

Love, in bloom.
IJL
SINCE 1937

For Lease OFFICE / RETAIL SPACE
(204) 943-5700
capitalgrp
Capital
COMMERCIAL REAL ESTATE

teastory

PLANTS
& GIFTS.

214-224 Osborne Street
WINNIPEG, MB

THE OPPORTUNITY

Capital Commercial Investment Services (the "Advisor" or "Capital") is pleased to offer for sale 100% interest in 218-224 Osborne Street, a 3-storey, 19,540 sq. ft. multi-tenant office building and 214 & 216 Osborne Street, two additional retail/office buildings measuring 1,000 sq. ft. and 1,170 sq. ft. respectively, along with a 14-stall parking lot, all located in Osborne Village and referred to as the "Property", "Properties" or "Sites". The Properties provide potential purchasers with an attractive income stream while also offering significant development and multifamily infill density potential. While the Properties offer stabilized office space, the generous 17,026 sq. ft. site and parking area is also ideally suited to accommodate a prominent redevelopment.

214-224 Osborne Street offers a stabilized income stream and significant redevelopment potential.

SITE AREA

214 Osborne St. **4,256** sq. ft.

216 Osborne St. **4,256** sq. ft.

218-224 Osborne St. **8,514** sq. ft.

Total Site Area **17,026** sq. ft.

GROSS LEASABLE AREA

21,710 sq. ft.

YEAR BUILT

214&216 Osborne **1905**

218-224 Osborne **1914**

PARKING

14 surface parking stalls

FRONTAGE

129.5' Osborne St.

130.0' McMillan Ave.

ZONING

C2 - Com - Community

**FUTURE REDEVELOPMENT
ZONING POTENTIAL**

RMU

Investment Highlights



STABLE INCOME PROFILE

The Properties offer fully renovated office, commercial, and retail space in both sizes and configurations that cater well to demand within the trade area.



ASSET QUALITY

The Property was significantly redeveloped for its current commercial use by one of Winnipeg's leading developers at the time. Since redevelopment, the Property has been professionally managed, providing for excellent operational history and a solid set of tenant and property documentation to rely on.



DENSIFICATION OPPORTUNITY

This investment opportunity is further bolstered by a significant and compelling infill development profile. Investors will be able to capitalize on the current multifamily/commercial development momentum in immediate proximity of the Sites. The Site offers significant frontage along Osborne Street and McMillan Avenue and redevelopment potential.



PROMINENT LOCATION

The Sites are well-located at Confusion Corner – Winnipeg's most prominent urban intersection providing the gateway into Osborne Village, South Osborne, Downtown, and the Pembina Highway corridor. This strategic positioning offers investors a one-of-a-kind opportunity to own part of Confusion Corner.

LOCATION OVERVIEW

The Properties are situated in one of Winnipeg's most vibrant neighbourhoods, Osborne Village. Located at the northeast corner of Osborne Junction, more commonly known as Confusion Corner, this iconic intersection is where several major arterial roads converge, including Osborne Street, Corydon Avenue, and Pembina Highway. Confusion Corner is a vital hub for traffic between downtown Winnipeg and the city's southwest quadrant, ensuring constant exposure to both vehicular and pedestrian traffic.

Positioned on the southern tip of Osborne Village, the property is within easy walking distance of Downtown Winnipeg, the Manitoba Legislative Buildings and the lively Corydon Village, making it an ideal spot for businesses seeking a central, highly accessible location. The area is well-known for its storefront retail, boutique shopping, and boutique restaurants, making it a thriving destination for locals and visitors alike.

Osborne Street is experiencing significant development growth with major new mixed-use residential projects reshaping two entire blocks of the village strip, directly adjacent to 214-224 Osborne Street. Over 300 new residential units are currently completed in the Village, introducing a fresh face to the neighbourhood and driving an increase in population, presenting new opportunities in the community.



Area Highlights

OSBORNE VILLAGE

Osborne Village is celebrated for its eclectic blend of boutiques, restaurants, and nightlife. The 214-224 Osborne properties benefit from being at the heart of this bustling community, with immediate access to lively energy and diverse amenities. As one of Winnipeg's most densely populated areas, Osborne Village is not only a hub of commercial activity but also a vibrant cultural scene, home to many of the city's emerging and well-established artists and businesses. This unique mix of high residential density, creative energy, and commercial appeal makes it an ideal location for businesses looking to thrive in a dynamic and culturally rich environment.

