

~ Investment/Development Opportunity ~

**365 OSBORNE STREET
WINNIPEG, MB**



The Offering

Capital Commercial Investment Services ("Capital") is pleased to offer for sale a 100% interest in 365 Osborne Street (the "Property") on behalf of its client, Artis REIT (the "Vendor").

This institutionally owned and managed asset consists of a total of 75,986 sq. ft. of gross leasable area on a total of 4.21 acres of land. Fully leased to Bell Canada, a strong national telecom tenant with long standing tenancy history at this site, the asset offers potential to add value through negotiation of escalating renewals.

CAP RATE: **6.9%**
ASKING PRICE **\$15,500,000**





75,986 sq. ft.
TOTAL GLA



4.21 acres
TOTAL LAND AREA



\$1,071,698
PROJECTED NOI (YR. 1)



2
NUMBER OF STOREYS



100%
OCCUPANCY



2007
YEAR BUILT



RMFL
FUTURE DEVELOPMENT OPPORTUNITY

Investment Highlights

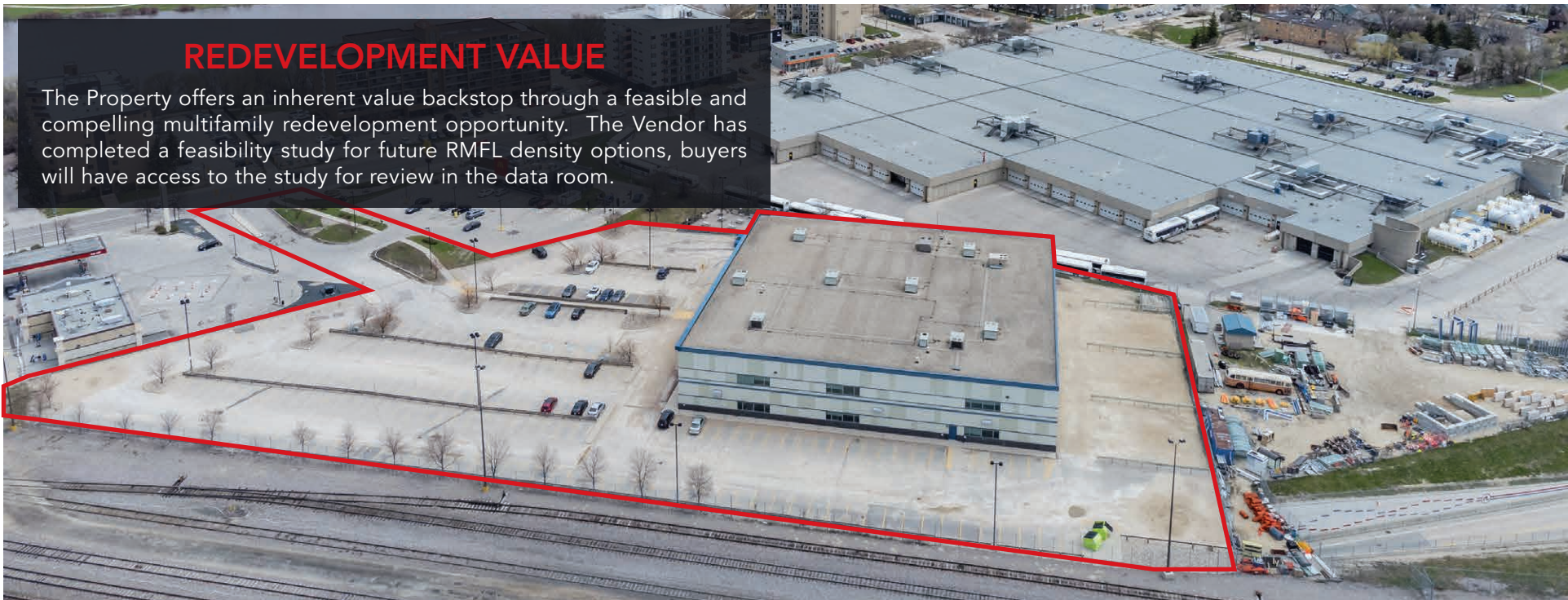


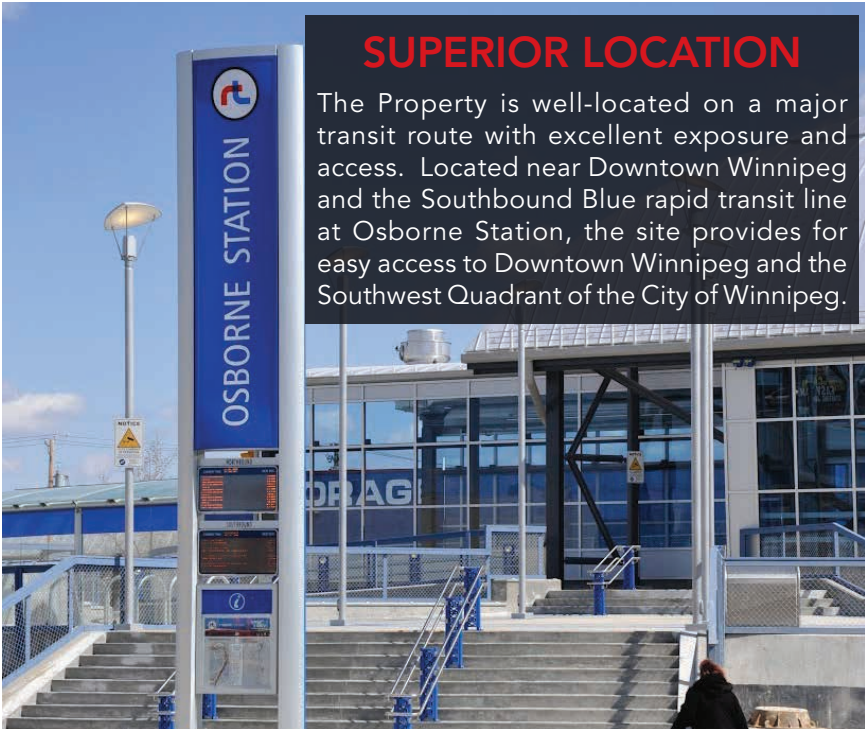
INSTITUTIONAL QUALITY

The institutional nature of both ownership and management will provide investors with confidence in the asset itself as well as the associated documentation.

REDEVELOPMENT VALUE

The Property offers an inherent value backstop through a feasible and compelling multifamily redevelopment opportunity. The Vendor has completed a feasibility study for future RMFL density options, buyers will have access to the study for review in the data room.





SUPERIOR LOCATION

