

~ 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



\$680
AVG. IN-PLACE RENT



0.20 acres
TOTAL LAND AREA



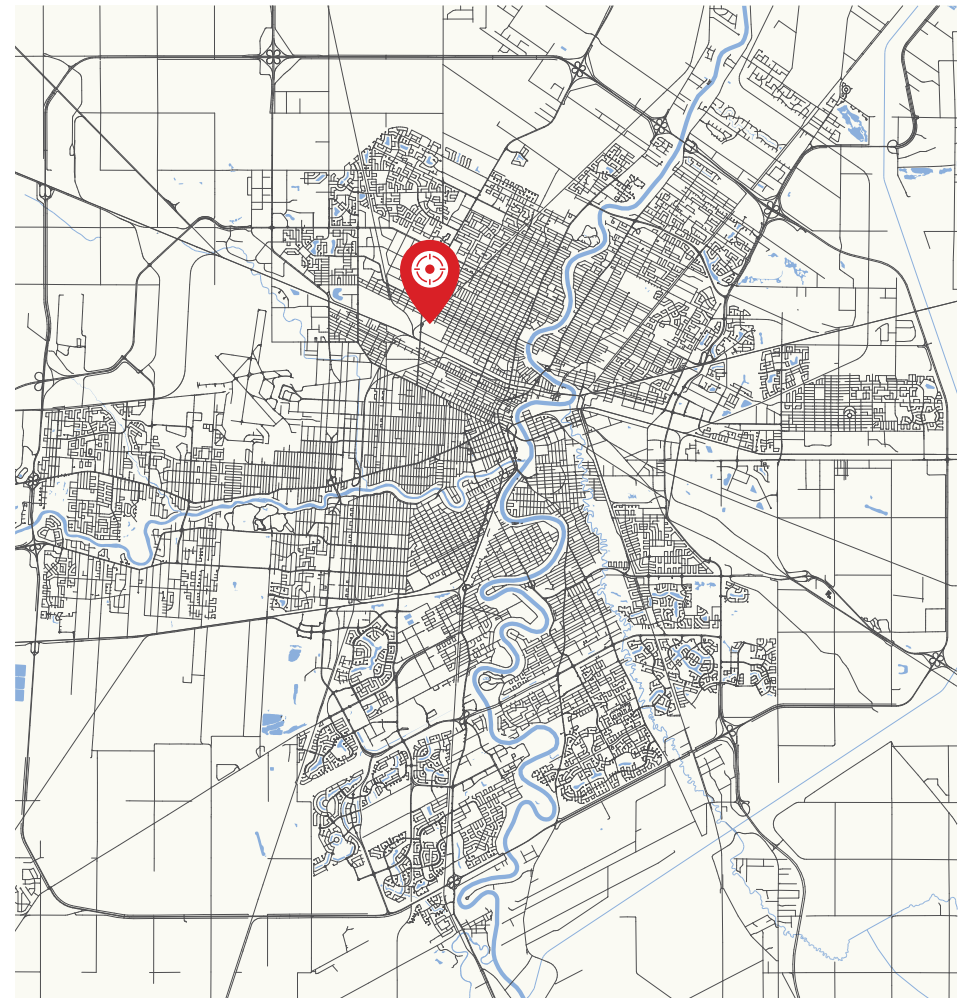
2
FLOORS



1959
YEAR BUILT



Spacious
1 BEDROOM SUITES

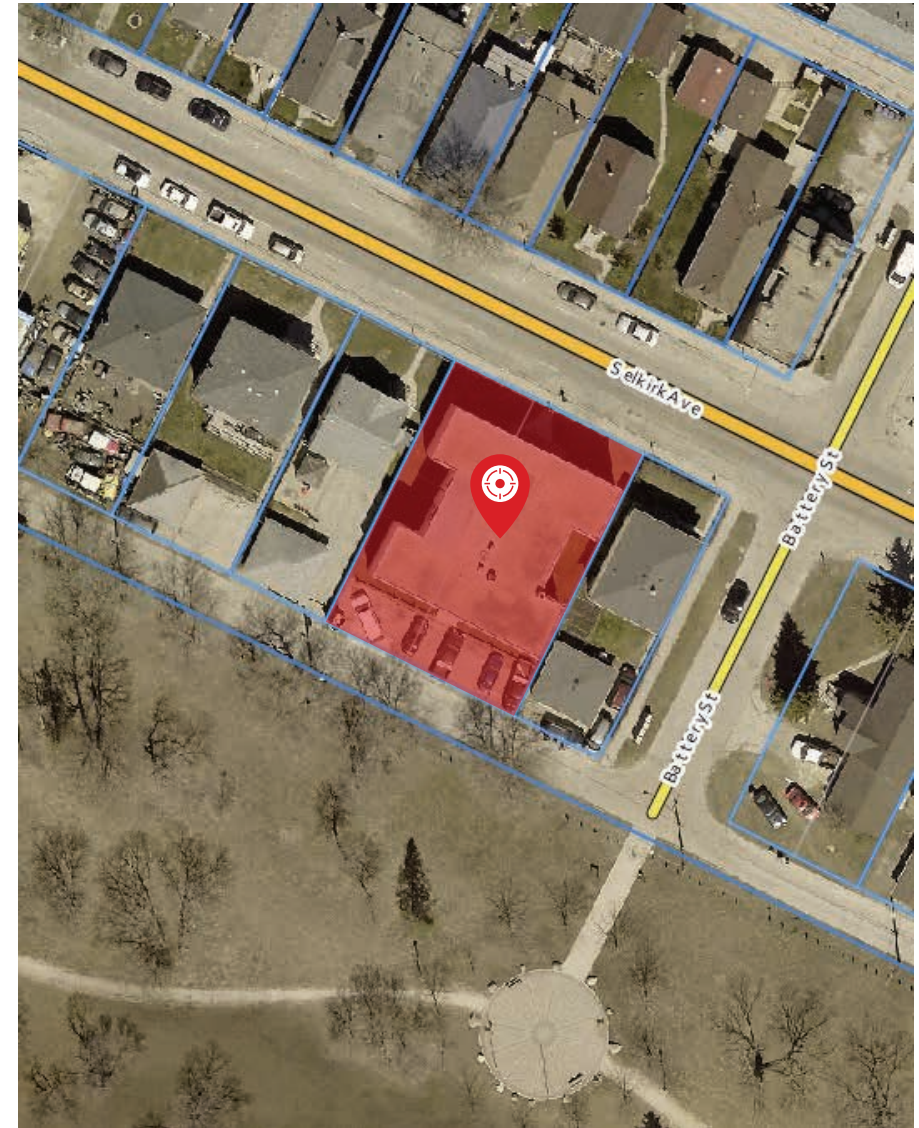


ADDRESS	1002 Selkirk Avenue, Winnipeg, Manitoba
LEGAL DESCRIPTION	SP LOTS 38 AND 39 PLAN 27434 WLTO IN RL 36 AND 37 PARISH OF ST JOHN
# OF SUITES	16
LAND AREA	0.2 acres (+/-)
YEAR BUILT	1959
ZONING	R2 - Res - Two Family
PARKING	7 surface stalls
SUITE MIX	One Bedroom Suites - 16
ASKING PRICE	\$1,350,000 \$1,190,000 \$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

204-985-1365

trevor.clay@capitalgrp.ca

Services provided by Trevor Clay Personal Real Estate Corporation

BRYN OLIVER

Principal

204-985-1379

bryn.oliver@capitalgrp.ca

Services provided by Bryn Oliver Personal Real Estate Corporation

LUKE PAULSEN

Vice President, Sales & Leasing

204-985-1358

luke.paulsen@capitalgrp.ca

Services provided by Luke Paulsen Personal Real Estate Corporation

Capital Commercial Real Estate Services Inc.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4

T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca