



**AVISON
YOUNG**

476

TALBOT AVE

WAT ST

476

TALBOT AVENUE
WINNIPEG, MANITOBA
INVESTMENT OPPORTUNITY

Partnership. Performance.

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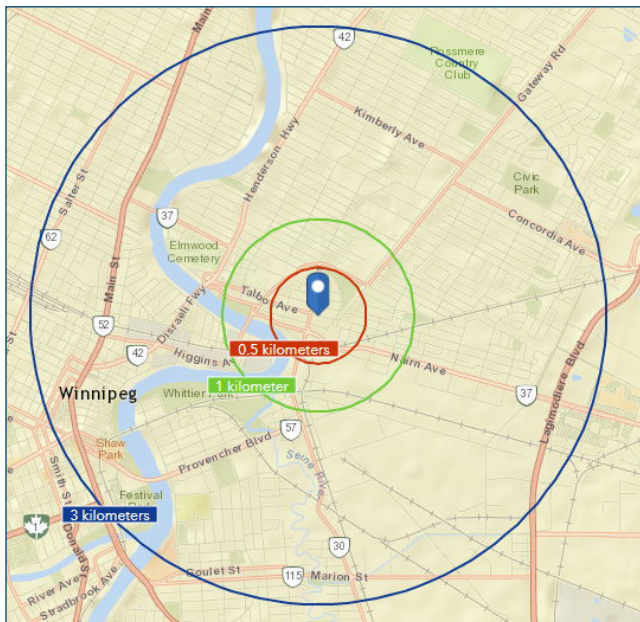
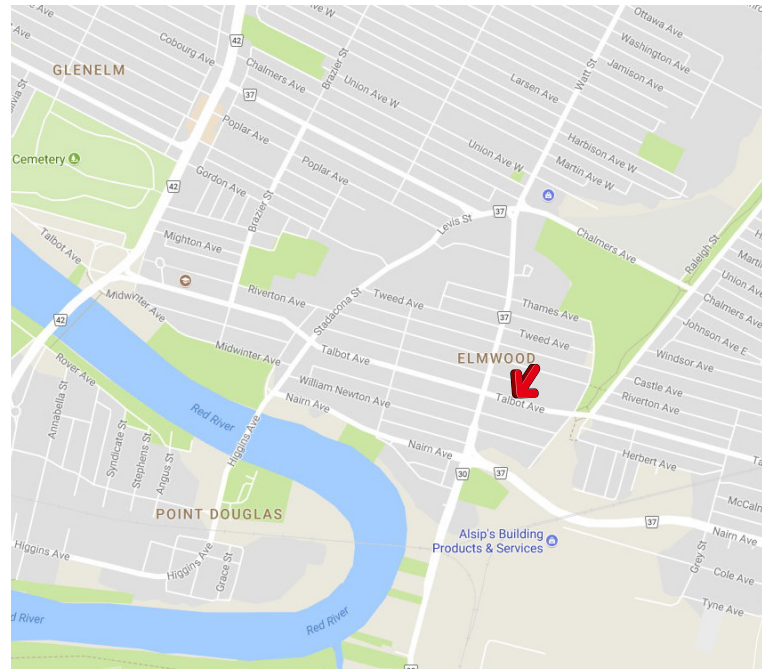


Platinum member

476 Talbot Avenue

DETAILS, MAP AND DEMOGRAPHICS

- **476 TALBOT**
 - Land: 10,920 sf (75 ft x 145 ft)
 - Building: 1,064sf – 1 3/4 storey
 - Zoning: R2
- Amazing location close to the intersection of Talbot and Watt. Easy access to downtown and Nairn
- Many schools and amenities in immediate vicinity
- Great opportunity to build multifamily rentals
- House on property needs repairs. The best use would be to demo and build something new with more density. Ideally sold with 480 Talbot.
- Private apartment vacancy rates according to CMHC as of October 2016:
 - Bachelor: 2.9%
 - 1 bedroom: 1.9%
 - 2 bedroom: 5.0%
 - 3+ bedroom: N/A
 - Total vacancy: 3.3%
- **Offered at: \$320,000**



	2012	2017	2022
0.5 Kilometers			
Population	3,493	3,553	3,569
Households	1,580	1,576	1,568
Household Income	\$44,666	\$50,078	\$55,165
Median Age	32	33	34
1 Kilometer			
Population	9,275	9,472	9,566
Households	3,943	3,935	3,923
Household Income	\$51,182	\$57,416	\$63,200
Median Age	33	35	36
3 Kilometers			
Population	78,681	82,243	85,389
Households	33,221	33,964	35,051
Household Income	\$55,131	\$62,144	\$68,316
Median Age	37	38	39



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