



**Request for Expressions of Interest**



**~ INVESTMENT OPPORTUNITY ~**

**HIGH-DENSITY MULTIFAMILY DEVELOPMENT SITE**

**WINNIPEG, MB**

[capitalgrp.ca](http://capitalgrp.ca)



# Property Overview

## PROPERTY DETAILS

TOTAL LAND AREA	29,256 sq. ft. (0.67 acres) (+/-)
TOTAL FRONTAGE	239 ft.
ADDRESS OF SUBJECT PROPERTIES	364, 368, 370, 378, 382, & 386 Sherbrook Street

## PROPERTY HIGHLIGHTS

- Based on current zoning, maximum density is 36 units
- Currently zoned as RMF-M
- Sites could be considered for City of Winnipeg's Residential Density Bonus Pilot Program for Affordable Housing
- Located near downtown Winnipeg, the University of Winnipeg and Health Sciences Centre campuses
- Directly located on major transit routes

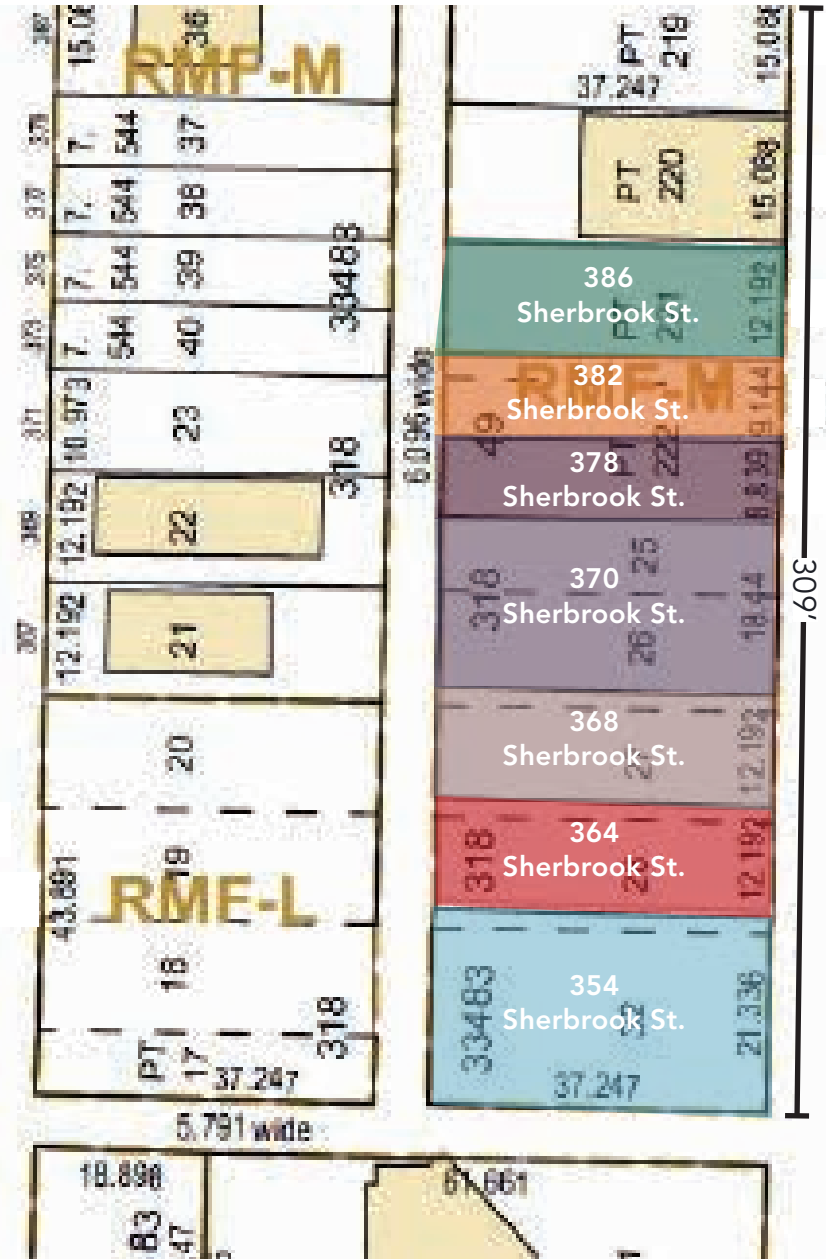


# Property Overview

## PROPERTY BREAKDOWN

PROPERTY	LAND AREA (sq. ft. +/-)	ZONING	FRONTAGE (ft.)
364 Sherbrook Street	4,886	RMF-M	40
368 Sherbrook Street	4,886	RMF-M	40
370 Sherbrook Street	7,390	RMF-M	60
378 Sherbrook Street	3,543	RMF-M	29
382 Sherbrook Street	3,665	RMF-M	30
386 Sherbrook Street	4,886	RMF-M	40
<b>Total Land Area</b>	<b>29,256</b>	<b>Total Frontage</b>	<b>239</b>

