



749 McPhillips Street Winnipeg

\$379,900

Offers as Received. Calling All Developers, Builders & Investors! Exceptional opportunity to own a 35' frontage R1-S property in a high-visibility, high-traffic location on McPhillips Street. The existing home offers 4 bedrooms and 1 full bathroom, making it suitable for immediate occupancy, rental income, or a holding property while planning future development. Recent upgrades include new shingles (2026) and a renovated bathroom (2025). The property does require some TLC, presenting an excellent opportunity to add value. Whether you're looking to establish a professional office, retail space, salon, medical or wellness clinic, consultancy, or explore mixed-use or multi-family development (subject to buyer's due diligence and applicable approvals), the possibilities are extensive. Conveniently located close to shopping, schools, public transit, and major amenities, this is a rare opportunity to secure a versatile property in one of Winnipeg's busiest commercial corridors. Purchasers to conduct their own due diligence regarding zoning, permitted uses, and future development opportunities.

Living/Dining room 11'75 x 11'33

Bedroom 10'50 x 8'25

Bedroom 11 x 8'25

Bedroom

Primary Bedroom 30 x 11

Four Piece Bath

Kitchen 12'83 x 10'33

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate

sahilgrover@royalpage.ca



Royal LePage Prime Real Estate

1877 Henderson Highway ,
Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164
rickjansen@royalpage.ca