



West Broadway Square

161 LANGSIDE STREET, WINNIPEG, MANITOBA

The Offering

Capital Commercial Investment Services has been retained by the Vendor for the purpose of exclusively marketing for sale a 100% interest in West Broadway Square (the "Property"), located at 161 Langside Street in Winnipeg, Manitoba. The Property is a 49-unit multifamily apartment complex located in Winnipeg's West Broadway neighbourhood. The offering presents an excellent opportunity to acquire scale in one of Winnipeg's most vibrant neighbourhoods. Located in West Broadway and within walking distance to residential amenities, the Property offers an ideal suite mix comprised of spacious studio, 1 bedroom, 2 bedroom and convertible 3-bedroom units. The building is an upgraded, character-rich asset with rental rate upside opportunities via further reinvestment and building improvements.

PROPERTY DETAILS

| | |
|-----------------------|---|
| BUILDING AREA | 30,000 sq. ft. (+/-) |
| LAND AREA | 11,300 sq. ft. (+/-) |
| NUMBER OF UNITS | 49 |
| NUMBER OF STOREYS | 3.5 storeys - consists of a full basement and undeveloped upper floor |
| YEAR BUILT | 1910 |
| PROJECTED NOI | \$267,745 |
| ASKING PRICE | \$5,100,000 |
| ASKING PRICE PER DOOR | \$104,082 |
| CAPITALIZATION RATE | 5.25% |

INVESTMENT HIGHLIGHTS

- » Located in Winnipeg's West Broadway neighbourhood, within walking distance of Downtown, the University of Winnipeg, several restaurants, grocery store and many other local amenities
- » Several major employers within an immediate four-block radius, including Canada Life's head office and Misericordia Health Centre
- » West Broadway Square offers investors scale with 49 units comprised of an ideal suite mix that includes 14 bachelor, 26 one-bedroom and 9 two-bedroom units.
- » Stabilized, upgraded multifamily asset with tangible rental rate upside opportunity via further reinvestment and suite upgrades





201 Portage

1 Lombard

360 Main

Manitoba Hydro Building

Bell MTS Place

True North Square

RBC Winnipeg Convention Centre

Canadian Museum for Human Rights

WEST BROADWAY APARTMENTS

Esplanade Riel

St. Boniface Basilica

Manitoba Legislature

Misericordia Hospital

The Neighbourhoods of Wolseley & West Broadway

Wolseley and West Broadway are diverse neighborhoods located in Central/Southwest Winnipeg. This is one of Winnipeg's most desired areas for its history, character, amenities and its close proximity to Downtown. The neighborhoods are well known for the population demographic, centered towards young professionals and families. Bound by the Assiniboine River to the South and Portage Avenue to the north, with Omand's Creek and Osborne Street to the west and east respectively with a population of approximately 13,000 people and an abundance of local small businesses providing services, restaurants and retail to the area.

This is an incredibly diverse and growing area of Winnipeg, features various landmarks including The Westminster Cathedral, Misericordia Hospital, University of Winnipeg and Balmoral Hall School.

University of Winnipeg: The University of Winnipeg is a public research university that offers undergraduate and graduate programs in the faculties of art, business and economics, education, science, kinesiology and applied health. The school enrolls more than 9,000 students annually. Plus, has a staff population of nearly

1,000 persons. Maclean's Magazine and The Globe and Mail newspaper consistently rank the university in the top fifteen of all Canadian universities. In addition, the University has an on-site high school called The Collegiate that offers grade 9, 10, 11 and 12 programs. It is an independent school and a division of the University of Winnipeg. There are 350 students at The Collegiate.

Misericordia Hospital: Misericordia Health Centre is a leading provider of specialized and long-term care programs designed to meet the needs of the aging population of Manitoba. The center offers clinical services, long-term care and diagnostic imaging outpatient care. In addition, the Centre offers a 100-bed personal care home as well as residence for 145 persons who are waiting to get into a personal care home of their choice. There are 1,239 people who work at the Health Centre. Also, in 2019 there were 418 volunteers. Historically, the Misericordia was Winnipeg's Maternity Hospital and has served the community since 1898.





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