\*354 Sherbrook Street is 17,593 sq. ft. (+/-) with 70 ft. of frontage and could be included in a development plan if the existing parking on the parcel could be accommodated in the development.





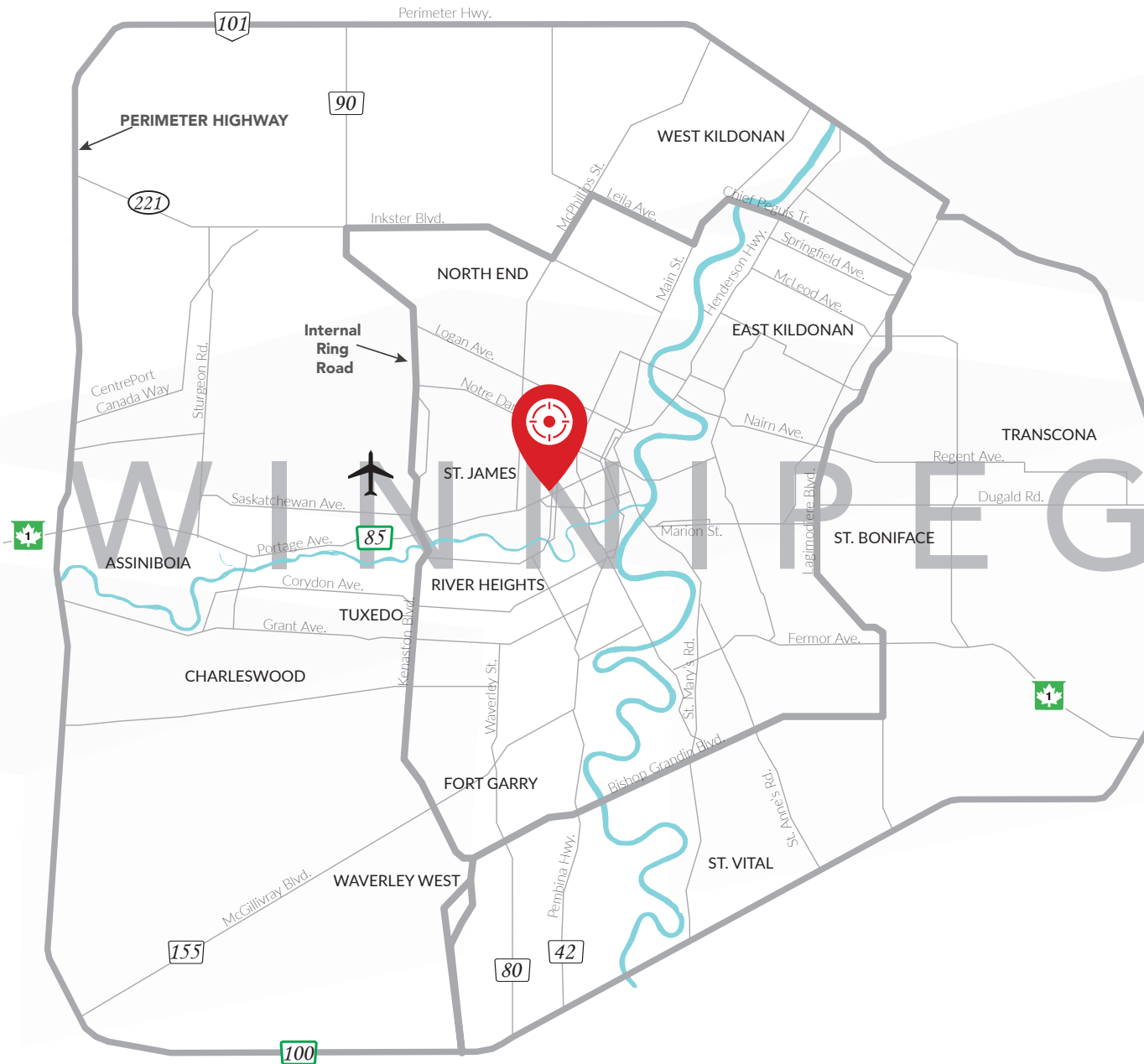
# Location Overview

The Properties are located on the west side of Sherbrook Street and east of Maryland Street in downtown Winnipeg approximately two city blocks from the University of Winnipeg along route 62. The Site offers premium visibility and access along the properties and is immediately north of Portage Avenue (Trans-Canada Highway 1). The properties are a short drive to the Polo Park retail node, Health Sciences Centre campus and the Children's Hospital. The Property is well-served by Winnipeg Transit and walking distance to downtown Winnipeg and Gordon Bell High School.





