

~ SINGLE-TENANT RETAIL INVESTMENT OPPORTUNITY ~



1441 Main Street

WINNIPEG, MB



The Offering

The Property is fully leased to a Class "A" covenant in Giant Tiger with an attractive remaining lease term, offering income stability and a strong long-term return profile. The Property consists of a 19,941 sq. ft. building situated on 1.45 acres in the densely populated Luxton neighborhood. There is below market assumable debt in-place that can be assumed by a Purchaser or discharged upon a sale.



19,941 sq. ft.
TOTAL BUILDING AREA



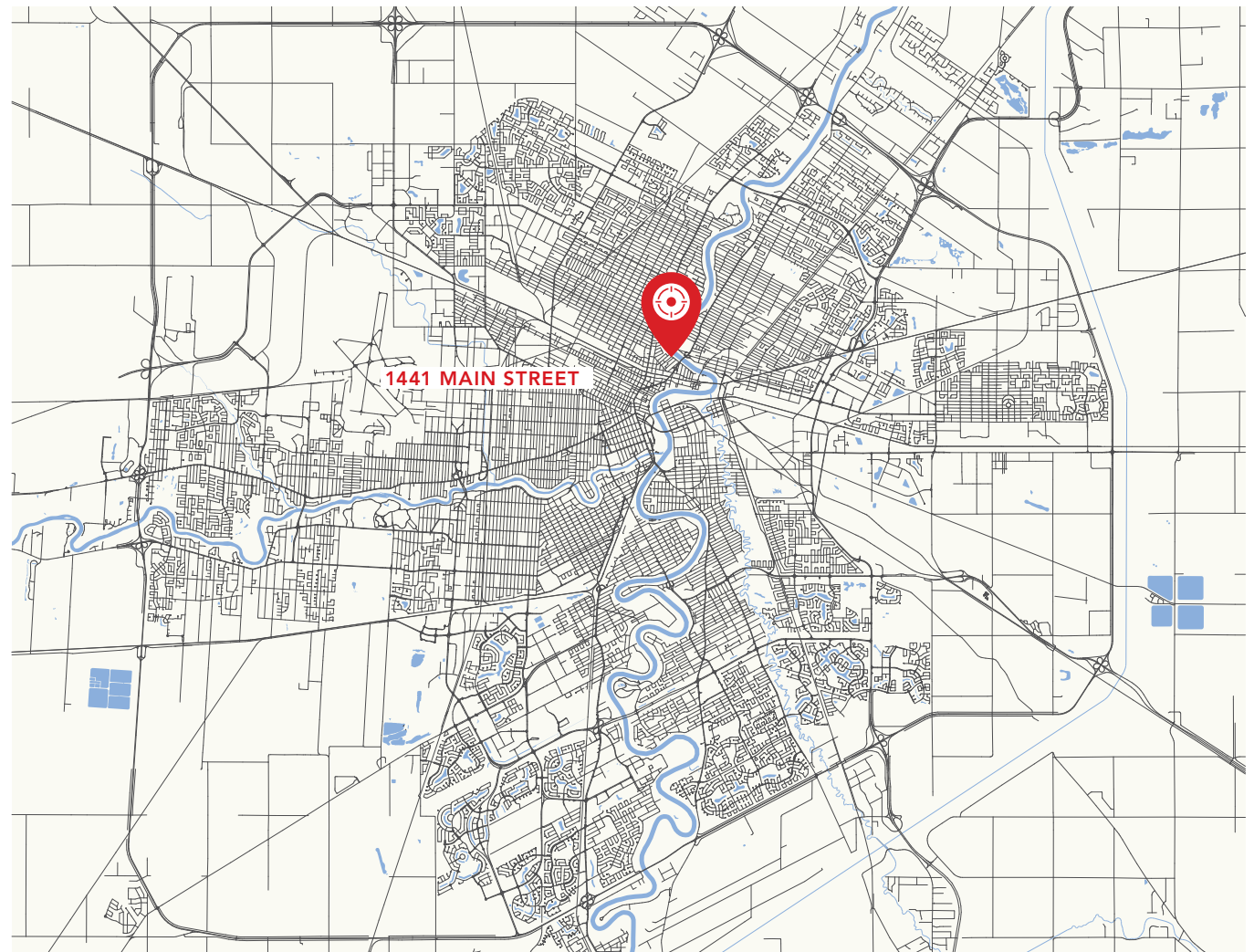
1.45 acres
TOTAL LAND AREA



\$10.75 per sq. ft.
IN-PLACE RENT



85
PARKING STALLS



Investment Highlights



LONG TERM LEASE WITH NATIONAL TENANT

The Property is leased to Giant Tiger, a national discount store chain which operates over 200 stores across Canada with over 6 years of lease term remaining.



PRICED BELOW REPLACEMENT COST

At an asking price of \$2,975,000 (\$149 per sq. ft.), this Property is available at well below replacement cost.



