

# ~ INVESTMENT OPPORTUNITY ~

# 1002 SELKIRK AVENUE

WINNIPEG, MB





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.

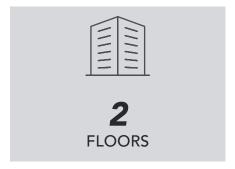
The Property is located just off of McPhillips Street in close proximity to many retail amenities and Downtown Winnipeg.

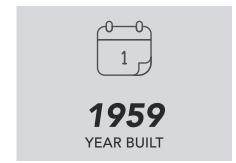
#### **PROPERTY HIGHLIGHTS**



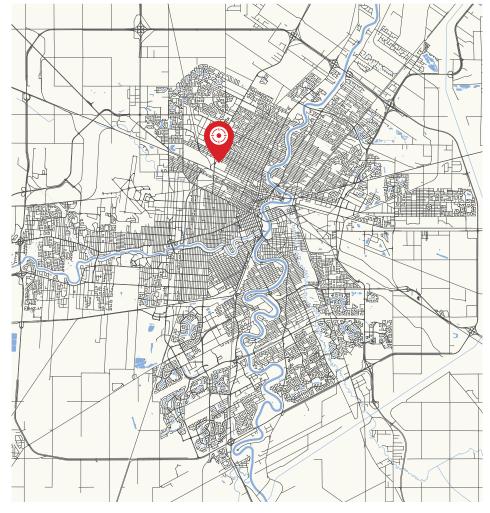












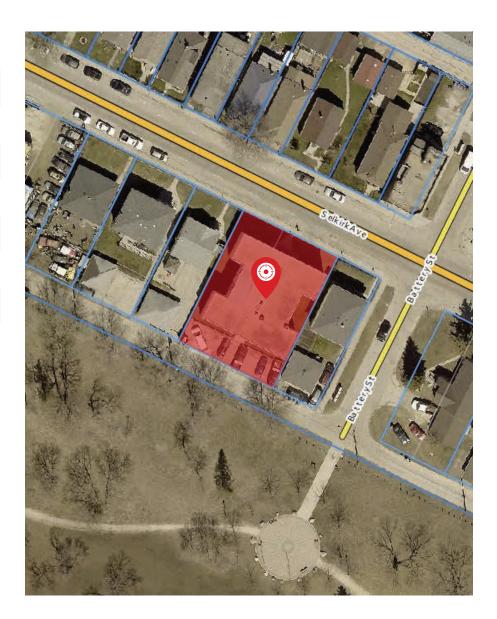


ADDRESS	1002 Selkirk Avenue, Winnipeg, Manitoba
LEGAL DESCRIPTION	SP LOTS 38 AND 39 PLAN 27434 WLTO IN RL 36 AND 37 PARISH OF ST JOHN
# OF SUITES	16
LAND AREA	0.2 acres (+/-)
YEAR BUILT	1959
ZONING	R2 - Res - Two Family
PARKING	7 surface stalls
SUITE MIX	One Bedroom Suites - 16
ASKING PRICE	\$1,100,000

# **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

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# Capital Commercial Real Estate Services Inc.

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