

1081-1089 Ellice Avenue

WINNIPEG, MB


Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

~ SERVICE-ORIENTED RETAIL INVESTMENT OPPORTUNITY ~





ELLICE AVENUE

WALL STREET

1081 Ellice

1085 Ellice




1089 Ellice

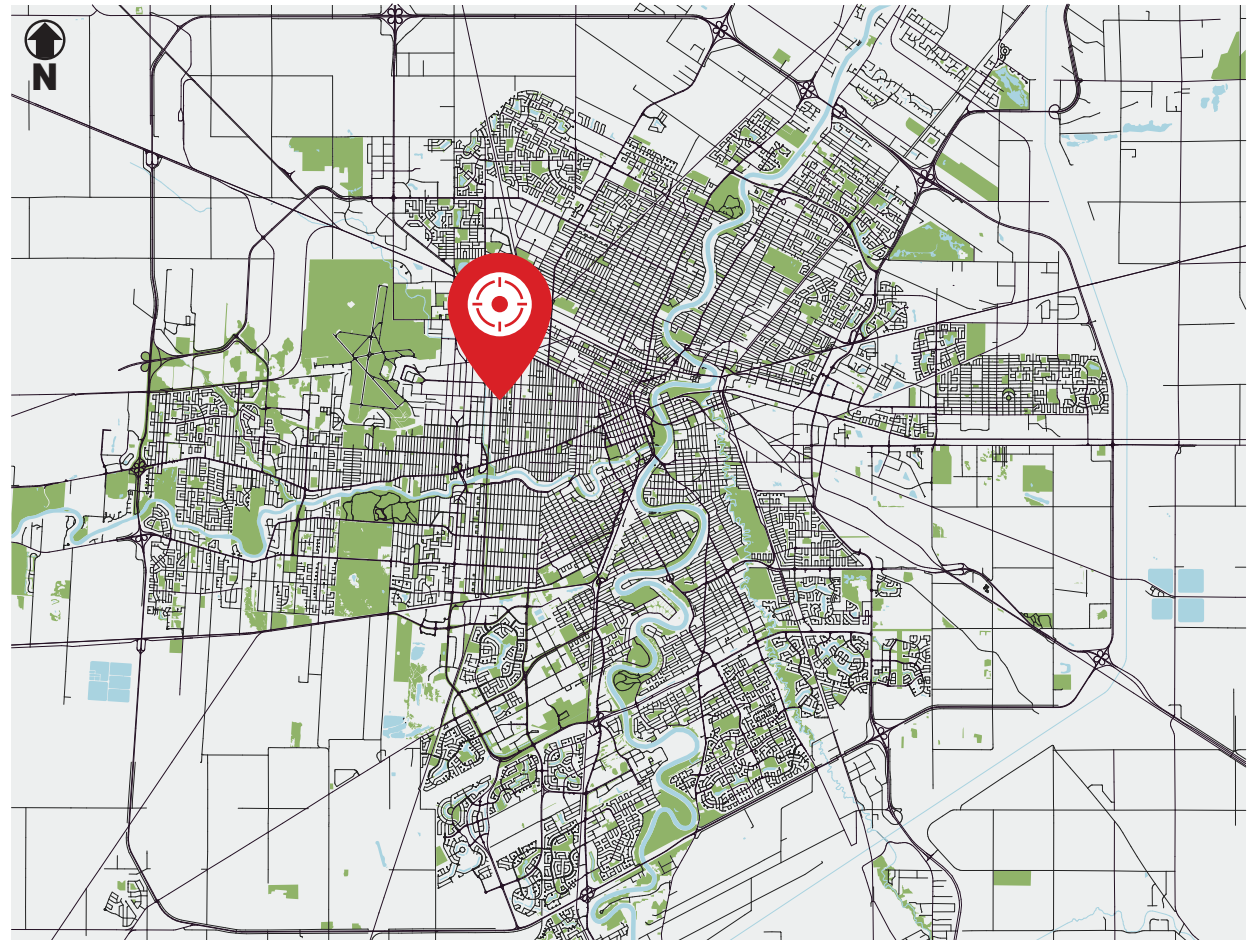
The Offering

Capital Commercial Real Estate Services ("Capital") is pleased to offer for sale 100% interest in 1081-1089 Ellice Avenue (the "Property") in Winnipeg, MB on behalf of its client, 5877394 Manitoba Ltd. (the "Vendor").

