

FOR SALE

432 Assiniboine Ave.



For Sale

7,678 SF
Frontage: 64.00 FT

Contact Agent for Pricing

WAYNE SATO

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FOR SALE | 432 ASSINIBOINE AVE.

DEVELOPMENT OPPORTUNITY

- On the doorstep of the stately legislative grounds.
- Views to the legislative building to the north and the Assiniboine River to the south and Osborne Street to the west.
- 5 minute walk to Osborne Village and Portage Avenue
- On the banks of the Assiniboine River.
- Private and secluded.



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view website

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Property Highlights



| | |
|---------------------------|---|
| PROPERTY TAXES | \$11,783.10 |
| TAX ROLL | #12097803785 |
| TITLE NUMBER | 2716272 |
| LEGAL ADDRESS | 432 Assiniboine Ave. |
| ASSESSED VALUE | \$499,000 |
| ASSESSED LAND AREA | 7,678 SF |
| FRONTAGE | 64.00 FT |
| LEGAL DESCRIPTION | LOT 1 PLAN 55594 WLTO IN RL 1 PARISH OF ST JOHN |

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The Area



Convenient
Location



Food and Drink
within Walking
Distance



Groceries and
Shopping



Amenities
within Walking
Distance



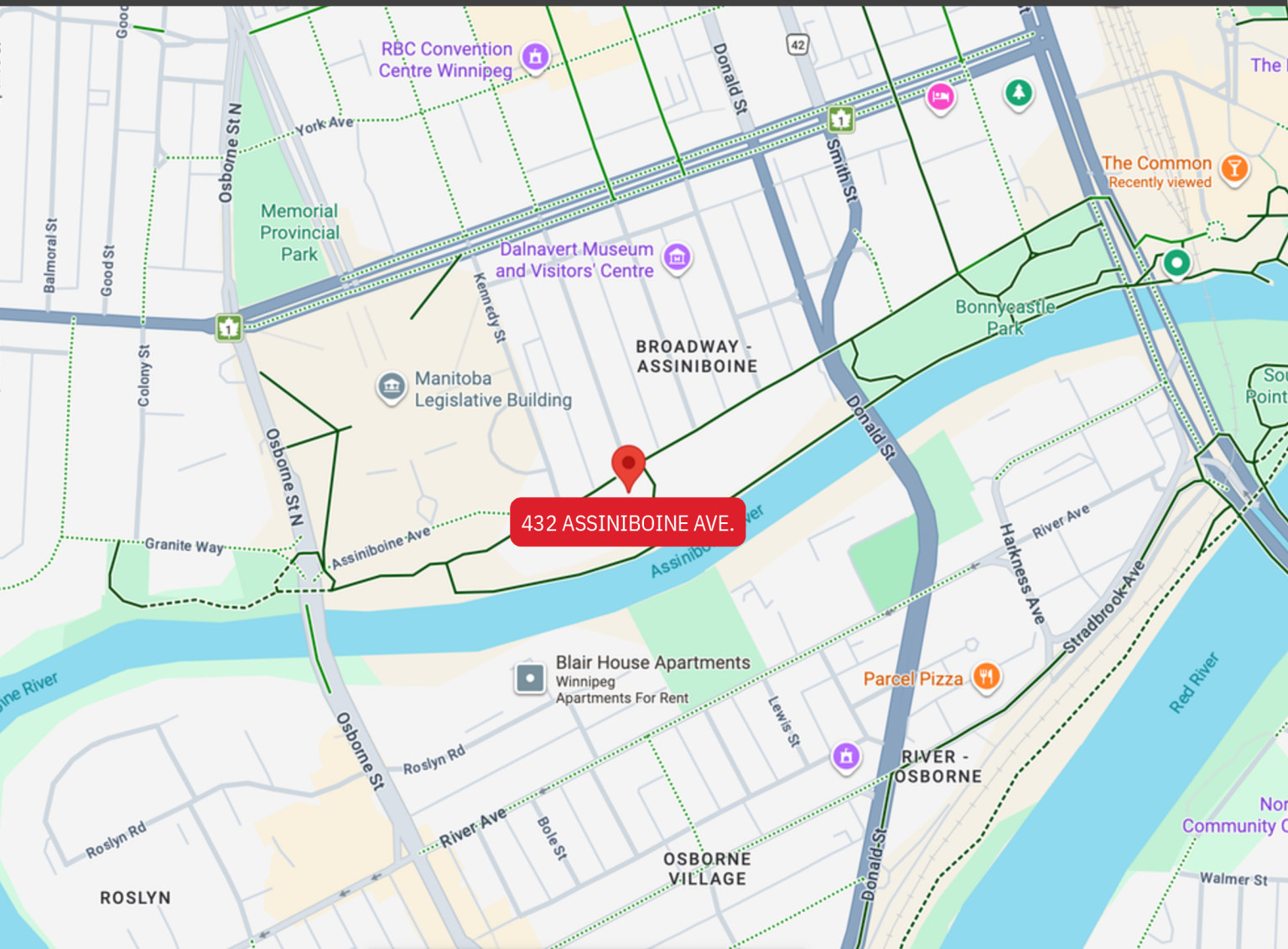
Convenient Bike
Infrastructure



Excellent
Transit Stops



Culture &
Entertainment
Nearby



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Landmarks

Osborne Village

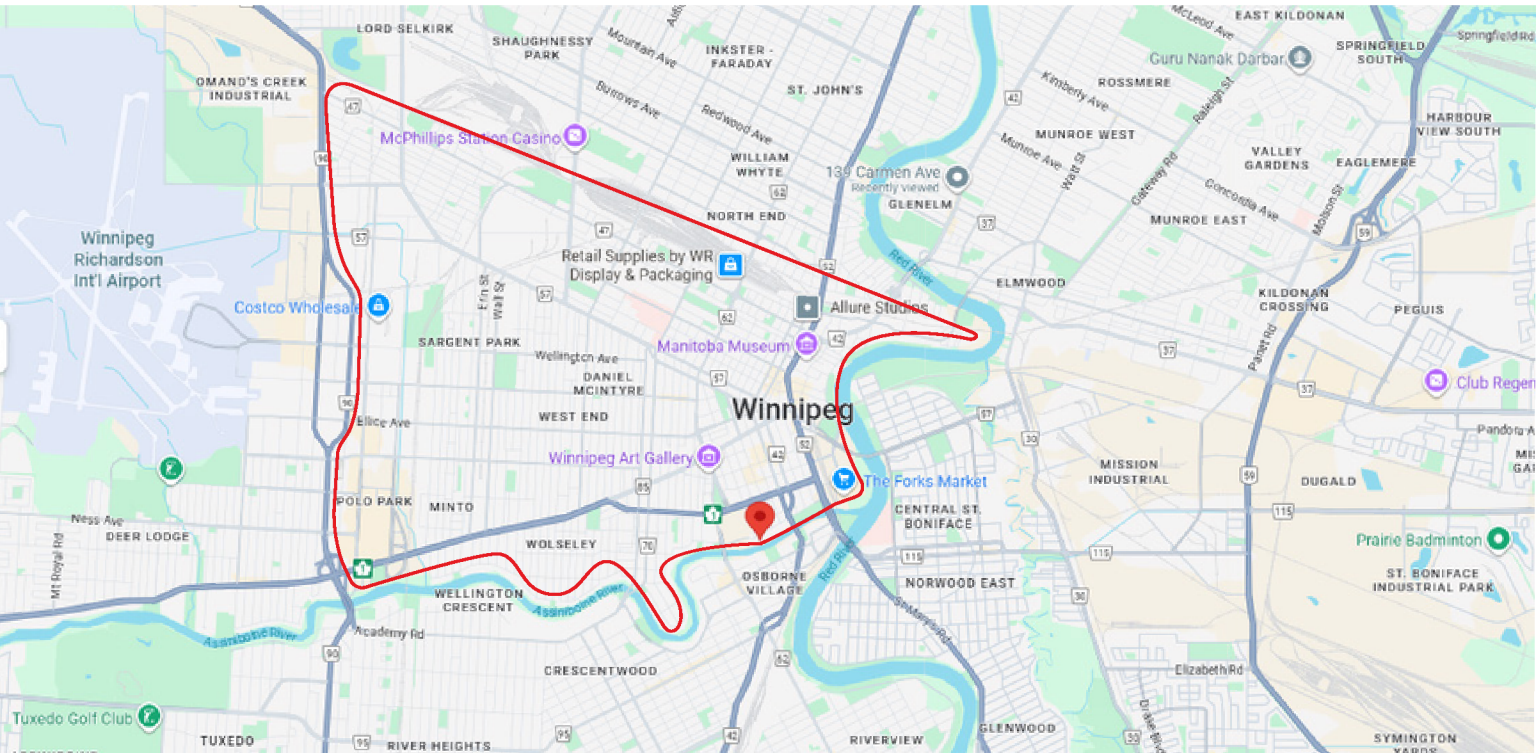


Manitoba Legislative Building



Assiniboine River

Demographic Analysis



POPULATION 33,370

HOUSEHOLDS

| | |
|-------------------------|-------------|
| Total households: | 18,110 |
| Average household size: | 1.8 persons |

INCOME

| | |
|---------------------------|----------|
| Average individual income | \$37,640 |
| Average household income | \$57,450 |

MINORITIES (TOP 4)

| | |
|-------------|-------|
| Black | 40.8% |
| Filipino | 20.1% |
| South Asian | 12.9% |
| Chinese | 5.2% |

EMPLOYMENT SECTORS (TOP 4)

| | |
|---------------------------------|-------|
| Health care & social assistance | 14.9% |
| Retail trade | 10.6% |
| Finance & insurance | 10.0% |
| Transportation & warehousing | 9.3% |

Data shown are best estimates based on 2021 census data for Downtown East Neighbourhood Cluster

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