



## Adjacent to Headingley Business Park

- Exclusive opportunity to acquire a development parcel of land located in Headingley, MB
- Potential to subdivide along Cameron Street into multiple lots
- DR-Development Reserve: in process to rezone to I-industrial
- 2020 Property taxes: \$9,370.31
- Title numbers: 1726264, 1726293, 1726295, 1691417, 2817205
- Roll numbers: 102300, 102600, 102700, 2500



Services to lot line



5 minutes west of  
Winnipeg on Portage Ave



Near a controlled  
intersection with  
Portage Ave



No business tax and  
low property tax



Offered at: \$1,675,000  
(\$127,279 / acre)

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information**

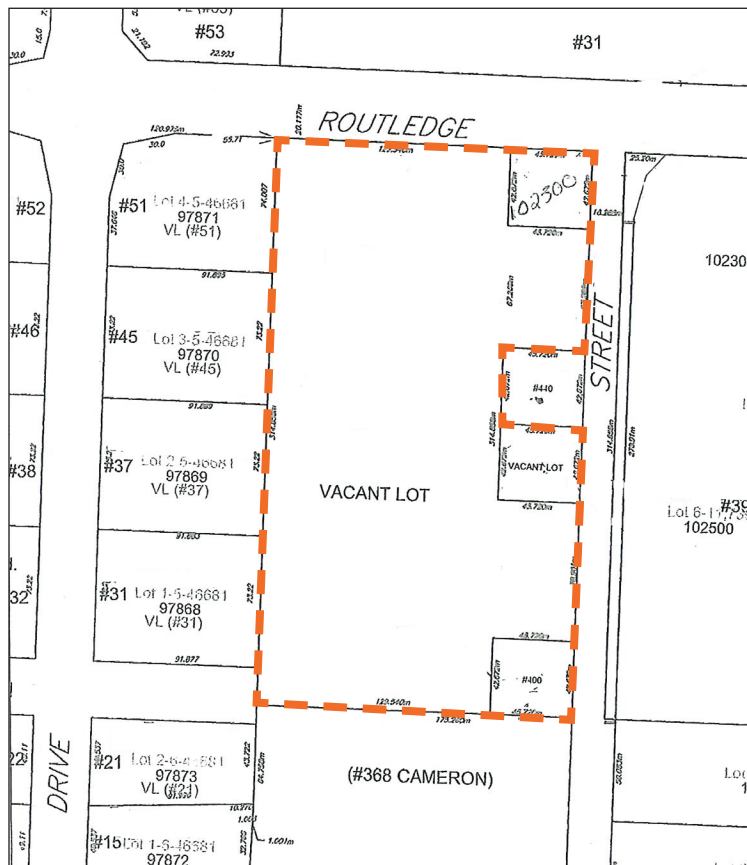
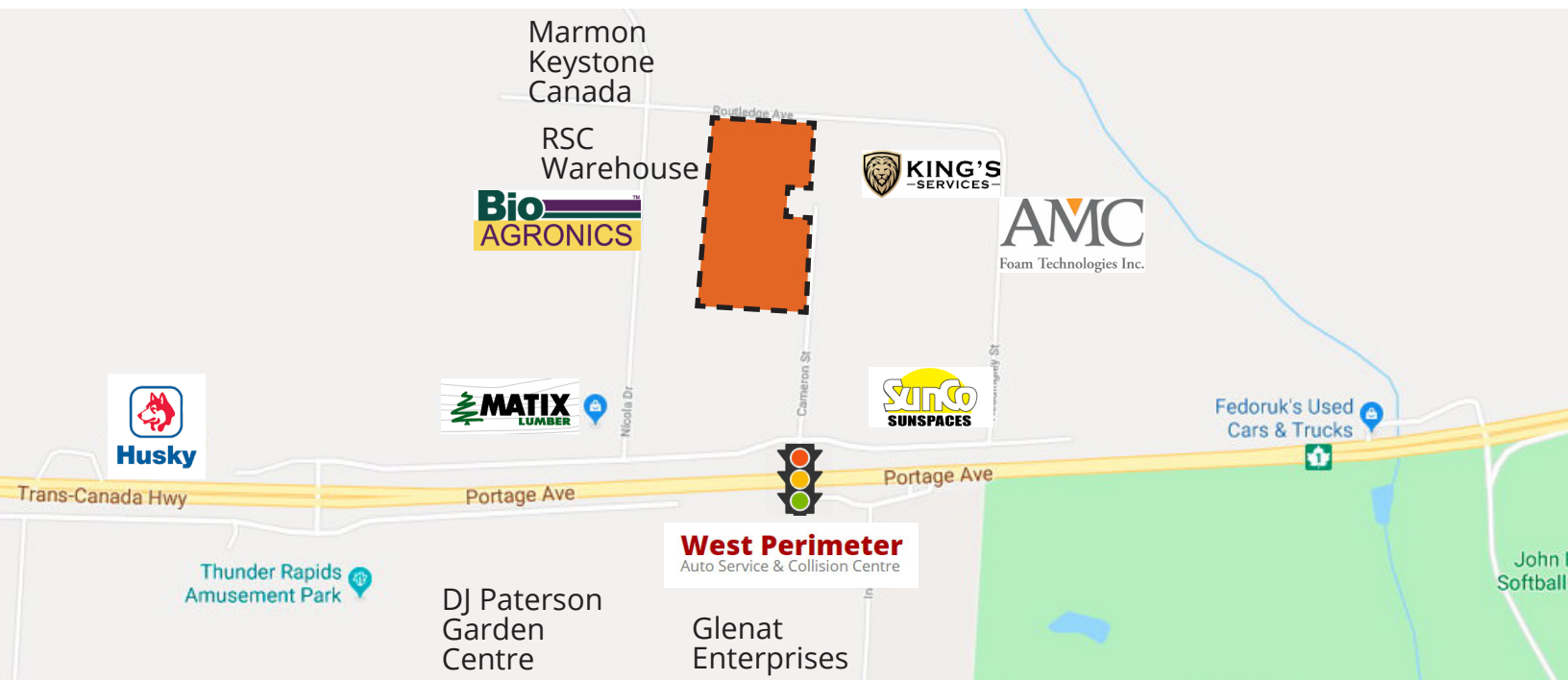
**Todd Labelle**  
VP, Alternate Broker  
+1 204 560 1509

**Wes Schollenberg**  
Managing Director  
+1 204 560 1501

[avisonyoung.com](http://avisonyoung.com)

# 13.16 Acres of Land For Sale

400 Cameron Street  
Headingley, MB R4H 1C7



## Demographics

Population and Dwelling Counts	RM of Headingley
	Total
Population in 2020	4,069
Projected Population in 2025	4,622
Annual rate in 2020-2025 of population change	2.58%
Total private dwellings	1,222
Private dwellings owned by occupants	1,139
% of the households with \$100-125K income	13.5%
% of the households with \$200K plus income	24.2%
Average household income	\$175,197
Median age of the population	40.00
Median male age	38.30
Median female age	42.10
% of the population 15 to 34	27.55%
% of the population 35 to 54	29.86%

**Get more  
information**

**Todd Labelle**  
D 204 560 1509  
C 204 479 9710

**Wes Schollenberg**  
D 204 560 1501  
C 204 955 6860

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