The Property is well-located on a major transit route with excellent exposure and access. Located near Downtown Winnipeg and the Southbound Blue rapid transit line at Osborne Station, the site provides for easy access to Downtown Winnipeg and the Southwest Quadrant of the City of Winnipeg.



STABILITY

The asset's single-tenant nature and its location in Winnipeg's diverse economy serve to provide excellent stability in terms of cash flow and value.

BELOW REPLACEMENT COST

Opportunity to acquire a suburban office asset at well below the replacement cost of a similar size and quality office asset.



Site Analysis





General Area Overview

EAST FORT GARRY

Located in East Fort Garry, the property is in the larger Fort Rouge residential suburb of Winnipeg, within minutes of downtown Winnipeg, Confusion Corner and Osborne Village. The area is in the south-central part of the City of Winnipeg, bordered by the Red River on the north and east, to the south by the Red River and Jubilee Avenue, and to the west by Pembina Highway. The trade area is represented by a densely populated residential neighborhood and surrounded by natural waterways and parks. The amenity rich nature of this neighborhood provides an attractive mix of modern urban conveniences with natural surroundings such as parks and playgrounds and access to the Blue Rapid Transit Line. In addition to the peaceful settings, the community is well-served by retail along Pembina Hwy, Osborne Street, Grant Avenue, Taylor Avenue and at the Grant Park Shopping Centre. The Property is only a short drive to entertainment destinations including Downtown Winnipeg, Osborne Village and Corydon Village.





BellMTS

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