CORYDON VILLAGE

Corydon Village, previously known as Little Italy, is a lively area just a 3-minute walk from 214-224 Osborne Street. Known for its diverse culinary scene, cultural events, and high-density residential mix of single-family homes and low-rise multifamily buildings, Corydon offers a unique blend of urban living. Its walkable, pedestrian-friendly streets are lined with boutiques, services, and award-winning restaurants. During the summer months, weekend evenings come alive as some streets may be closed off for live entertainment, further enhancing the area's appeal as a vibrant destination for dining, shopping, and recreation. This proximity to such a dynamic and well-populated neighbourhood makes these properties even more attractive for businesses and investors alike.



ACCESSIBILITY AND TRANSPORTATION

RAPID TRANSIT AND PUBLIC TRANSPORTATION CORRIDOR

The Properties are in Winnipeg's Confusion Corner and are well-served by City of Winnipeg Public Transit offerings. Confusion Corner is a major transit hub in Winnipeg, well-served by the City of Winnipeg Public Transit system. Located near Osborne Street and Osborne Junction, it connects various local, express, and rapid transit routes, facilitating easy access to different parts of the city, including downtown Winnipeg and the University of Manitoba.

KEY FEATURES OF CONFUSION CORNER TRANSIT HUB

- Osborne Street Station: A flagship station on the Southwest Rapid Transit-way, part of the Blue Line. This station serves as a major transit link, with a dedicated transit bridge over Osborne Street.
- Rapid Transit: The Blue Line is the core rapid transit service, connecting Confusion Corner with downtown Winnipeg and extending to the University of Manitoba. The Blue Line's route covers multiple stops, providing fast and reliable service for students and professionals.

LOCAL AND EXPRESS ROUTES

- Several bus routes are accessible within 400 meters of Confusion Corner, ensuring comprehensive coverage for commuters.

LOCAL ROUTES

- Route 16 (Osborne-Selkirk): Connects south Osborne to downtown Winnipeg and Selkirk Avenue.
- Route 18 (North Main-Corydon): Provides connections between Corydon Avenue, downtown, and the North Main area.
- Route 20 (Academy-Watt): Connects residential areas to downtown Winnipeg via Confusion Corner.

EXPRESS ROUTES

- Route 47 (Transcona-Westwood Express): Express service between Transcona, downtown Winnipeg, and Westwood.
- Route 66 (Grant Express): Runs from the west end through downtown and up to the University of Manitoba.
- Rapid Transit Routes:
 - Blue Line (Southwest Transit-way): The primary rapid transit route serving Osborne Street Station, Confusion Corner, and extending to major locations like the University of Manitoba and downtown Winnipeg.

OSBORNE STREET STATION DETAILS

- This station is a key part of the Blue Line rapid transit corridor.
- The station serves numerous routes that offer direct access to downtown Winnipeg and the University of Manitoba.
- Around five express routes and multiple local routes stop at Osborne Street Station, ensuring a steady flow of buses at frequent intervals during peak hours.
- In summary, Confusion Corner and Osborne Street Station are critical transit points in Winnipeg's transit network, offering a mix of rapid transit, local, and express routes for convenient travel across the city.