# Drive Time Analysis



WINNIPEG AIRPORT  
**12 minutes**



UNIVERSITY OF WINNIPEG  
**2 minutes**



HEALTH SCIENCES CENTRE  
**5 minutes**



PORTAGE & MAIN  
**9 minutes**



CF POLO PARK  
**9 minutes**

# CMHC Multifamily Snapshot

## MIDLAND

### DEMOGRAPHICS

POPULATION	42,854
AVERAGE AGE	37.0
TOTAL HOUSEHOLDS	18,360
AVG. HOUSEHOLD INC.	\$84,821

### MULTIFAMILY

	VACANCY RATE	AVG. RENT
BACH.	3.2%	\$739
1 BR	3.0%	\$886
2 BR	4.7%	\$1,205
3 BR	-	\$1,665
AVG.	3.5%	\$961

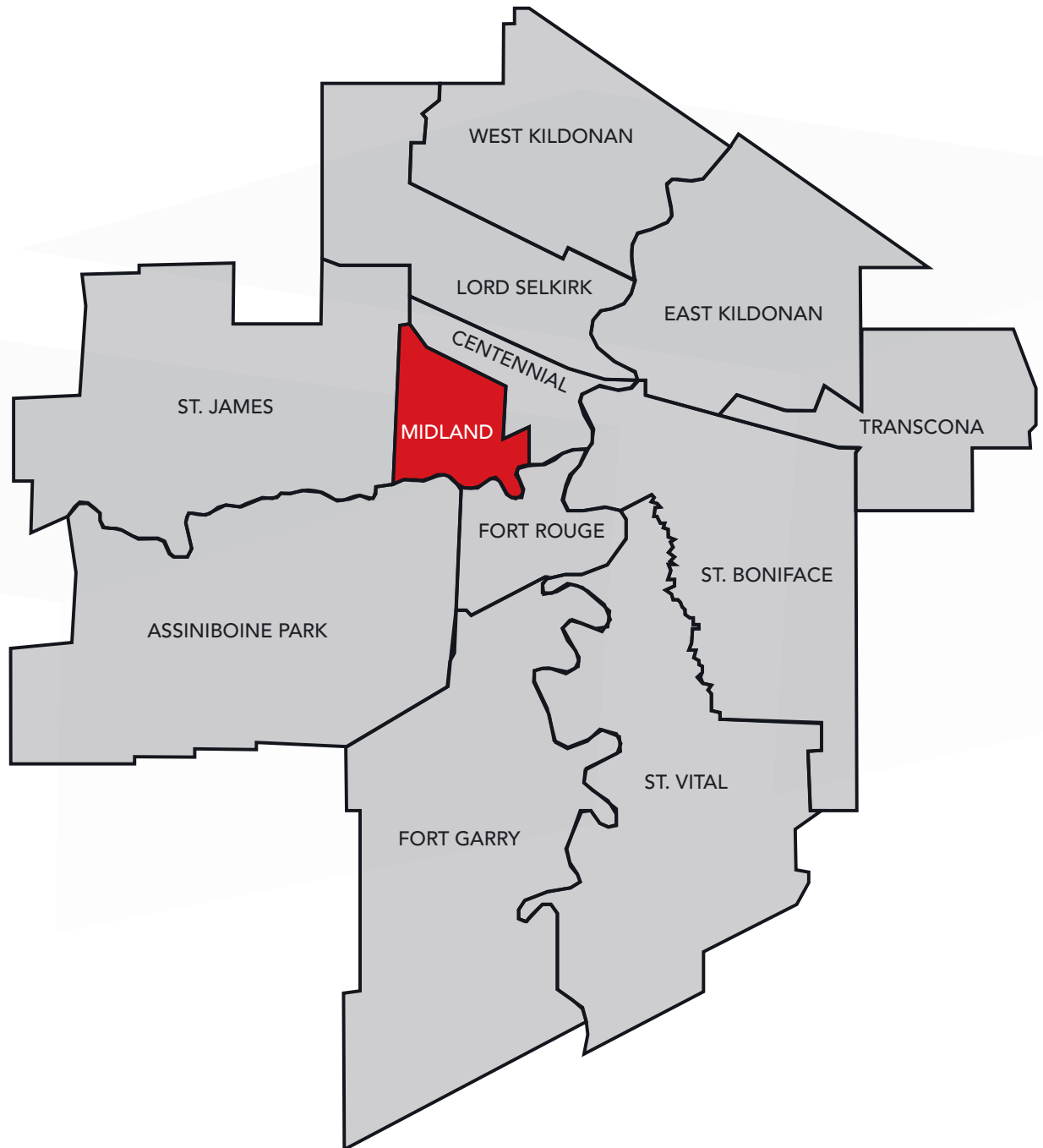
## WINNIPEG

### DEMOGRAPHICS

POPULATION	900,000
AVERAGE AGE	38.5
TOTAL HOUSEHOLDS	320,132
AVG. HOUSEHOLD INC.	\$107,738

### MULTIFAMILY

	VACANCY RATE	AVG. RENT
BACH.	2.8%	\$816
1 BR	1.8%	\$1,102
2 BR	1.7%	\$1,427
3 BR	1.7%	\$1,750
AVG.	1.8%	\$1,249



# Winnipeg Market Overview

## Quick Facts

### GDP



**\$45.6B** economy which grew by **3.3%** in 2022 and is forecast to grow by **2.7%** in 2023

### HOUSING



Average house price is **\$350,097** with **5,389** housing starts expected in 2023

### RENTAL MARKET



The vacancy rate is **2.7%** with average rent for a two-bedroom at **\$1,350**

### EMPLOYMENT



Unemployment rate of **4.8%**, below the historical average

### RETAIL SALES



After seeing **10.1%** growth in 2022, retail sales grow by another **4.6%** in 2023

### INCOME



The current average household income for the Winnipeg CMA is **\$104,001**

### POPULATION



Currently **900,000** and expected to exceed **1M** by 2035