WELL LOCATED WITH EXCELLENT EXPOSURE

1441 Main offers excellent visibility and exposure off of Main Street in the established Luxton/Scotia Heights neighborhood.



SIGNIFICANT CAPITAL UPGRADES

Over \$800,000 was invested in 2017 to building upgrades, that include major capital items such as roof and HVAC.



LOW SITE COVERAGE RATIO, WITH EXCELLENT PARKING AND ACCESS

With 4 access/egress points and 85 surface stalls on the 1.45 acre lot, the site offers excellent parking for customers and ease of access to and from the Property.

Property Details

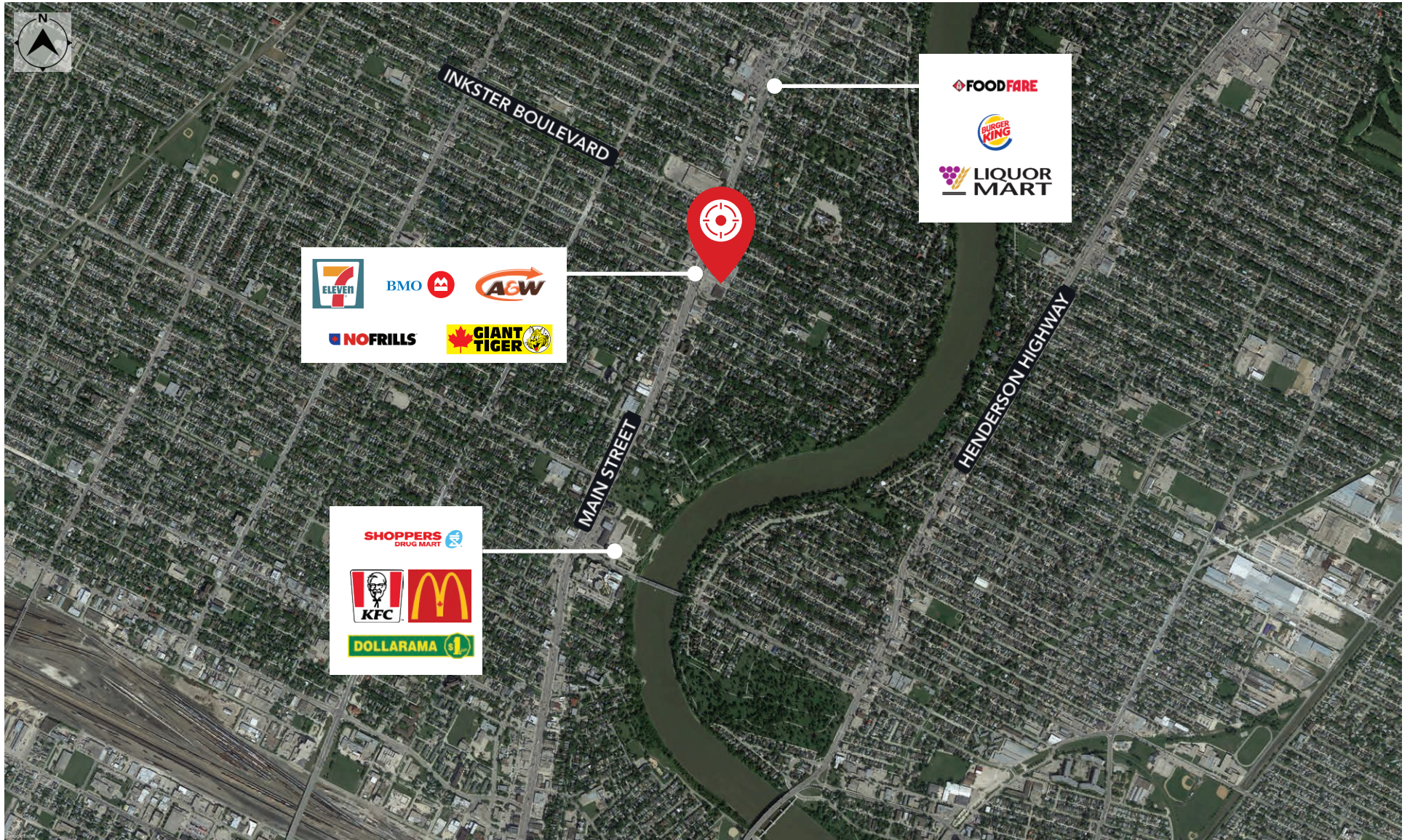
LEGAL DESCRIPTION	SP Lots 15 & 19 Plan 25013 WLTO in RL 2 & 3 Parish of Kildonan. Lots 131,132,133,232 & 233 Plan 1435 WLTO in RL 2 Parish of Kildonan. Parcel 1 Plan 8661 WLTO in RL 2 Parish of Kildonan
PROPERTY TYPE	Single Tenant
LOT SIZE	63,162 sq. ft. (1.45 acres)
NET RENTABLE AREA	19,941 sq. ft.
SITE COVERAGE RATIO	31.57%
YEAR BUILT	1965 - extensive renovations in 2017
LOADING	1 dock door
ZONING	C2 Commercial
ACCESS	Four (4) points of access (Two (2) onto Luxton Avenue and Two (2) onto Polson Avenue)
PARKING	85 stalls (4.3 stalls/1,000 sq. ft.)
FINANCING	Assumable debt in-place
ASKING PRICE	\$2,975,000



