

NORTH ATLAS

COMMERCIAL REAL ESTATE

Development Land Portfolio

210 Talbot Avenue &
249 Midwinter Avenue
Winnipeg, MB



Price: \$575,000

249 Midwinter

Lot Size: 7,561 SF
Planned: 10 Unit
Zoning: R2

210 Talbot Ave

Lot Size: 7,515 SF
Planned: 9 Unit
Zoning: R2

North Atlas Commercial Real Estate

1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

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FOR SALE | 210 Talbot Ave and 249 Midwinter Ave | Winnipeg, MB

PROPERTY HIGHLIGHTS

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North Atlas Commercial Real Estate is pleased to present an excellent opportunity to acquire a portfolio of two infill lots in close proximity with the potential to construct up to a combined 19 apartment units.



210 Talbot Avenue is near permit ready with approved plans for seven 2 bedroom units and two 1 bedroom units. House on lot to be demolished by Purchaser.

210 Talbot

Conceptual Rendering



249 Midwinter Avenue is a vacant lot. City of Winnipeg has expressed support for 10 apartment units comprised of four 3 bedroom units and six 2 bedroom units.

249 Midwinter

Conceptual Rendering

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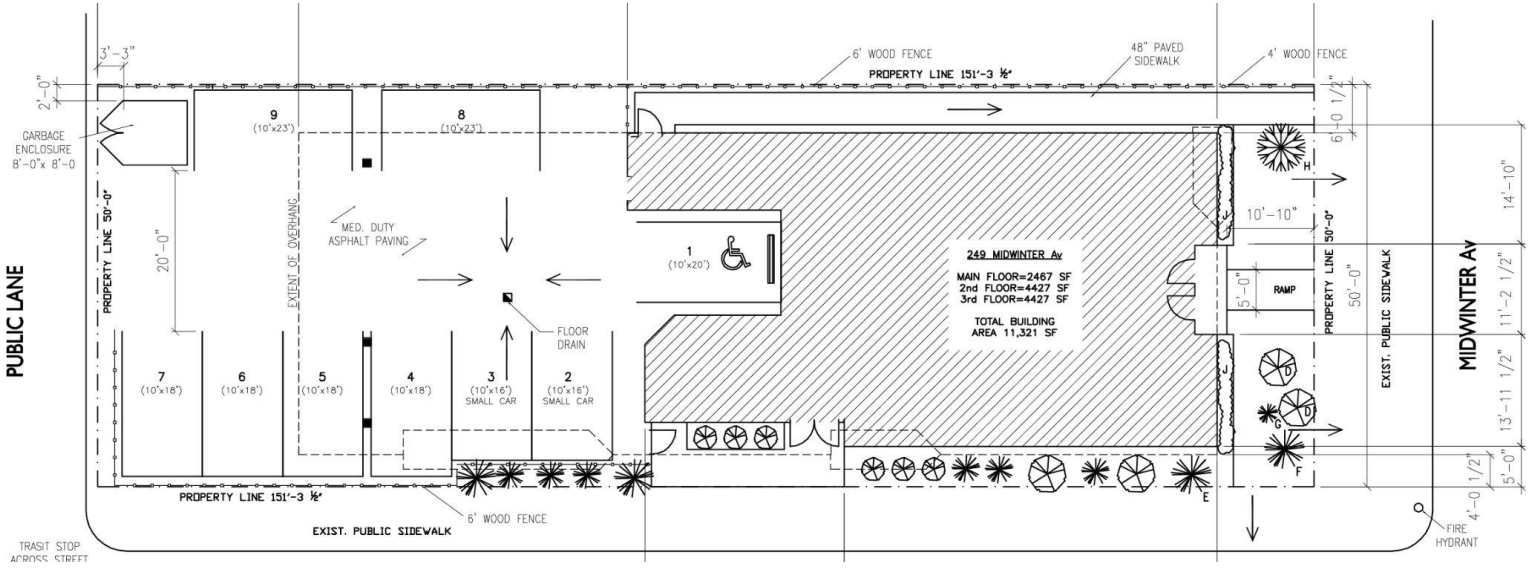
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249 MIDWINTER SITE PLAN

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Corner lot across from riverfront park, 3 minutes to Waterfront Drive.



