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**Each Office Independently Owned and Operated**

***VACANT LAND FOR SALE***  
**206 – 248 GOOD STREET, WINNIPEG, MB**

<b>LOT SIZE</b>	frontage 398.0' x 91.0' depth (36,218 sq. ft.)
<b>LOCATION</b>	Excellent downtown location between Broadway and St. Mary Avenue amongst multifamily, retail/office properties and parking lots.
<b>DESCRIPTION</b>	Downtown Development Opportunity of contiguous land between 206 and 248 Good Street on west side of street. Presently vacant land zoned R2 and includes one paved parking lot and single family house.
<b>LEGAL DESC.</b>	Lots 28, 29, 30, 31, 32, 33, 34, 35, 36 & 37, Plan 33124 WLTO, RL 84/85 Parish of St. James
<b>ZONING</b>	R2, Residential
<b>TAXES (2010)</b>	\$5,286.72
<b>ASSESSMENT (2010)</b>	\$217,900.00
<b>LIST PRICE</b>	<b>\$1,500,000.00</b>

**DETAILS**

206 Good Street, Vacant Lot 67.92' x 91.0' (6,180.7 sq. ft.)  
216 Good Street, Vacant Lot 23.61' x 91.0' (2,145.5 sq. ft.)  
218 Good Street, Vacant Lot 42.41' x 91.0' (3,859.3 sq. ft.)  
228 Good Street, Paved Parking Lot 66.01' x 91.0' (6,006.9 sq. ft.)  
230 Good Street, Single Family Home on Lot 33.01' x 91.0' (3,003.9 sq. ft.)  
236 Good Street, Vacant Lot 99.02' x 91.0' (9,010.8 sq. ft.)  
244 Good Street, Vacant Lot 33.01' x 91.0' (3,003.9 sq. ft.)  
248 Good Street, Vacant Lot 33.01' x 91.0' (3,003.9 sq. ft.)

**“This information, although believed to be accurate, is not warranted to be so”.**

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