

Mark Thiessen

COMMERCIAL REALTOR®



RENDERING NOT EXACT REPRESENTATION OF DRAWINGS

145 & 149
SPENCE STREET

WINNIPEG, MANITOBA

DEVELOPMENT OPPORTUNITY

RE/MAX
PROFESSIONALS

MARK THIESSEN

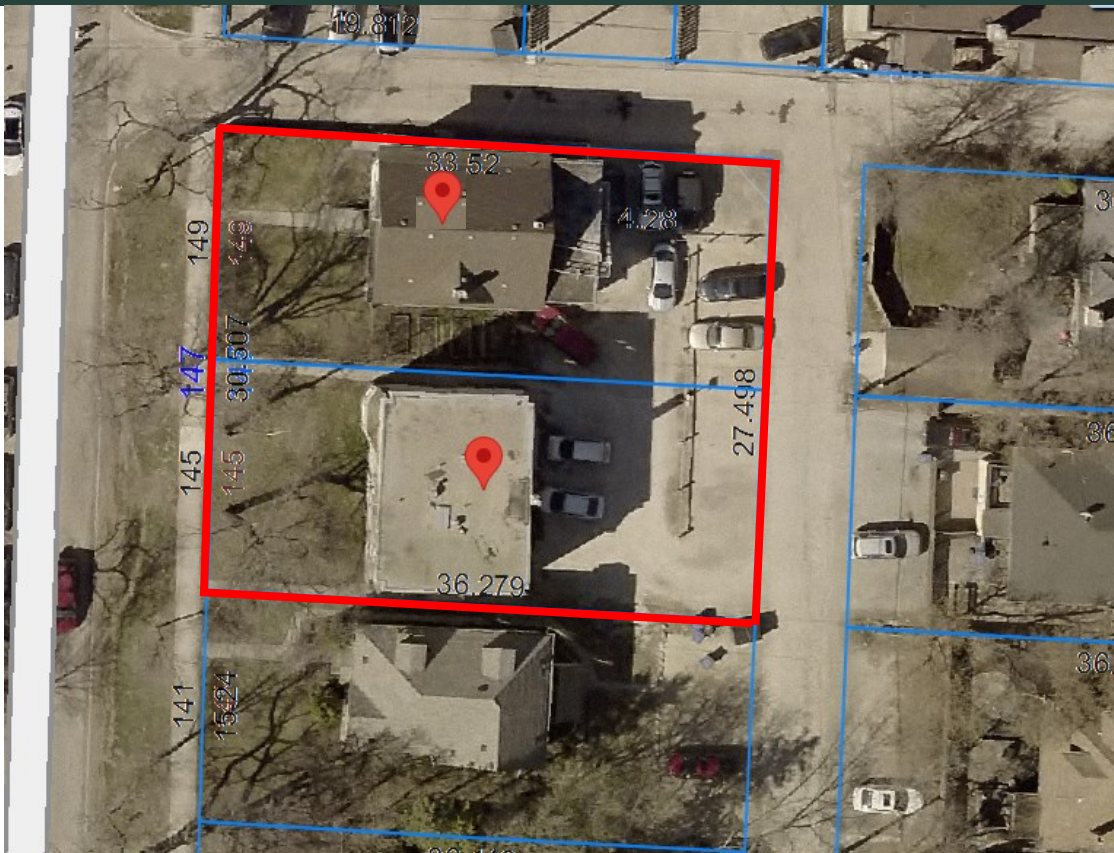
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RE/MAX
COMMERCIAL

PROPERTY FEATURES

- Property titles have been combined
- Properties have been rezoned to RMF-L
- Demolition permit is being obtained to remove the two existing structures
- Construction plans are available to create 18 rental units with 4 being governed by affordable housing levels
- Possibility to now create up to 24 rental units on these parcels
- Nice quiet block on Spence between Broadway and Westminster

PROPERTY LOCATION - Located on Spence Street between Broadway and Westminster



ASKING PRICE: \$ 900,000.00 PLUS APPLICABLE TAXES

PROPERTY DETAILS

LOT AREA: 11,940 SF

ZONING: RMF-L

TAXES: \$ 8,517.80 (2023)

