

An aerial photograph of a large residential development in Waverley West, Winnipeg, MB. The image shows numerous multi-family residential buildings, some completed and some under construction. A network of roads and winding waterways (streams or ponds) is visible throughout the site. Three specific land parcels are highlighted with white outlines: one large parcel on the left side, and two smaller parcels in the lower-middle section. The overall scene is a mix of green spaces, paved roads, and modern housing units.

PREMIUM MULTI-FAMILY RESIDENTIAL LAND PARCELS IN WAVERLEY WEST NEIGHBOURHOOD PLAN

FOR SALE
BRIDGWATER TRAILS LANDS
WINNIPEG, MB

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PROPERTY ATTRIBUTES

4 Multi-Family Zoned Parcels located in Bridgewater Trails

LEGAL DESCRIPTION	ROLL NUMBER	LAND SIZE	ZONING	PRICE
Lot 2 Block 18 Plan 55679 on Bridge Lake Drive	03092986055	3.2 Acres	RMF-L	\$1,950,000 Per Acre
Lot 3 Block 18 Plan 55679 on Bridge Lake Drive	03092986060	2.0 Acres	*RMF-M	\$1,950,000 Per Acre
Lot 4 Block 18 Plan 55679 on Bridge Lake Drive	03092986065	2.0 Acres	*RMF-M	\$1,950,000 Per Acre
Lot 1 Block 18 Plan 55679 on Bridge Lake Drive	03092986610	3.6 Acres	RMF-M	\$1,350,000 Per Acre

*MB Housing is actively working to consolidate Lots 3 & 4 and rezone the amalgamated parcel to RMF-L