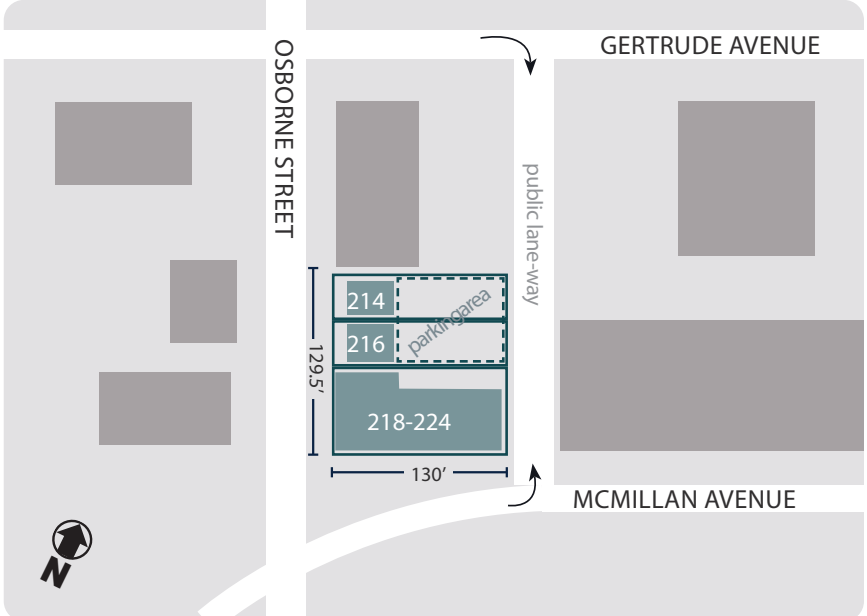


Site Analysis

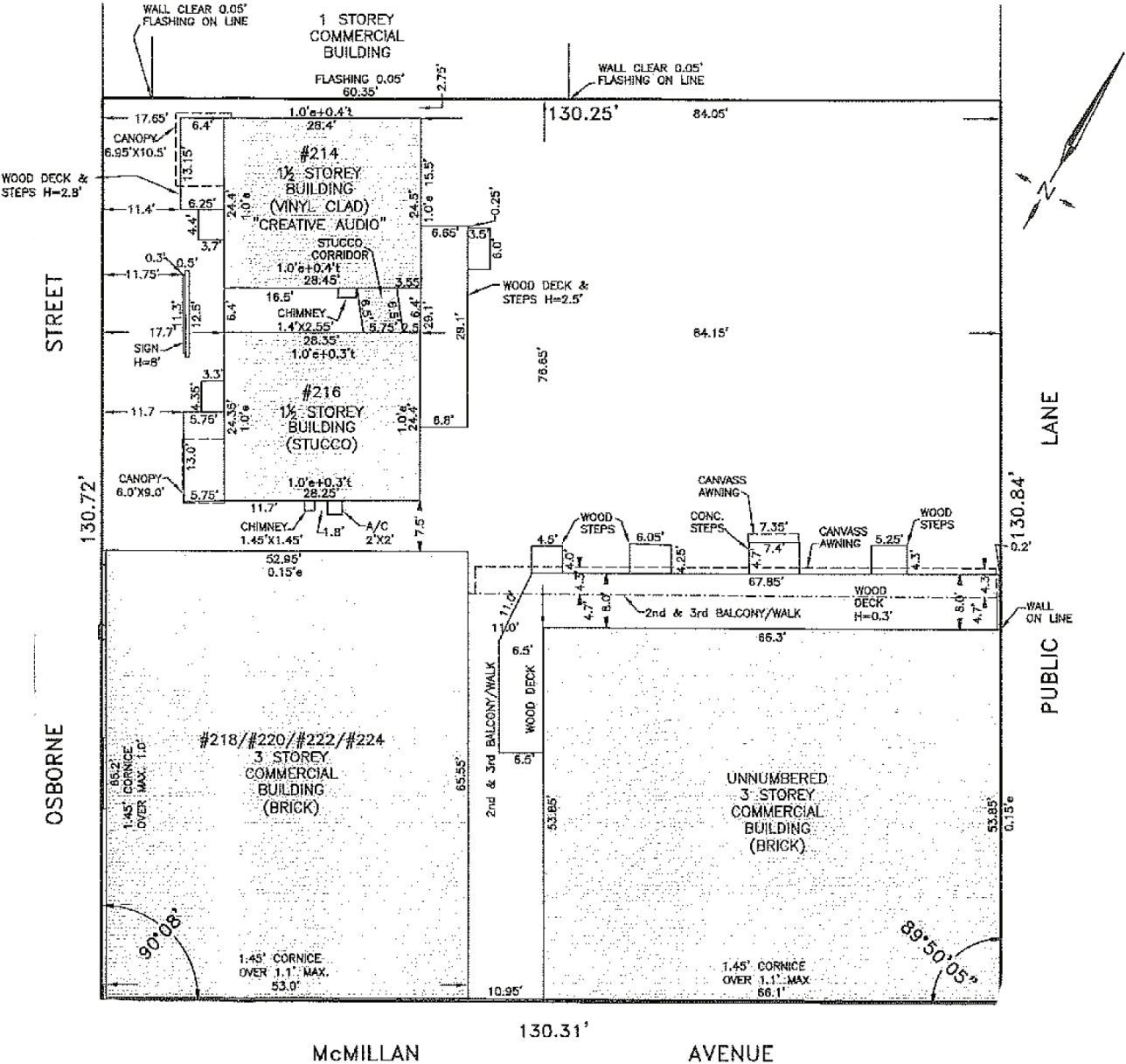
The Properties occupy 17,026 sq. ft. (0.39 acres) site at the intersection of Osborne Street and McMillan Avenue. The Sites offer significant combined frontage along two streets of 259.5 feet (combination of Osborne Street and McMillan Avenue). The Properties benefit from a public lane-way at the rear of the Properties. The Properties are located on the northwest corner of Winnipeg's Osborne Junction (Confusion Corner).

