

FOR SALE

# 515 McMillan Avenue Winnipeg, MB

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Investment Team

FOR SALE

**515 MCMILLAN  
AVENUE**  
Winnipeg, MB

## THE OFFERING

The Cushman & Wakefield | Stevenson Investment Team (“CWSIT”) is pleased to offer for sale a 100% freehold interest in 515 McMillan Avenue in Winnipeg, MB (the “Property”).

The Property is a luxury, three-story apartment block consisting of six spacious two-bedroom, two-bathroom suites, newly constructed in 2017. This ideally located opportunity is situated in the heart of Crescentwood, just southwest of Downtown Winnipeg, bordering the bustling Osborne Village. Crescentwood is known for its tree-lined streets, historic homes and a quiet residential atmosphere where residents enjoy its beautiful parks and green spaces.

The Property has been well-maintained with current rents below market rates, offering an attractive value-add opportunity for a prospective purchaser.

The Property is being offered for sale by the Vendor on an as-is, where-is basis by its virtue of its Power of Sale.

**Sale Price: \$2,250,000 (\$375,000 per suite)**



### Historically low vacancy

Offering investors a  
stable return profile



### Well-located in the heart of Crescentwood

Surrounded by an  
abundance of amenities  
and services within  
walking distance



### Free and Clear of Debt

The Property is a  
good contender for  
current CMHC financing  
programs



### Newly Constructed

The Property is well  
built and has been well  
maintained, limiting  
the amount of R&M  
as compared to older  
properties

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## AREA MAP



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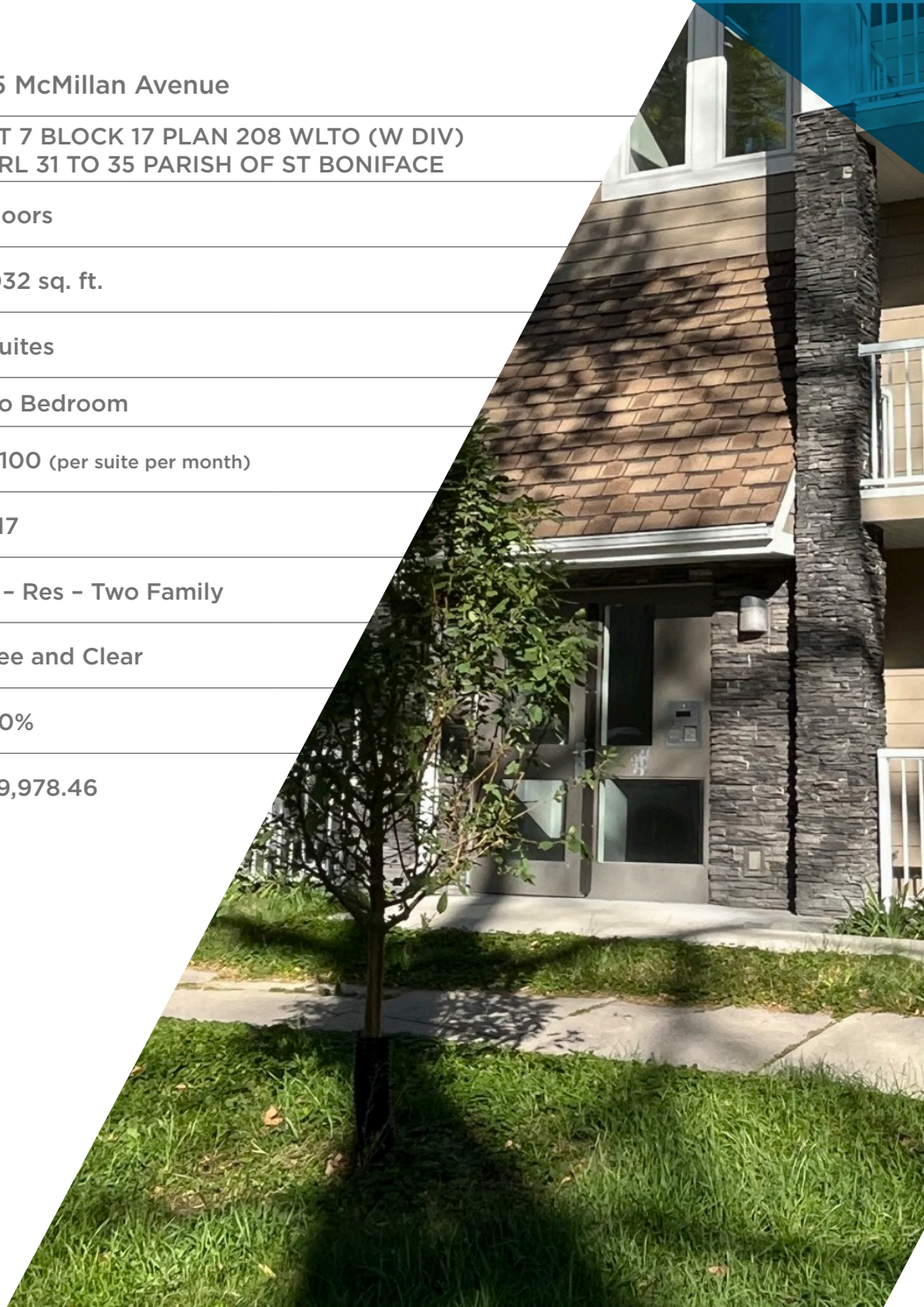


Stevenson

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## Property Attributes

Address	515 McMillan Avenue
Legal Description	LOT 7 BLOCK 17 PLAN 208 WLTO (W DIV) IN RL 31 TO 35 PARISH OF ST BONIFACE
Stories	3 floors
Land Area	6,032 sq. ft.
Total Suites	6 suites
Suite Mix	Two Bedroom
Market Rent	\$2,100 (per suite per month)
Year Built	2017
Zoning	R2 - Res - Two Family
Financing	Free and Clear
Current Occupancy	100%
Property Taxes (2023)	\$19,978.46



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## OFFERING PROCESS

All inquiries should be directed to:

**Brett Intrater**  
**Senior Vice President**

Brett Intrater Personal Real Estate Corporation

T 204 934 6229

C 204 999 1238

brett.intrater@cwstevenson.ca

### 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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