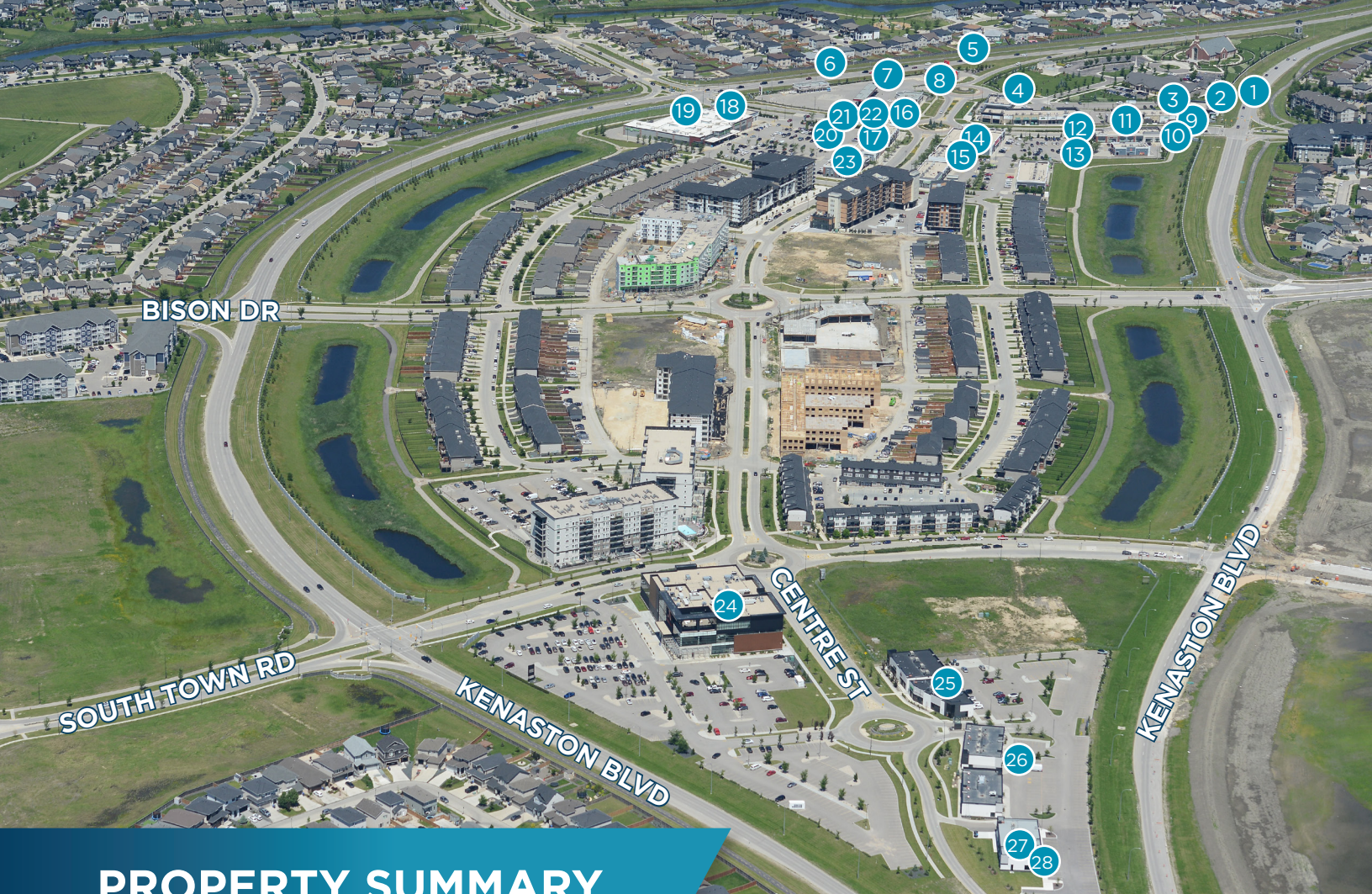
PRELIMINARY DEVELOPMENT GUIDELINES

- 30% of total units on each site to be rented as affordable as defined by Manitoba Housing's Affordable Rental Rates for a minimum of 10 years
- Exterior design of the building to be approved by MHRC's architectural design consultant

*Additional Conditions may be added at the time of sale

2024 AFFORDABLE RENTAL RATES

Community	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
Winnipeg & Catchment	\$704	\$967	\$1,197	\$1,262	\$1,448



PROPERTY SUMMARY

- Located in highly-desirable Southwest Winnipeg
- Direct access to Kenaston Boulevard, Winnipeg's most prominent north/south thoroughfare, connecting significant commercial growth nodes
- These parcels greatly benefit from the amenity-rich Bridgwater Town Centre, the master planned premium town centre designed as the heart of the Bridgwater Neighbourhoods in Waverley West
- Bridgwater Neighbourhoods are the fastest growing and highest value subdivision in Winnipeg (average MLS sale price \$50k+ per door above closest competing subdivision)
- Consistent retail and multi-residential demand have driven unabated nearby growth

LOCAL AMENITIES

1	SECOND CUP CAFE	15	TD CANADA BRANCH & ATM
2	FRESHII	16	BMO
3	RADHE SUPERMART	17	CILANTROS RESTAURANT
4	PRAIRIE DONAIR	18	SAVE ON FOODS & PHARMACY
5	SCOTIA BANK	19	STARBUCKS
6	CO-OP CAR WASH	20	WYATT DOWLING INSURANCE BROKERS
7	CO-OP	21	DOMINO'S PIZZA
8	CO-OP GAS BAR	22	PET VALU
9	BRIDGWATER VETERINARY HOSPITAL	23	SOUTH PARK MEDICAL CENTER & PHARMACY
10	TIM HORTONS	24	ALTEA WINNIPEG
11	SHOPPERS DRUG MART	25	SUPPLEMENT KING
12	DEEP ROOTS MASSAGE THERAPY	26	COMPLETE PHYSIOTHERAPY
13	LEOPOLD'S TAVERN	27	BRIDGWATER PHARMACY
14	ALLORA DENTAL	28	SOUTHTOWN MEDICAL CLINIC

