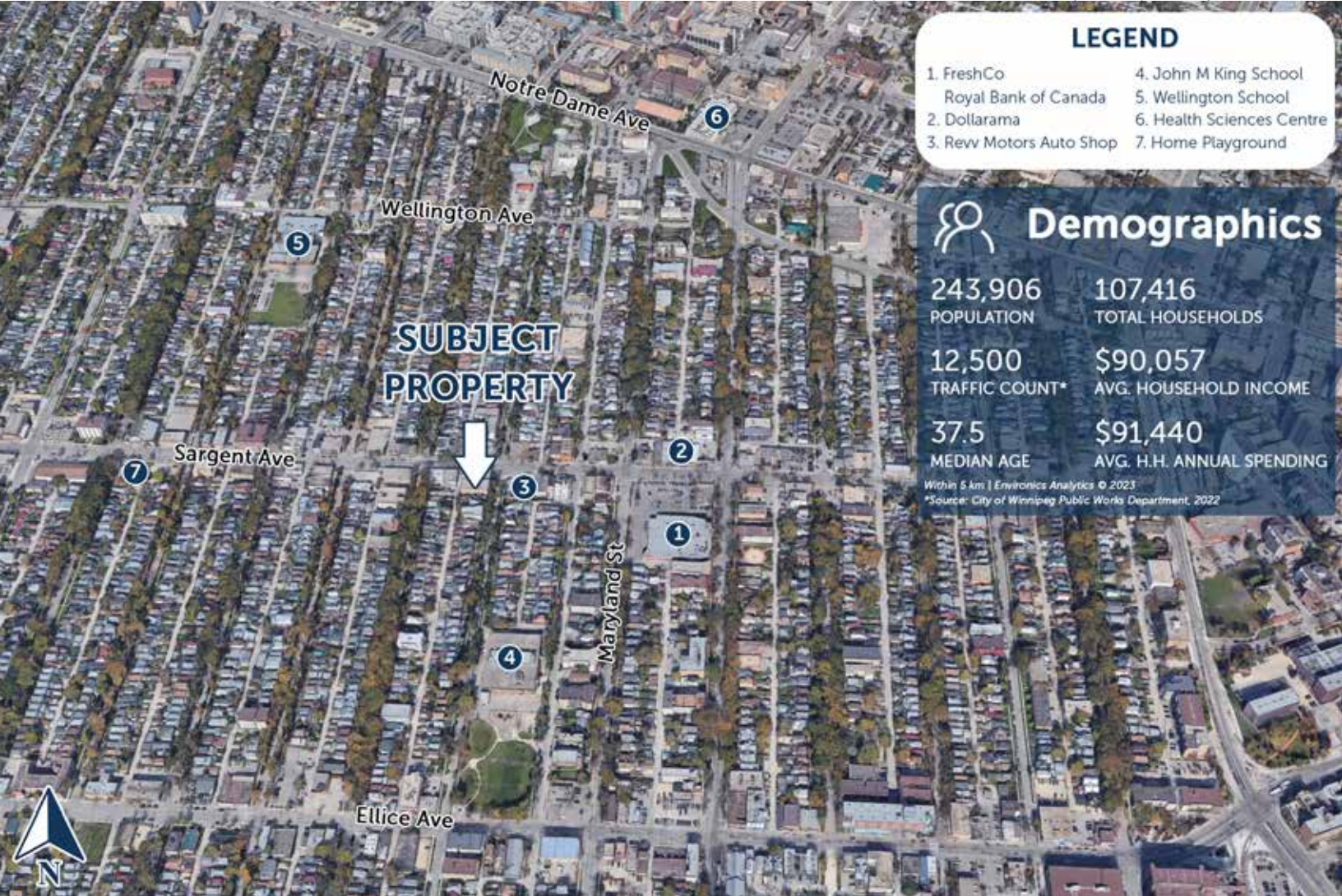
**Ideally Suited For**  
Multi-Family  
Redevelopment

# Sample Main Floor Plan



# Sample Second & Third Floor Plan





**LEGEND**

1. FreshCo	4. John M King School
Royal Bank of Canada	5. Wellington School
2. Dollarama	6. Health Sciences Centre
3. Rev Motors Auto Shop	7. Home Playground

**Demographics**

243,906	107,416
POPULATION	TOTAL HOUSEHOLDS
12,500	\$90,057
TRAFFIC COUNT*	AVG. HOUSEHOLD INCOME
37.5	\$91,440
MEDIAN AGE	AVG. H.H. ANNUAL SPENDING

Within 5 Km | Environics Analytics © 2023  
\*Source: City of Winnipeg Public Works Department, 2022



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