

NEW OPPORTUNITY 2-4.6 ACRE LOTS FOR SALE

The Refinery District

A Place to Live, Work, and Create

The Refinery District

by Hopewell Development



Experienced Development Team

Hopewell is one of Canada's leading commercial real estate developers with projects throughout Western Canada, Ontario and the United States. The Refinery District will be Hopewell's latest major development in Winnipeg. Hopewell has developed a number of projects in Winnipeg which include the 118,000 SF grocery store and pharmacy in Bridgwater Town Centre, the 73,000 SF Kildonan Green commercial plaza, and the 400,000 SF Kenaston Common destination power centre.



Property Details

EXACTLY WHERE YOU NEED TO BE



Ideal Location

Southwest
Winnipeg



Excellent Transit

Along rapid
transit station



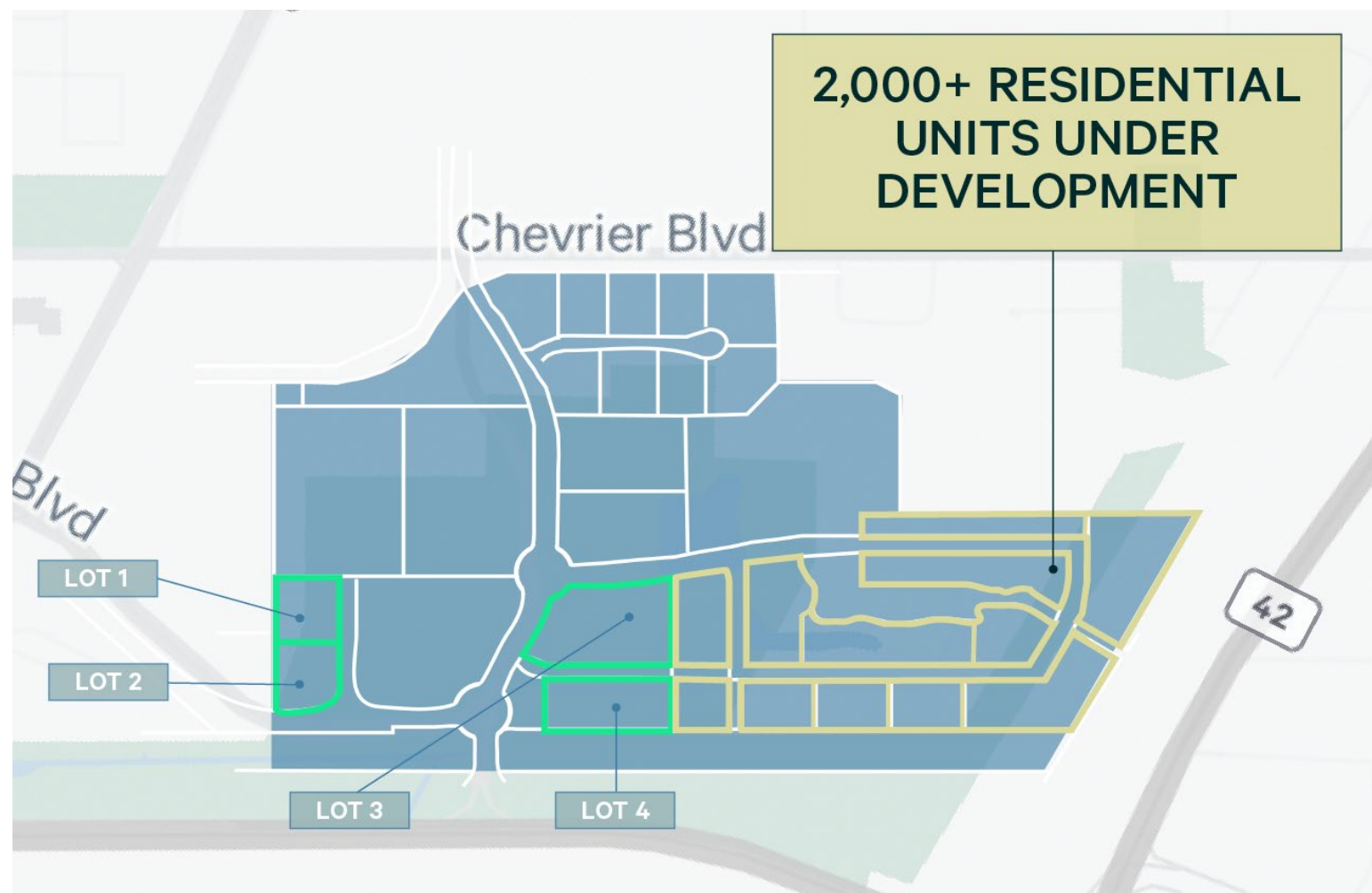
Accessible

Easy access to
major routes



Thriving Community

Surrounded by
amenities



LOTS FOR SALE **OUTLINED IN GREEN**

The Refinery District

Available	Immediately
Asking Price	Contact Agent
Area Available	Lot 1 - 2 acres Lot 2 - 2 acres Lot 3 - 4.6 acres Lot 4 - 2.8 acres
Zoning	CMU - Commercial Mixed Use



Commercial Mixed Use Zoning offers a wide array of potential pre-approved uses for this site.