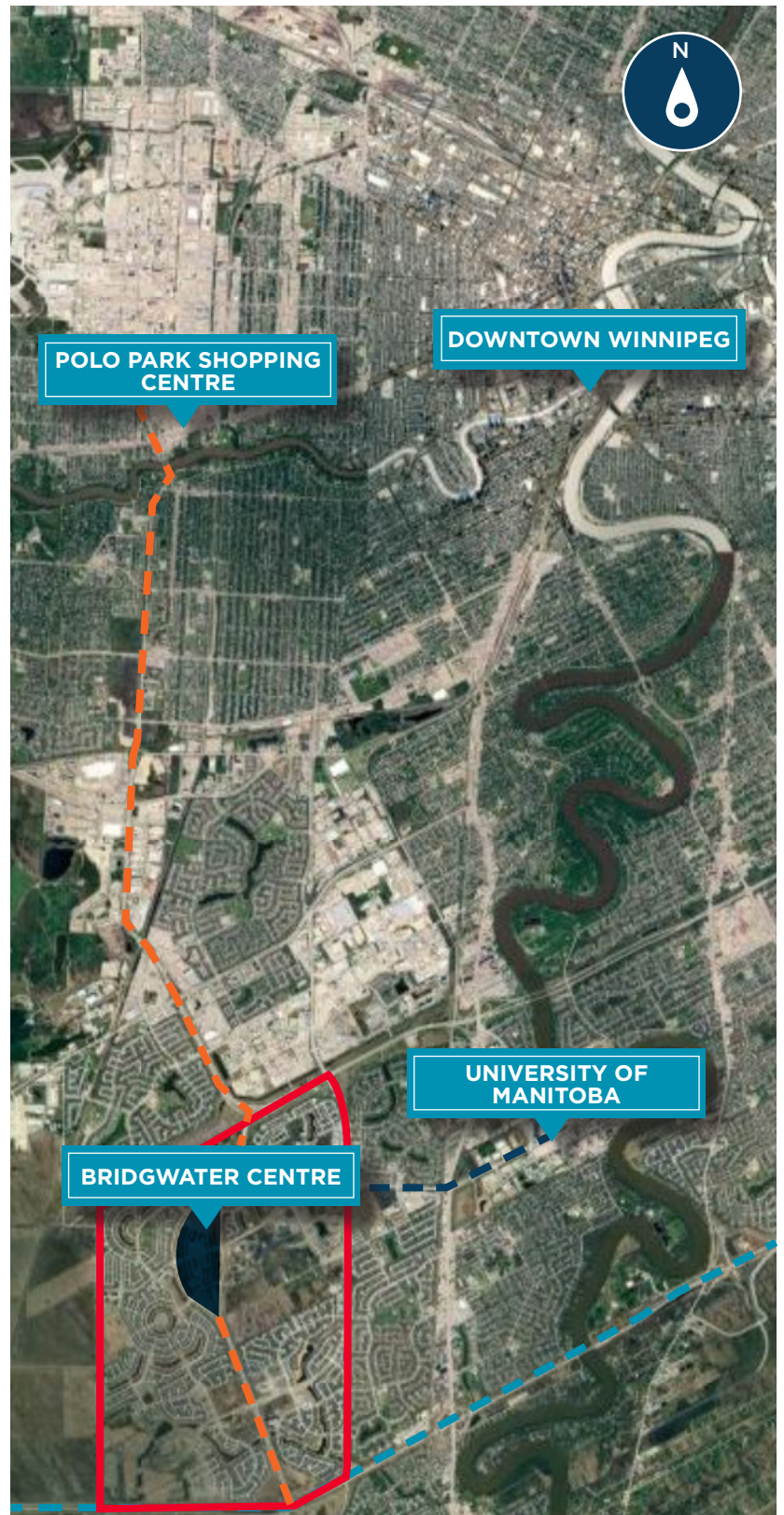
SPOTLIGHT ON SOUTHWEST WINNIPEG

Southwest Winnipeg continues to dominate growth headlines for the greater Winnipeg region. Kenaston Boulevard, Southwest Winnipeg's key north-south thoroughfare has been home to Winnipeg's most prominent suburban commercial growth over the last fifteen years. This includes Winnipeg's IKEA, a new Outlet Collection Winnipeg by Ivanhoe Cambridge, Tuxedo Business Park (600k+ sf of blue chip office tenants), and the prominent Kenaston/McGillivray retail node (1.3M+ sf). Kenaston links Winnipeg's 4M+ sf Polo Park commercial/retail node with these prominent growth districts, and Winnipeg's largest high-income neighbourhoods (Tuxedo, River Heights, Lindenwoods, Waverley West, etc.), forming Winnipeg's golden corridor.

Bridgwater Neighborhoods and Bridgwater Centre are fully integrated with this prominent regional corridor. Bridgwater Neighborhoods is Winnipeg's most ambitious, most popular (2500+ new residents per year) master planned subdivision.

