

# Westmoreland Apartments

768 Preston Avenue  
Winnipeg, MB



**Brett Intrater**  
**Senior Vice President**  
Brett Intrater Personal Real Estate Corporation  
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**CUSHMAN &  
WAKEFIELD**  
Winnipeg





FOR SALE

# Westmoreland Apartments

768 Preston  
Avenue

CUSHMAN &  
WAKEFIELD  
Winnipeg

Stevenson



## INVESTMENT HIGHLIGHTS



### Historically low vacancy

Offering investors a  
stable return profile



### Well located in Wolseley Neighbourhood

Surrounded by  
amenities and  
significant capital  
reinvestment into the  
area



### Free and Clear of Debt

The Property is a  
good contender for  
current CMHC financing  
programs



### Value-Add Potential

Significant rental rate  
growth potential upon  
lease expiries through  
suite renovation and  
capital investment

**Sale Price: \$1,425,000 (\$95,000 per suite)**

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## AREA MAP

WALK SCORE

61

TRANSIT SCORE

76

BIKE SCORE

96





FOR SALE

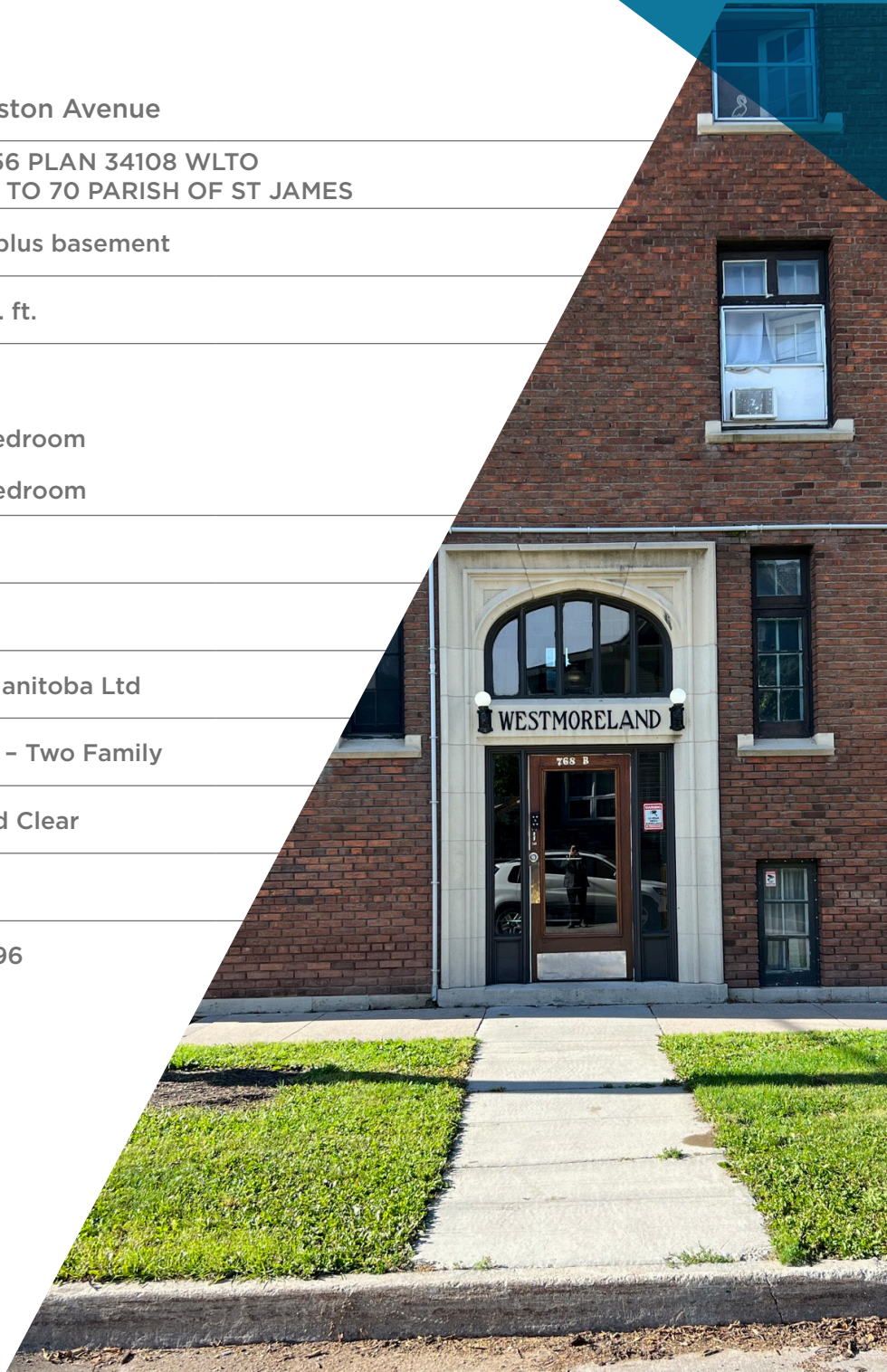


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768 Preston Avenue

## Property Attributes

Address	768 Preston Avenue
Legal Description	SP LOT 56 PLAN 34108 WLTO IN RL 68 TO 70 PARISH OF ST JAMES
Stories	3 floors plus basement
Land Area	3,455 sq. ft.
Total Suites	15 Suites
Suite Mix	7 One Bedroom 8 Two Bedroom
Average Rent in Place	\$646.73
Year Built	1914
Vendor	55804 Manitoba Ltd
Zoning	R2 - Res - Two Family
Financing	Free and Clear
Current Occupancy	100%
Property Taxes (2023)	\$8,662.96





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## OFFERING PROCESS

All inquiries should be directed to:

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**Senior Vice President**

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### Offers to be reviewed as received

All offer submissions should be submitted to CW Stevenson Inc. to the attention of Brett Intrater. The Vendor reserves the right to negotiate with the prospective purchaser(s) who they deem the most attractive in their sole and absolute discretion. The Vendor is not obligated to accept any Offers and reserves the right to reject any or all Offers received. The Vendor, at any time prior to entering into an agreement, may request additional information from prospective purchasers. Failure to provide such information on a timely basis may result in the termination of discussions. The Vendor reserves the right to end the sale process in respect of the Property or to cease discussions with any and all purchasers at any time prior to accepting an Offer, without notice or liability. This Offering Process is subject to change. Should the Vendor choose to make any changes, the Vendor and CW Stevenson Inc. will inform all interested parties of such changes.

## DATA ROOM

Additional property due diligence information has been posted on the Cushman & Wakefield Sharefile data room website. Once prospective purchasers have executed a Confidentiality Agreement and have received a copy of this Confidential Information Memorandum, they will be granted access to a online Sharefile data room. Please note an account may need to be created to access the data room.

Please contact **Brett Intrater** if you require any assistance in accessing the Data Room.





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