Located between Bishop Grandin (Abinojii Mikanah) Boulevard and Newmarket Boulevard in Winnipeg, MB. The Refinery District is directly accessible to multiple East/West and North/South primary highways.

Situated in one of Winnipeg's most affluent and thriving communities surrounded by established single and multi-family residences.

Developments

- The Refinery District
- Bridgwater
- Bison Run

Landmarks

- University of Manitoba
- Victoria General Hospital

Rapid Transit

- BLUE Line

AREA DEMOGRAPHICS

Population Estimate
71,870

2024 Population Projected
74,999

2026 Population Projected
77,198

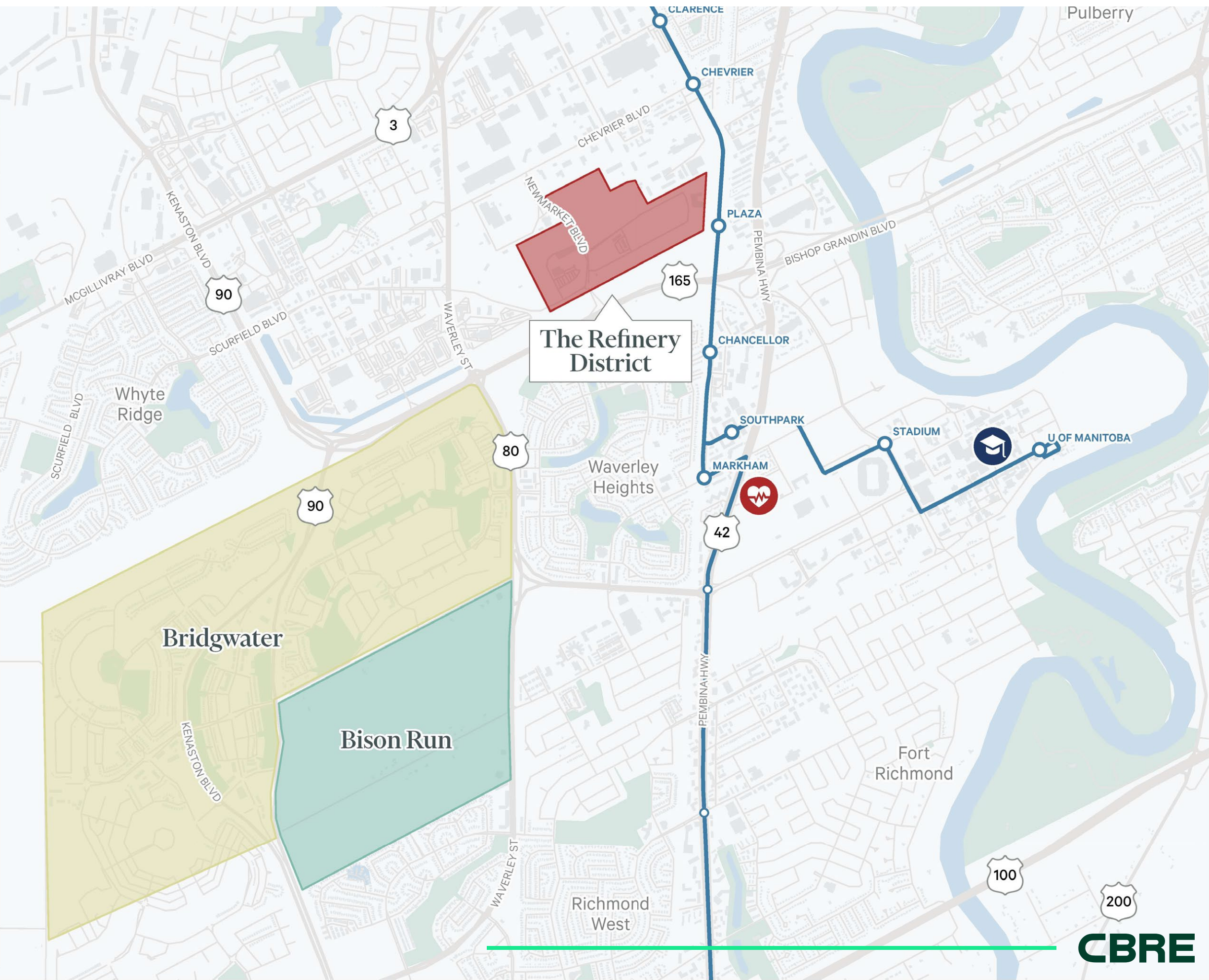
% Pop. Change (2021-2026)
7.4%

Median Age
34.8

Persons per Household
2.8

Average Household Income
\$127,735

Source: SiteWise, 2021 Estimate, 10 minute drive time area





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