



42 Langside Street

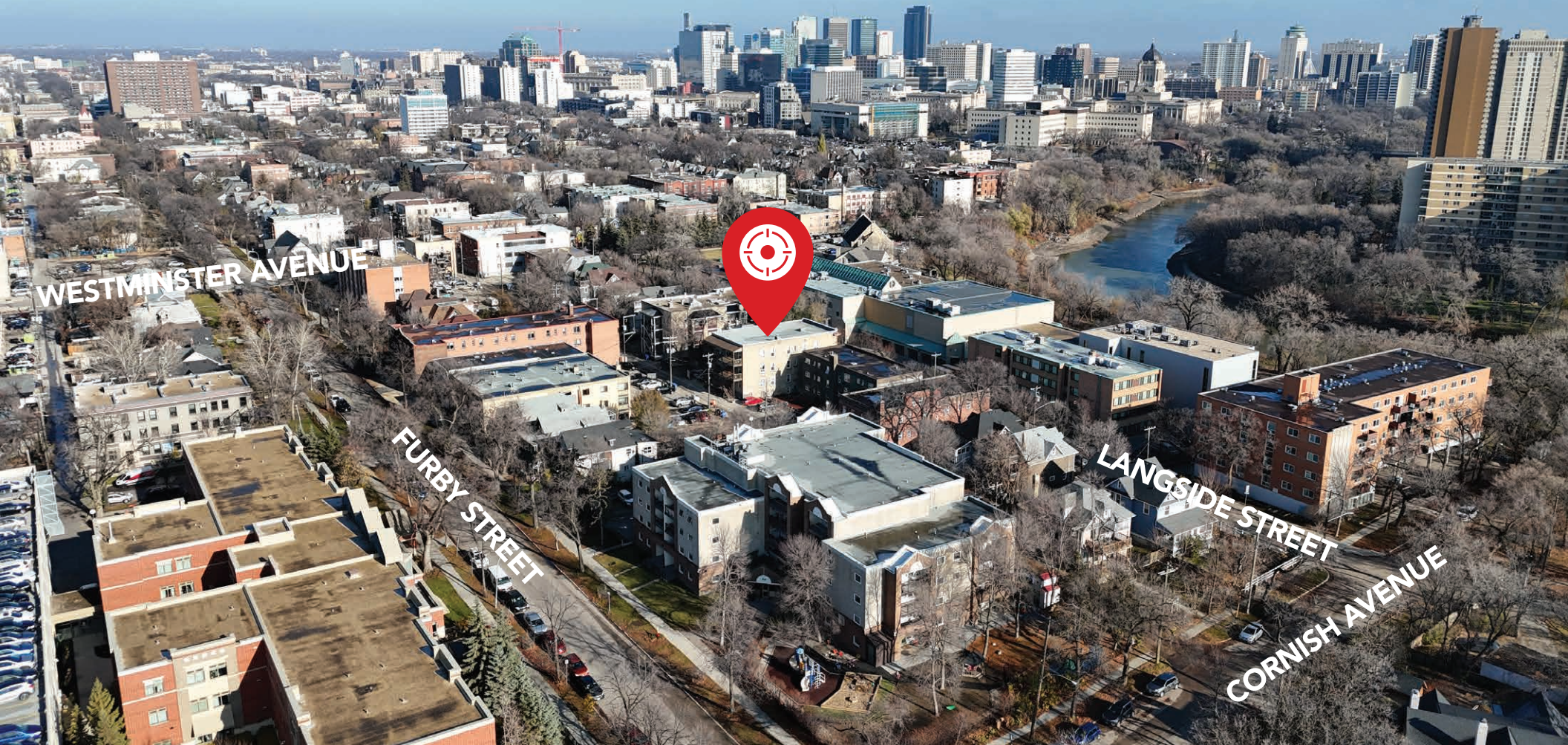
WINNIPEG, MB

The Offering

Capital Commercial Investment Services ("Capital") has been retained by the Vendor for the purpose of exclusively marketing for sale a 100% interest in 42 Langside Street (referred to as the "Property" and/or the "Site"). The Property consists of a total of 13 apartment units on a 4,972 sq. ft. site and offers investors access to a stable opportunity in Winnipeg with an established rent roll and below-market rental rates.

It is well located in a densely populated residential neighborhood within minutes of downtown Winnipeg. The Property showcases turn-of-the-century craftsmanship, complemented by modern conveniences including in-suite appliances, on-site laundry facilities, and a brand-new security system. Additionally, it offers potential to add an additional basement suite on the lower level.