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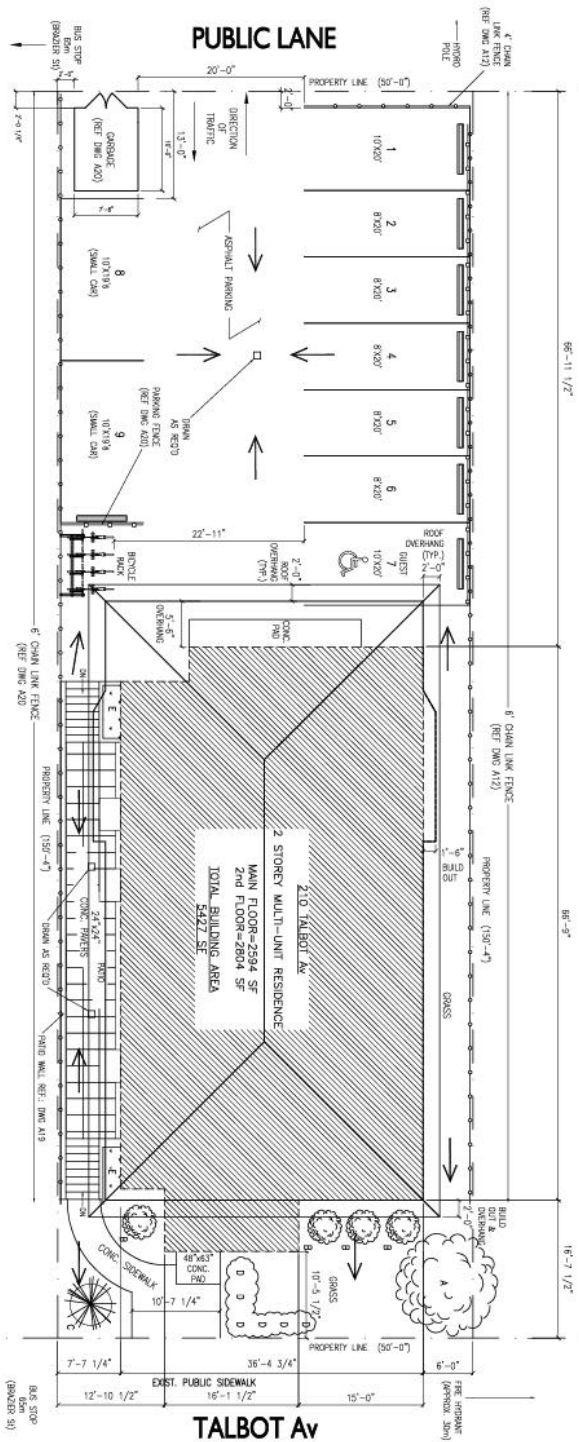
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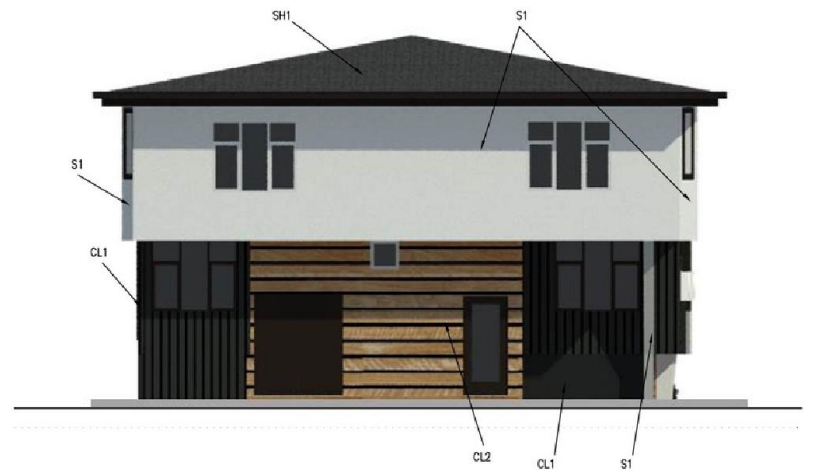
210 TALBOT SITE PLAN

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NORTH ELEVATION



SOUTH ELEVATION
SCALE: NTS

Conceptual Renderings

Plans for efficient 9 unit block directly across from Mennonite Brethren Collegiate Institute.