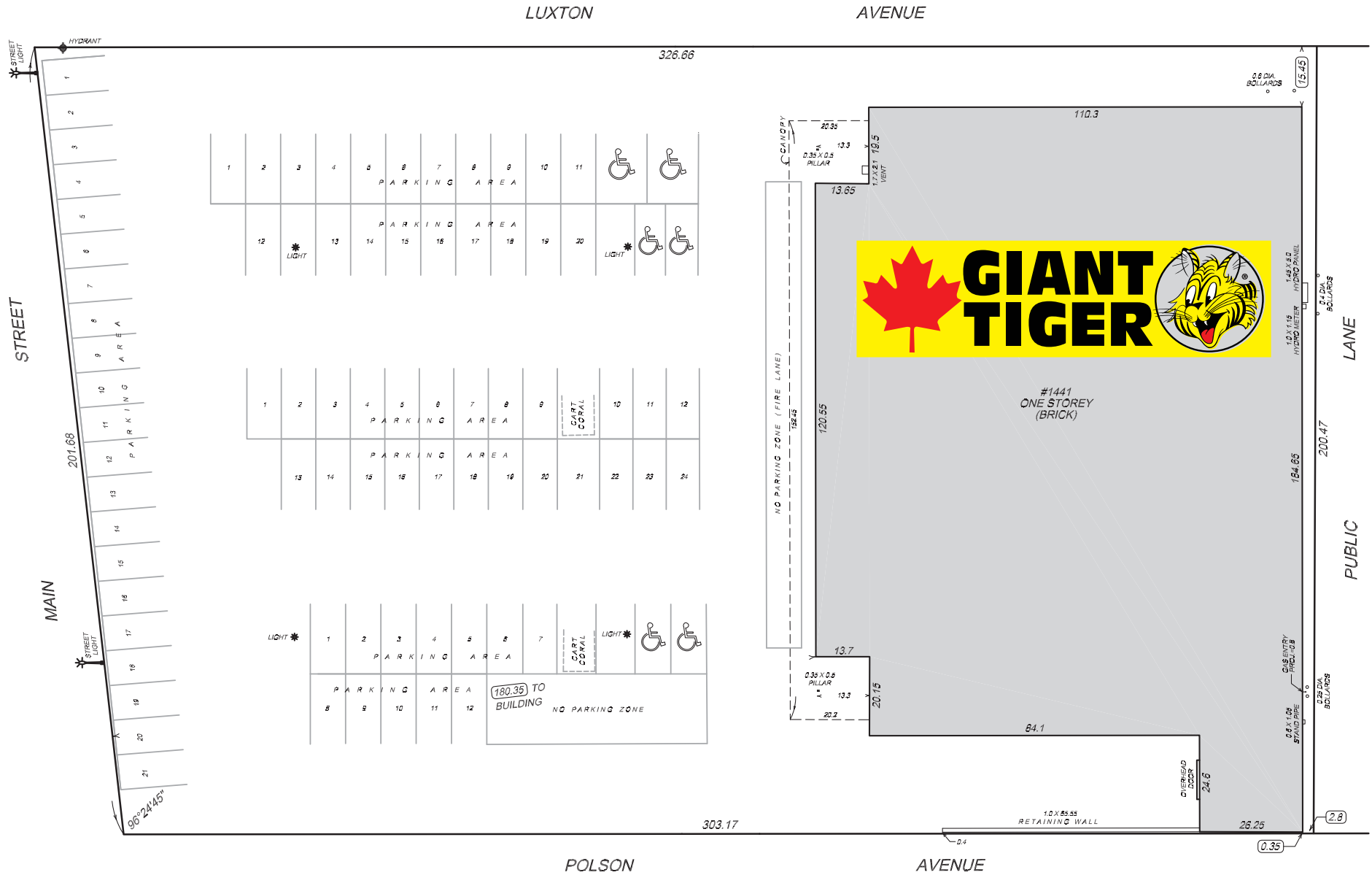
Aerial Overview



Aerial Overview



Site Plan





Advisory Team Contacts

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A photograph of a Giant Tiger store front at dusk. The store has a yellow sign with the words "GIANT TIGER" in large, bold, black letters. To the left of the sign is a red maple leaf logo, and to the right is a circular logo featuring a cartoon tiger's face. The store has large glass windows and doors. A tall black light pole is visible on the right side of the image.

CAPITAL COMMERCIAL INVESTMENT SERVICES

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