

*~ INVESTMENT OPPORTUNITY ~*

**1002 SELKIRK AVENUE**

WINNIPEG, MB



**PRICE REDUCED: \$1,100,000**

Capital Commercial Real Estate Services Inc. is pleased to offer for sale a 100% interest in Whitehouse Apartments located at 1002 Selkirk Avenue in Winnipeg, MB. The Property consists of 16 spacious One-Bedroom suites. The Property allows for significant upside and NOI growth by increasing the rental rates upon lease expires. Currently the rental rates are 18.8% below market for the Lord Selkirk area.

The Property is located just off of McPhillips Street in close proximity to many retail amenities and Downtown Winnipeg.

## PROPERTY HIGHLIGHTS



**16**  
TOTAL SUITES



**\$700**  
AVG. IN-PLACE RENT



**0.20 acres**  
TOTAL LAND AREA



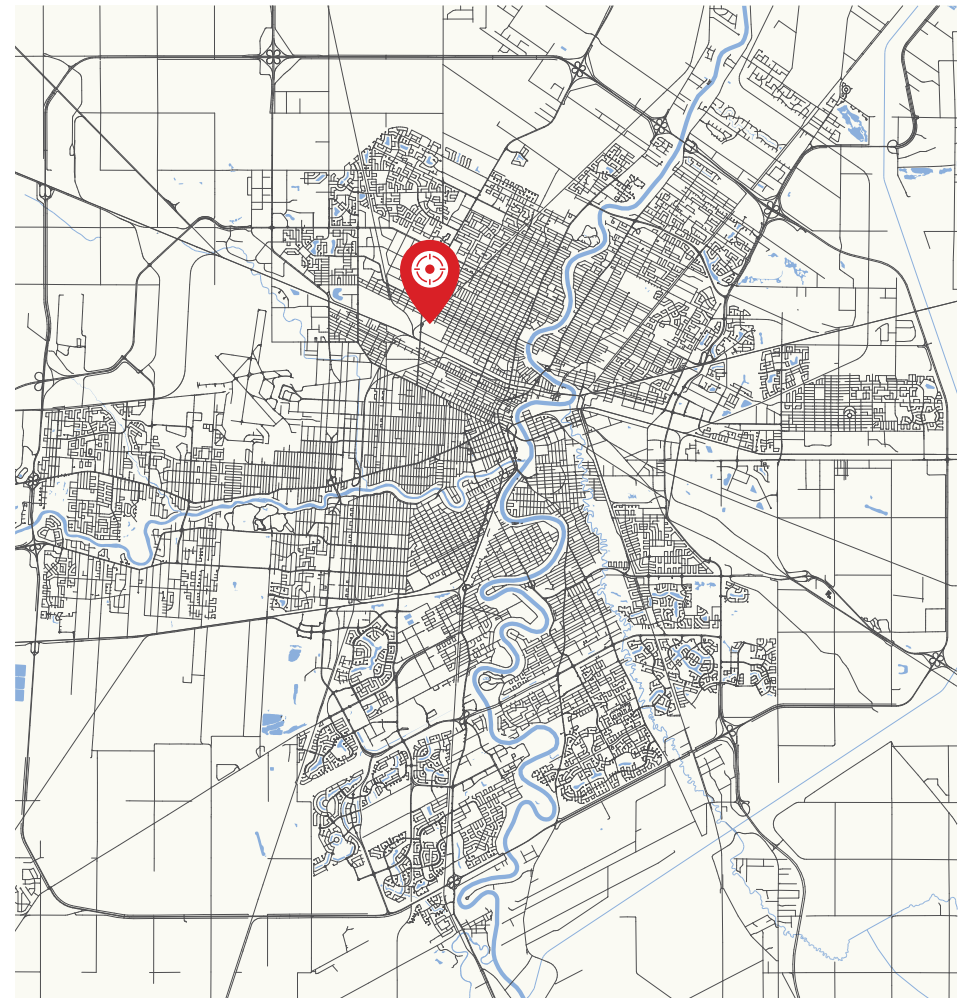
**2**  
FLOORS



**1959**  
YEAR BUILT



**Spacious**  
1 BEDROOM SUITES



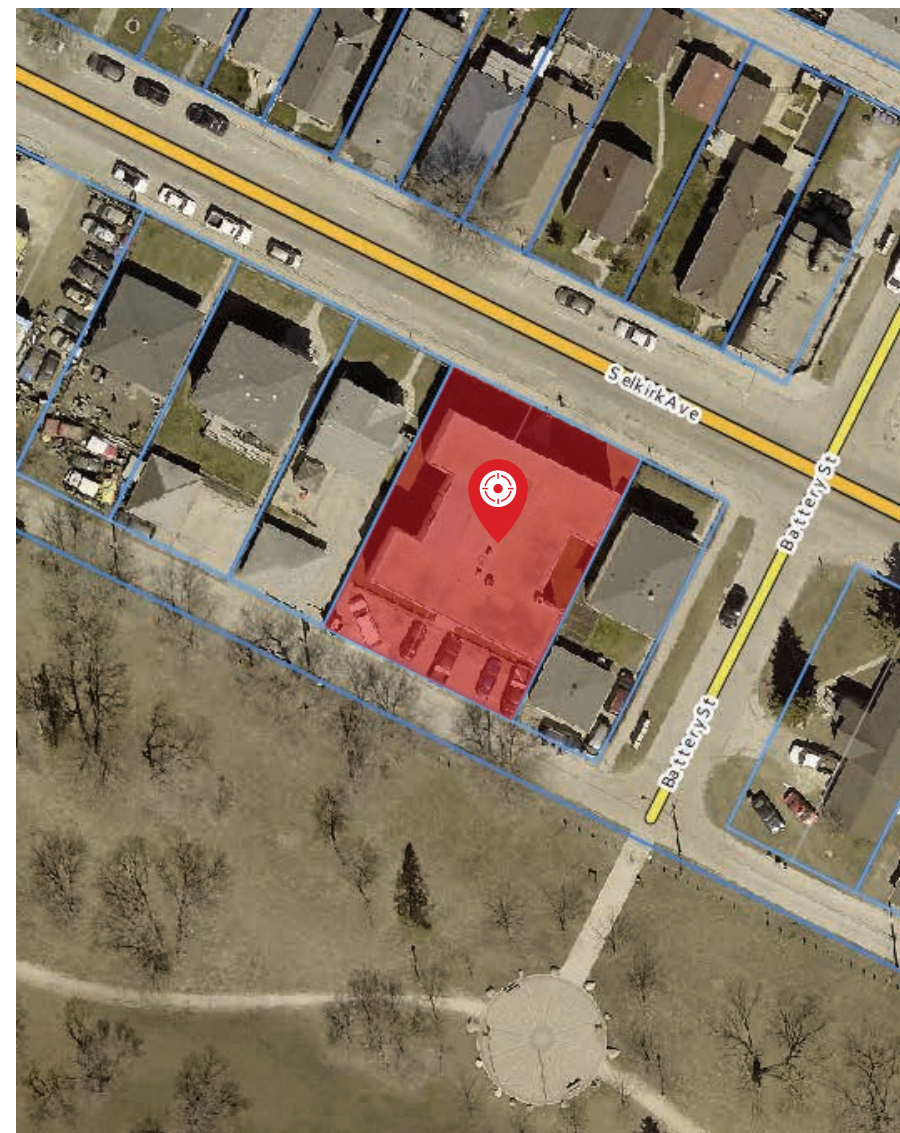


<b>ADDRESS</b>	1002 Selkirk Avenue, Winnipeg, Manitoba
<b>LEGAL DESCRIPTION</b>	SP LOTS 38 AND 39 PLAN 27434 WLTO IN RL 36 AND 37 PARISH OF ST JOHN
<b># OF SUITES</b>	16
<b>LAND AREA</b>	0.2 acres (+/-)
<b>YEAR BUILT</b>	1959
<b>ZONING</b>	R2 - Res - Two Family
<b>PARKING</b>	7 surface stalls
<b>SUITE MIX</b>	One Bedroom Suites - 16
<b>ASKING PRICE</b>	\$1,100,000

## Capital Expenditures

Major improvements over the last 20 years include:

- » Roof (2004 & 2007)
- » Boiler (2010)
- » Hot water tank (2014)
- » Windows (2005 & 2011)
- » Doors (2010)
- » Emergency lighting (2017)
- » Countertops and fixtures (2011)



**1-BEDROOM**



**LAUNDRY/BOILER ROOM**





## Advisory Team Contacts

### **TREVOR CLAY**

Broker, Principal

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*Services provided by Trevor Clay Personal Real Estate Corporation*

### **BRYN OLIVER**

Principal

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### **LUKE PAULSEN**

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## **Capital Commercial Real Estate Services Inc.**

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