

Bayview Apartments

182 Colony Street
Winnipeg, MB

Brett Intrater
Senior Vice President
Brett Intrater Personal Real Estate Corporation
T 204 934 6229
C 204 999 1238
brett.intrater@cwstevenson.ca



FOR SALE

Bayview

Apartments

182 Colony Street



Investment Highlights



Historically low vacancy

Offering investors a stable return profile



Well located in West Broadway 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: \$2,755,000 (\$95,000 per suite)

FOR SALE

Bayview Apartments

182 Colony Street



AREA MAP

WALK SCORE

96

TRANSIT SCORE

84

BIKE SCORE

98



SITE



FOR SALE

Bayview Apartments

182 Colony Street



Property Attributes

Address	182 Colony Street
Legal Description	SP LOT 21 PLAN 33124 WLTOIN RL 84 AND 85 PARISH OF ST JAMES
Stories	3 floors plus basement
Land Area	6,868 sq. ft.
Total Suites	29 Suites
Suite Mix	3 Bachelor 19 One Bedroom 7 Two Bedroom
Average Rent in Place	\$528.00
Year Built	1929
Vendor	Bernard Lofchick
Zoning	Rmfl - Res - Multi-family
Financing	Free and Clear
Current Occupancy	100%
Property Taxes (2023)	\$13,417.49



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OFFERING PROCESS

All inquiries should be directed to:

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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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