



RENDERING NOT EXACT REPRESENTATION OF DRAWIN

145 & 149 **SPENCE STREET**

WINNIPEG, MANITOBA

DEVELOPMENT OPPORTUNITY





145 & 149 SPENCE STREET



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

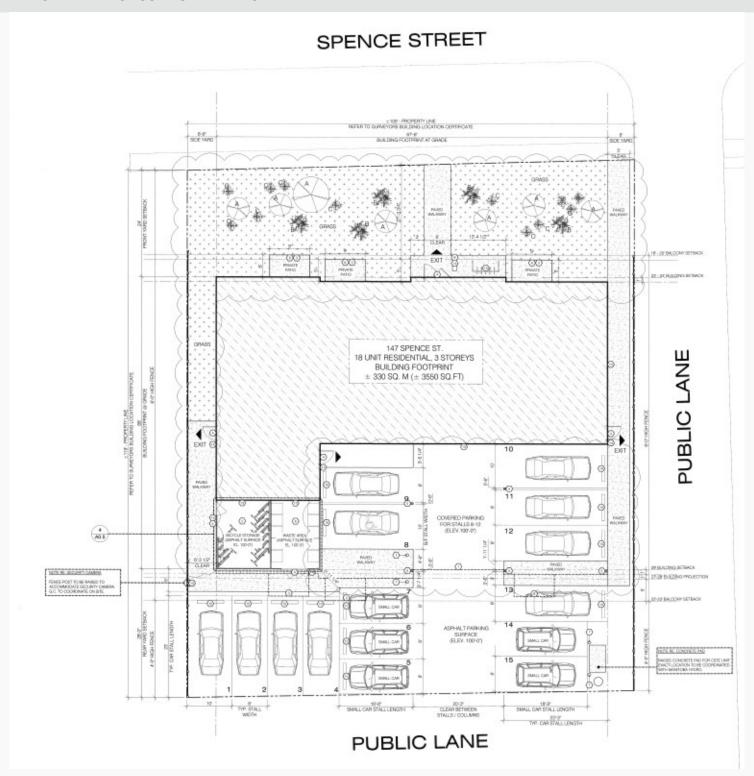
LOT AREA: 11,940 SF **ZONING:** RMF-L **TAXES:** \$ 8,517.80 (2023)







PROPERTY PROPOSED SITE PLANS



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