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AREA CONTEXT

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210 Talbot Avenue and 249 Midwinter Avenue are located in close proximity to downtown Winnipeg, in a riverfront community, near parks and numerous amenities.



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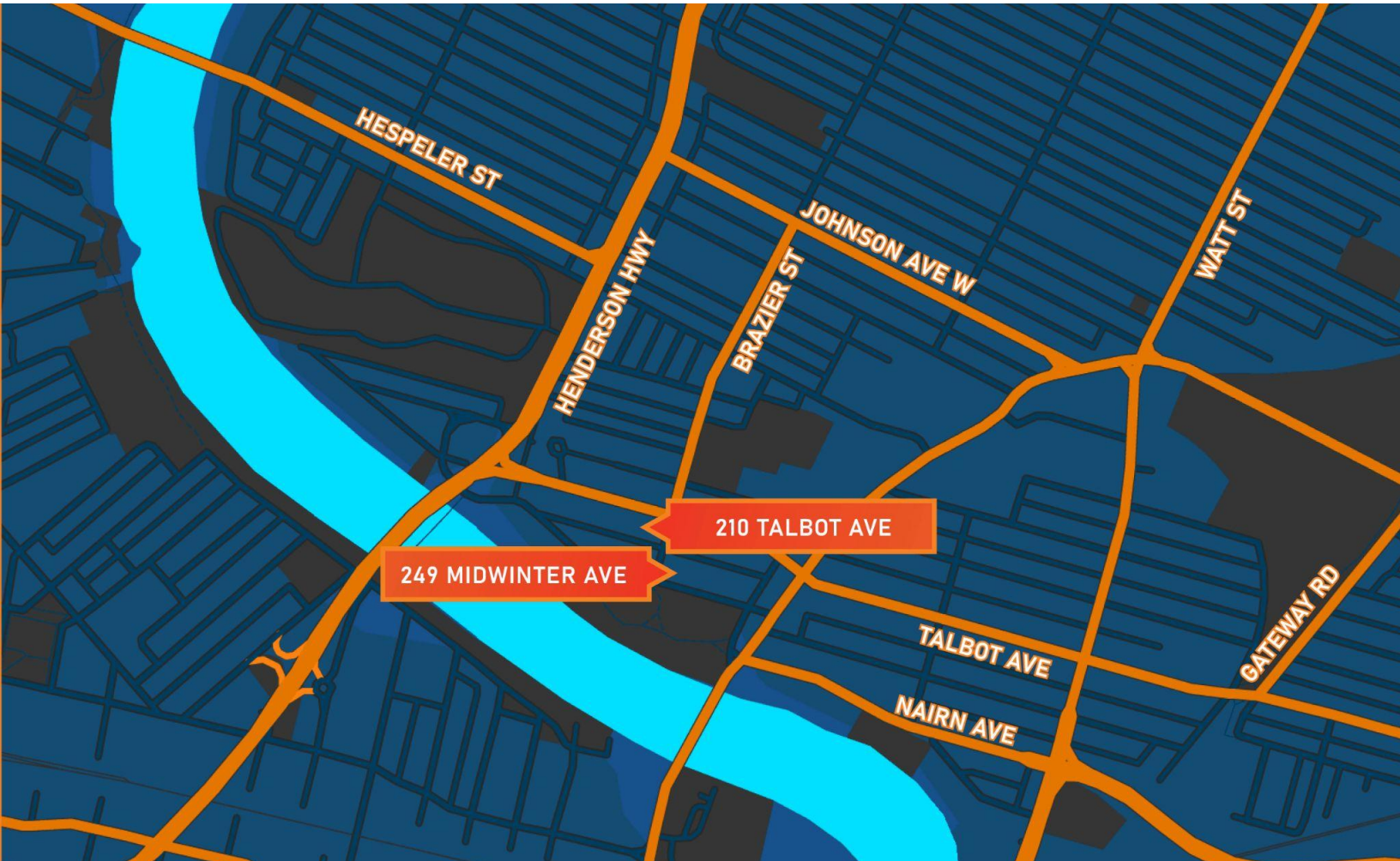
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DEVELOPMENT LAND PORTFOLIO

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