The Property consists of 18,667 sq. ft. of gross leasable area (GLA) over 3 buildings on 1.9 acres of land. The Property is well located near the St. James retail node and along major traffic arteries and offers multiple access points at light-controlled intersections. There are a total of 3 high-quality tenants on the site. The site offers ample on-site parking.

PROPERTY HIGHLIGHTS

 18,667 sq. ft. GROSS LEASABLE AREA	 \$18.46 per sq. ft. IN-PLACE AVG. RENT
 1.92 acres LAND AREA	 6.81 years WALT (NOV-2023)
 3 TOTAL TENANTS	 3 BUILDINGS ON-SITE



Investment Highlights



HIGH QUALITY TENANT ROSTER

Existing tenant base is of an extremely high quality with a very attractive WALT



EXCELLENT BUILDING CONDITION

Two of the three buildings on the site are newer construction while 1081 Ellice was fully renovated in 2009, providing investors with minimal near-term exposure to capital costs



STRATEGIC LOCATION

The asset is well-located at a light-controlled intersection on two major traffic arteries. Ellice Avenue is a major regional street connecting St. James and Downtown.



MARKET DYNAMICS

This property represents an opportunity to acquire a service-oriented, multi-tenant retail asset at well below replacement cost



General Area Overview

1081-1089 Ellice Street is situated in the West End directly between both downtown Winnipeg and the St. James Retail Node, the City's main shopping destination. This area of Winnipeg is a densely populated residential neighbourhood with over 73,000 residents living within a 3km radius. Although the West End is a residential community that caters to families, it is also attractive to students due to its proximity to the University of Winnipeg just a short drive away. 1081-1089 Ellice itself is centrally located in the residential community.

This area of Winnipeg is easily accessible from across the City. Two of the City's primary thoroughfares, Watt Street and Ellice Avenue, service this site. Specially, Ellice Avenue is the direct east/west connection route between The St. James Retail Node and Downtown Winnipeg.

The Property is near the St. James Retail Node, is highlighted by CF Polo Park, less than 2km from the Property, a 1.3M sq. ft. shopping centre which is recognized as the only super-regional mall between Toronto and Calgary, drawing 10,300,000 visitors annually. The area is home to top national and international brand retailers as well as dining and entertainment options that draws shoppers from across the Province of Manitoba.



Property Details

ADDRESS	1081-1089 Ellice Avenue, Winnipeg, MB
LEGAL	Lot 39 and 40 Plan 1465 WLTO Exc. Out of Said Lot 40 the NLY 125 Feet In RL 53 & 54 Parish of St. James
GROSS LEASABLE AREA	18,667 sq. ft. (+/-)
LAND AREA	1.92 acres (+/-)
SITE COVERAGE RATIO	22.0%
# OF TENANTS	3
YEAR BUILT	1081 Ellice Avenue: 1964, Major Redevelopment in 2009-2011 1085 Ellice Avenue: 2011 1089 Ellice Avenue: 2023
ZONING	M1 - Manufacturing
KEY TENANTS	Cambrian Credit Union, Dollar Tree, and VIP Lube (Land Lease)
PARKING STALLS	85 (+/-)
WALT (NOV-2023)	6.81 years



Site Aerial

VISIBILITY & ACCESS

The Property benefits from premium visibility and access from two high traffic thoroughfares, Wall Street and Ellice Avenue

STRATEGIC LOCATION

The Site is strategically located in the heart of the West-End and 2KM away from the St. James Retail node and CF Polo Park which draw 10,300,000 visitors annually

DEMOGRAPHICS

Surrounding the site is a densely populated residential neighborhood with over 73,000 residents living within a 3km radius of the site and a major Co-op gas destination and service centre.



Site Plan





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