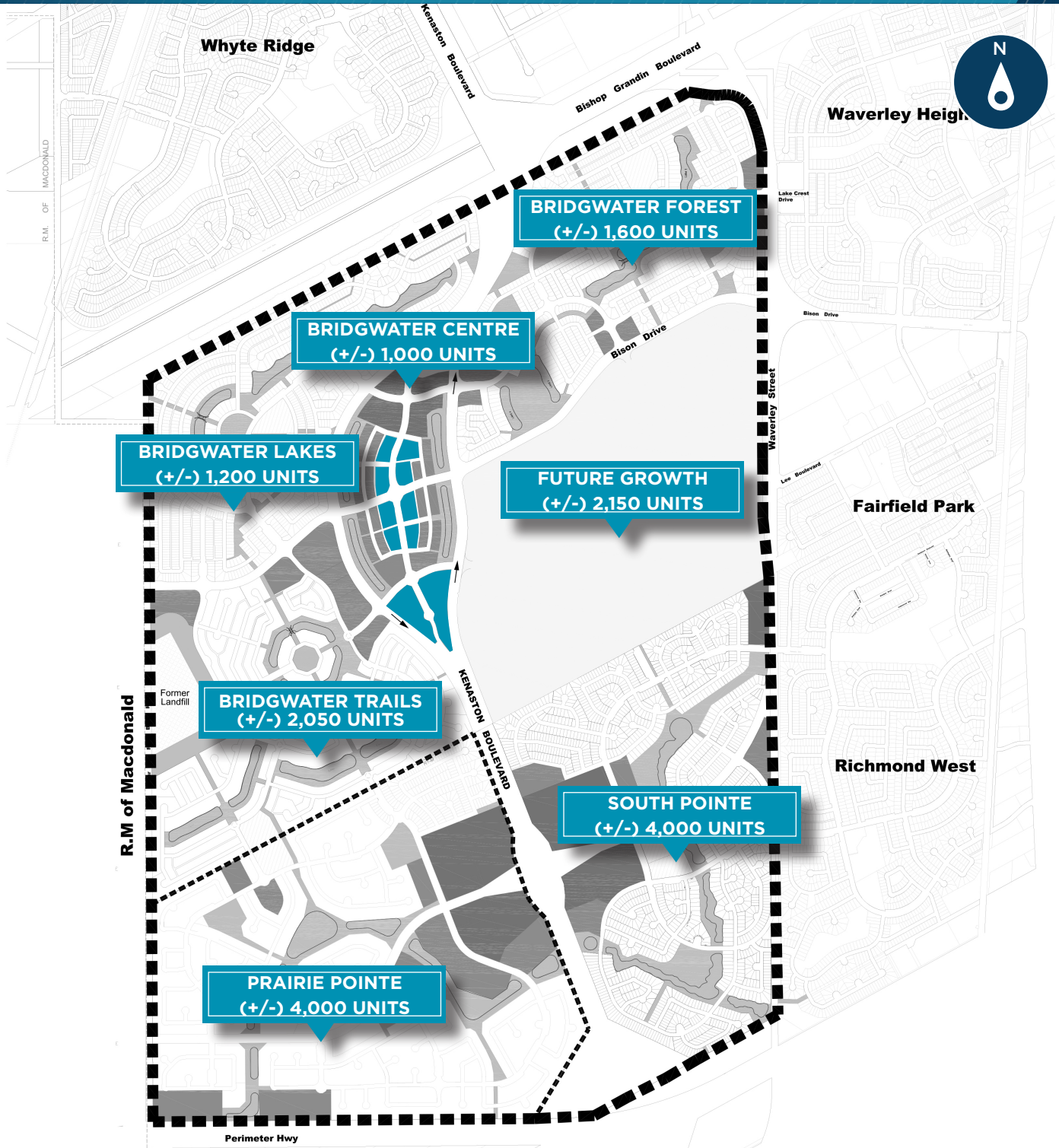
Bridgwater Centre's compelling premium-quality urban town centre format offers an unrivaled live/work/play destination, well positioned to take advantage of Kenaston's regional draw, a high density of high income households nearby, excellent residential demand dynamics, as well as a future direct connection to the nearby University of Manitoba (30k+ student population)

DEMOGRAPHICS	1KM	3KM	5KM
TOTAL POPULATION	5,842	45,411	87,779
AVG. HOUSEHOLD INCOME	\$139,125	\$135,737	\$115,784
TOTAL HOUSEHOLDS	1,843	14,933	31,471



- WAVERLEY WEST
- PERIMETER HWY
- - BISON DRIVE
- - KENASTON BLVD

BRIDGWATER NEIGHBORHOODS MASTER PLAN



Bridgwater Neighborhoods is the most ambitious and desirable master planned subdivision in Winnipeg's history. Encompassing 3,000 acres, Bridgwater Neighborhoods is growing at a pace of over 2500 residents per year. Conveniently integrated to the rest of Winnipeg by way of Kenaston Boulevard, southwest Winnipeg's most important and commercially-desirable north-south thoroughfare, Bridgwater Neighborhoods has quickly become the highest reputed residential growth district in the southwest. Bridgwater Town Centre has been designated the heart of this rapidly growing community.

OFFERING PROCESS

All inquiries should be directed to:

Brett Intrater

Executive Vice President

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brett.intrater@cwstevenson.ca

Offers reviewed on or after Nov 12, 2024

All offer submissions should be submitted to CW Stevenson Inc. to the attention of Brett Intrater. The Vendor reserves the right to negotiate with the prospective purchaser(s) who they deem the most attractive in their sole and absolute discretion. The Vendor is not obligated to accept any Offers and reserves the right to reject any or all Offers received. The Vendor, at any time prior to entering into an agreement, may request additional information from prospective purchasers. Failure to provide such information on a timely basis may result in the termination of discussions. The Vendor reserves the right to end the sale process in respect of the Property or to cease discussions with any and all purchasers at any time prior to accepting an Offer, without notice or liability. This Offering Process is subject to change. Should the Vendor choose to make any changes, the Vendor and CW Stevenson Inc. will inform all interested parties of such changes.

DATA ROOM

Additional property due diligence information has been posted on the Cushman & Wakefield Sharefile data room website. Once prospective purchasers have executed a Confidentiality Agreement and have received a copy of this Confidential Information Memorandum, they will be granted access to a online Sharefile data room. Please note an account may need to be created to access the data room.

Please contact Brett Intrater if you require any assistance in accessing the Data Room.



CONTACT

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