SITE DETAILS

CIVIC ADDRESS	214, 216, 218-224 Osborne Street
LEGAL DESCRIPTION	Lots 5, 6, 7 and 8, both inclusive, Block 7 Plan 208 WLTO (W Div) in RL 31 to 35 Parish of St Boniface
ZONING	C2 - Com - Community
LEGAL DESCRIPTION	SP Lots 16 to 19 Plan 24135 WLTO In RL 1 Parish of St John



Site Survey



Property Overview Summary

218-224 OSBORNE STREET

218-224 Osborne Street is a 3-storey multi-tenant office building located at the high-visibility intersection of Osborne Street and Route 42 (McMillan Ave.). Located in Winnipeg’s iconic Confusion Corner, this property enjoys substantial street frontage along both Osborne and McMillan (Route 42), enhancing its curb appeal and prominence. The building, divided into three sections (A, B, C), accommodates 23 tenant spaces with each unit having independent electrical and heating systems.

Building A offers two ground-level retail spaces and eight office spaces across the 2nd and 3rd floors. Buildings B and C each provide four additional spaces per floor. These units are accessed through secure common entrances at street level, with additional rear stairway access for Buildings B and C. The buildings, while adjacent, are not internally connected, offering distinct and versatile tenant configurations.

218-224 Osborne Street is an ideal candidate for multifamily redevelopment potential.

OVERVIEW

CIVIC ADDRESS	218-224 Osborne Street
BUILDING AREA	21,080 sq. ft.
RENTABLE AREA	19,540 sq. ft.
SITE AREA	8,514 sq. ft.
FRONTAGE	Osborne Street: 65' McMillan Avenue (Route 42: 130')
NUMBER OF STOREYS	3
PARKING	None
ZONING	C2 - Com - Community
ROLL NUMBER	12021239000

DETAILS

CONSTRUCTION	Wood-frame
FOUNDATION	Brick & Stone
EXTERIOR WALL FINISH	Brick
YEAR BUILT	1914
ROOF	Bitumen
ELECTRICAL	1200 AMP 3 Phase Main - Individually Metered 60-125AMP Breaker Panels
HEATING	Electric Forced Air Furnaces (each unit)
COOLING	Central Air Conditioning (each unit)



Property Overview Summary

214 & 216 OSBORNE STREET

Directly adjacent to 218-224 Osborne, the properties at 214 & 216 Osborne Street offer two additional single-tenant retail/office buildings. These structures feature ground-floor retail spaces with developed office space on the upper levels, and benefit from a 14-car surface parking lot located at the rear. The site has been the subject of multiple development concepts, showcasing its versatility. With 65 feet of frontage along Osborne and a depth of 130 feet, the property holds significant potential for future projects. The prime location, near Osborne Station, downtown Winnipeg, and well-established residential areas, makes 214 & 216 Osborne an ideal candidate for a multifamily residential redevelopment, capitalizing on the increasing demand for urban infill projects in the community.



216 OSBORNE STREET OVERVIEW

CIVIC ADDRESS	216 Osborne Street
BUILDING AREA	1,170 sq. ft.
RENTABLE AREA	1,170 sq. ft.
SITE AREA	4,256 sq. ft.
FRONTAGE	Osborne Street: 32'
NUMBER OF STOREYS	1 3/4
PARKING	14 stalls (along with 214 Osborne Street)
ZONING	C2 - Com - Community
ROLL NUMBER	12021238000

216 OSBORNE STREET DETAILS

CONSTRUCTION	Wood-frame
FOUNDATION	Stone
EXTERIOR WALL FINISH	Stucco/Wood Siding
YEAR BUILT	1905
ROOF	Shingles
ELECTRICAL	60 Amp
HEATING	Natural Gas Furnace
COOLING	Central Air Conditioning

214 OSBORNE STREET OVERVIEW

CIVIC ADDRESS	214 Osborne Street
BUILDING AREA	1,300 sq. ft.
RENTABLE AREA	1,000 sq. ft.
SITE AREA	4,256 sq. ft.
FRONTAGE	Osborne Street: 32'
NUMBER OF STOREYS	1 3/4
PARKING	14 stalls (along with 216 Osborne Street)
ZONING	C2 - Com - Community
ROLL NUMBER	12021238000

214 OSBORNE STREET DETAILS

CONSTRUCTION	Wood-frame
FOUNDATION	Stone
EXTERIOR WALL FINISH	Vinyl Siding/Wood Siding/Stucco
YEAR BUILT	1905
ROOF	Shingles
ELECTRICAL	100 Amp
HEATING	Natural Gas Furnace
COOLING	Central Air Conditioning

CAPITAL COMMERCIAL INVESTMENT SERVICES

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Advisory Team Contacts

BRYN OLIVER

Principal

204-985-1379

bryn.oliver@capitalgrp.ca

Services provided by Bryn Oliver Personal Real Estate Corporation

TREVOR CLAY

Broker, Principal

204-985-1365

trevor.clay@capitalgrp.ca

Services provided by Trevor Clay 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