LIST PRICE: \$1,925,000



Property Details

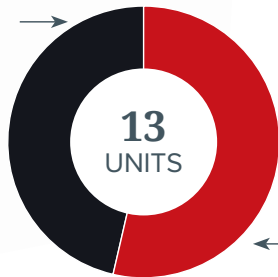
LEGAL DESCRIPTION	LOT 8 AND SLY 12 FEET OF LOT 9 PLAN 40 WLTO (W DIV) EXC OUT OF SAID LOT 8 SLY 28 FEET IN RL 81 PARISH OF ST JAMES
NUMBER OF SUITES	13
LAND AREA	0.11 acres (4,972 sq. ft.)
YEAR BUILT	1911
# OF STOREYS	3
ZONING	R2-Res-Two Family
CONSTRUCTION	Masonry
AVERAGE RENT	\$1,105
YEAR 1 NOI	\$105,904
INCLUDED IN RENT	Water (Building is heated by electric baseboard heat)

RECENT CAPITAL UPGRADES

- 2010 - Roof replaced with torch on membrane
- 2009/2010: Sewer and water main and toilet replacements
- Copper plumbing
- 2022/2023 - Windows
- 2017/2023 - Hot water tank replacement
- 2024 - Security cameras
- 2024 - Suites 1 & 14 fully renovated

SUITE MIX

38% (5)
2-Bedroom



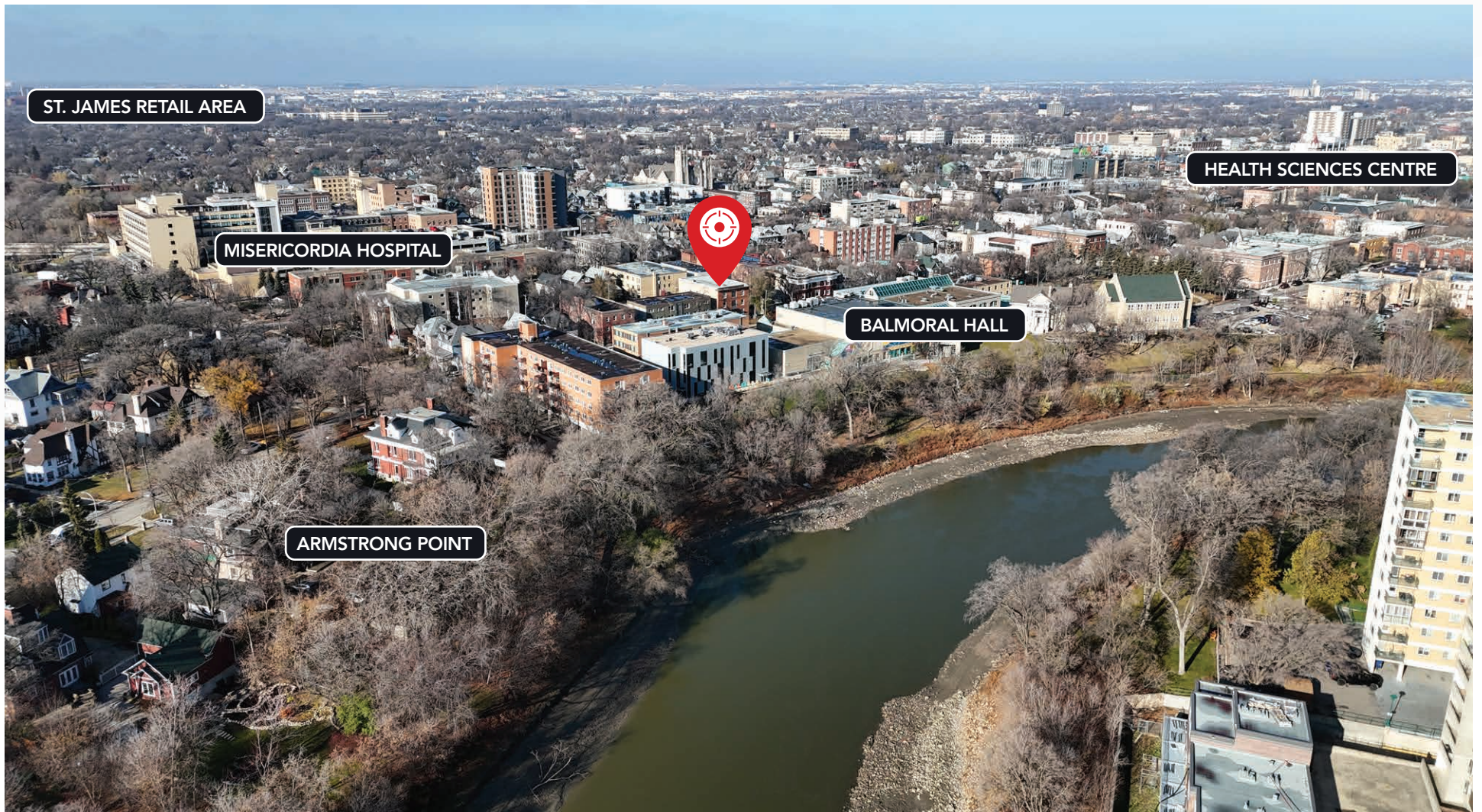
62% (8)
1-Bedroom



Area Overview

42 Langside Street is centrally located on Winnipeg's west side in the vibrant West Broadway neighborhood, within the midland rental market. This established and densely populated residential area is near downtown Winnipeg, providing easy access to various educational and employment centers. The property is situated in one of Winnipeg's top-performing multifamily rental markets.

Directly across from Balmoral Hall School, 42 Langside Street is part of the Wolseley community and sits one block north of Armstrong Point, commonly known as "The Gates," an affluent neighborhood and Winnipeg's first Heritage Conservation District. The site benefits from its proximity to the West Broadway commercial corridor, Midtown Bridge, the University of Winnipeg, and five major private schools in the immediate area.



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