Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

300-318 MARION STREET

WINNIPEG, MANITOBA

MULTI-FAMILY INVESTMENT OPPORTUNITY

Capital Commercial Investment Services has been retained by the Vendor for the purpose of exclusively marketing for sale a 100% interest in 300, 306, 312 & 318 Marion Street, located in Winnipeg, Manitoba ("the Property"). The Property is a 4-building, 43-unit multi-family apartment complex located in Southeast Winnipeg. The offering presents an excellent opportunity to acquire scale in the high-demand area of St. Boniface.

INVESTMENT HIGHLIGHTS

- Ideally located in St. Boniface, within walking distance to Downtown Winnipeg, St. Boniface Hospital, Université de Saint-Boniface, The Forks, Safeway and many other residential amenities.
- 43 units with an abundance of surface parking and an ideal suite mix including 20 two bedroom and 23 one bedroom units
- Rare opportunity to acquire an entire City block in one of Winnipeg's most desirable trade areas
- Stabilized, upgraded multi-family asset with tangible rental rate upside opportunity via further reinvestment and building improvements

PROPERTY DETAILS

BUILDING AREA	4 buildings - 10,204 sq. ft. each
STOREYS	4 buildings - 2 storeys each
LAND AREA	36,756 sq. ft. (0.84)
NUMBER OF UNITS	43
YEAR BUILT	1948
PARKING	34 surface parking stalls
PROJECTED NOI	$293,425
ASKING PRICE	$6,175,000
ASKING PRICE PER DOOR	$143,605

ZONING AERIAL

MARKET OVERVIEW

St. Boniface is a city community of Winnipeg located in the southeast quadrant of the city. It is the centre for much of the Franco-Manitoban community. The St. Boniface area features various landmarks including, the St. Boniface Cathedral, St. Boniface Hospital, Universite de Saint-Boniface and the Royal Canadian Mint. The area includes neighborhoods as far north as Norwood and stretches south to Sage Creek. St. Boniface has always been a highly desired neighborhood to live in, due to the friendly community, the lively entertainment and the proximity to Downtown Winnipeg.

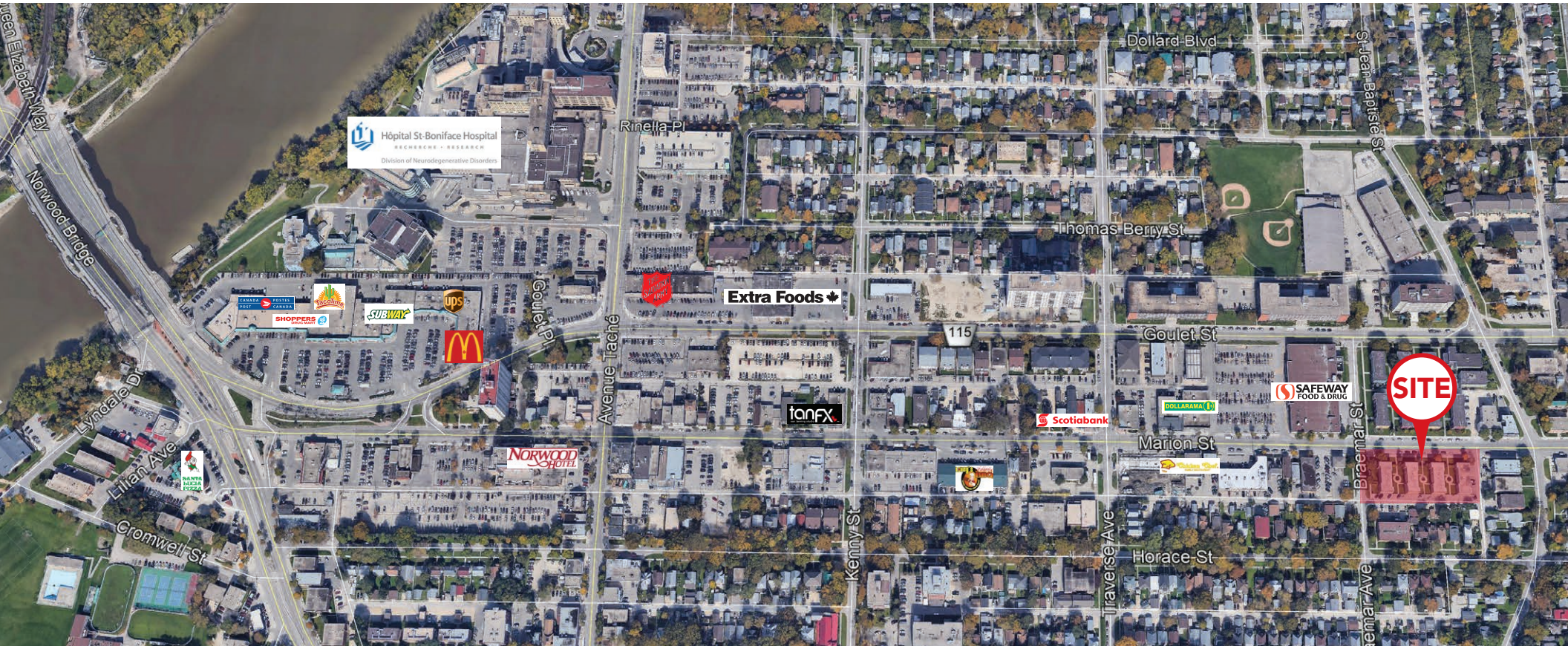
St. Boniface Hospital - Manitoba's second largest hospital with a total of 554 beds and 78 nursing bassinets. The hospital comprises of more than 180 departments over 7 different buildings and situated on 20 acres of land. The hospital employs over 3,880 medical professionals and support personnel making it the second largest staffed hospital in the province.

The general admissions program cares for 4,000 patients per year in-hospital, and about 40,000 as outpatients. There are approximately over 5,000 births per year occur at the hospital. St. Boniface is a regional centre for cardiac care, and is one of two specialized laboratory testing facilities. Other than patient care, the Hospital conducts medical research, primarily in cardiovascular studies and neurodegenerative disorders. St. Boniface Hospital also provides practicum positions through their affiliation with the University of Manitoba.

Due to the proximity the Property is to St. Boniface Hospital, there is high demand from various medical professionals for quality rental units.

Festival Du Voyageur - Western Canada's largest winter festival located in St. Boniface every February, promoting French-Canadian culture has just celebrated its 50th year. The winter party celebrates voyageur, Metis and Indigenous histories featuring traditional food, live music and snow sculptures by various artists. With over 90,000 visitors to the festival annually it has become a staple and tradition of the St. Boniface neighborhood.

Universite de Saint-Boniface - The only French language university in the province, the school enrolls more than 1,500 students, providing undergraduate and graduate programs. The campus is located within walking distance to the Property.



LOCATION AERIAL & LANDMARK DRIVE TIMES

3.6km
PORTAGE & MAIN

3.6km
BELL MTS PLACE

10.9km
JAMES ARMSTRONG RICHARDSON INTERNATIONAL AIRPORT

3.5km
RBC CONVENTION CENTRE WINNIPEG

3.2km
THE FORKS

EXTERIOR PHOTOGRAPHS

INTERIOR PHOTOGRAPHS

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