### SERVICES SECTOR



Employment has reached pre-pandemic levels in Accommodation, Food Services, Arts & Entertainment

## KEY ECONOMIC INDICATORS

WINNIPEG	2020	2021	2022	2023	2024	2025	2026	2027
<b>Real GDP at basic prices</b>	41,677	42,950	44,359	45,558	46,099	47,242	48,247	49,214
(% change)	-4.5	3.1	3.3	2.7	1.2	2.5	2.1	2.0
<b>Total Employment (000s)</b>	426	445	464	471	477	483	491	500
(% change)	-4.3	4.4	4.2	1.4	1.3	1.4	1.6	1.7
<b>Unemployment Rate (%)</b>	9.0	6.8	4.7	4.8	5.1	5.0	5.0	5.0
<b>Household Income per capita (\$)</b>	48,859	50,515	51,668	52,620	53,592	54,621	55,818	57,088
(% change)	5.2	3.4	2.3	1.8	1.8	1.9	2.2	2.3
<b>Population (000s)</b>	854	865	880	900	918	932	946	959
(% change)	0.7	1.3	1.8	2.3	2.0	1.5	1.4	1.4
<b>Total Housing Starts</b>	5,040	5,694	5,870	5,389	5,438	5,422	5,441	5,468
<b>Retail Sales (\$ millions)</b>	13,238	15,025	16,540	17,303	17,733	18,213	18,711	19,212
(% change)	-0.4	13.5	10.1	4.6	2.5	2.7	2.7	2.7
<b>Consumer price index</b> (2002=1.000)	1.372	1.415	1.525	1.586	1.622	1.654	1.687	1.721
(% change)	0.6	3.2	7.8	4.0	2.2	2.0	2.0	2.0

Source: Conference Board of Canada, Major Cities Insights, Winnipeg, November 2023

# Offering Process

Lions Housing Centres Inc. is requesting expressions of interest from prospective development partners for the purchase or partnership for the purpose of developing this site. Interested parties are asked to submit their proposed deal structure and development concept by July 19, 2024.

## Contact

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