



FOR SALE PARK LANE APARTMENTS
1915 PORTAGE AVENUE

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THE OPPORTUNITY

Cushman & Wakefield | Stevenson is pleased to offer for sale a 100% freehold interest in “Park Lane Apartments” located at 1915 Portage Avenue in Winnipeg, MB (the “Property”).

The Property is a two-story brick apartment block consisting of 11 units, originally constructed in 1955. The Property has been well-maintained and is 100% occupied with a stable history of low vacancy. The property is ideally located along Portage Avenue amidst many other multi-family residences, nearby transit access, and close proximity to a myriad of amenities. The Property is being offered on an as-is, where-is basis.

SALE PRICE: \$1,549,000



Historically low vacancy

Offering investors a stable return profile



Well Located in St. James Neighbourhood

Within an amenity rich area and close to Polo Park Shopping area and Assiniboine Park



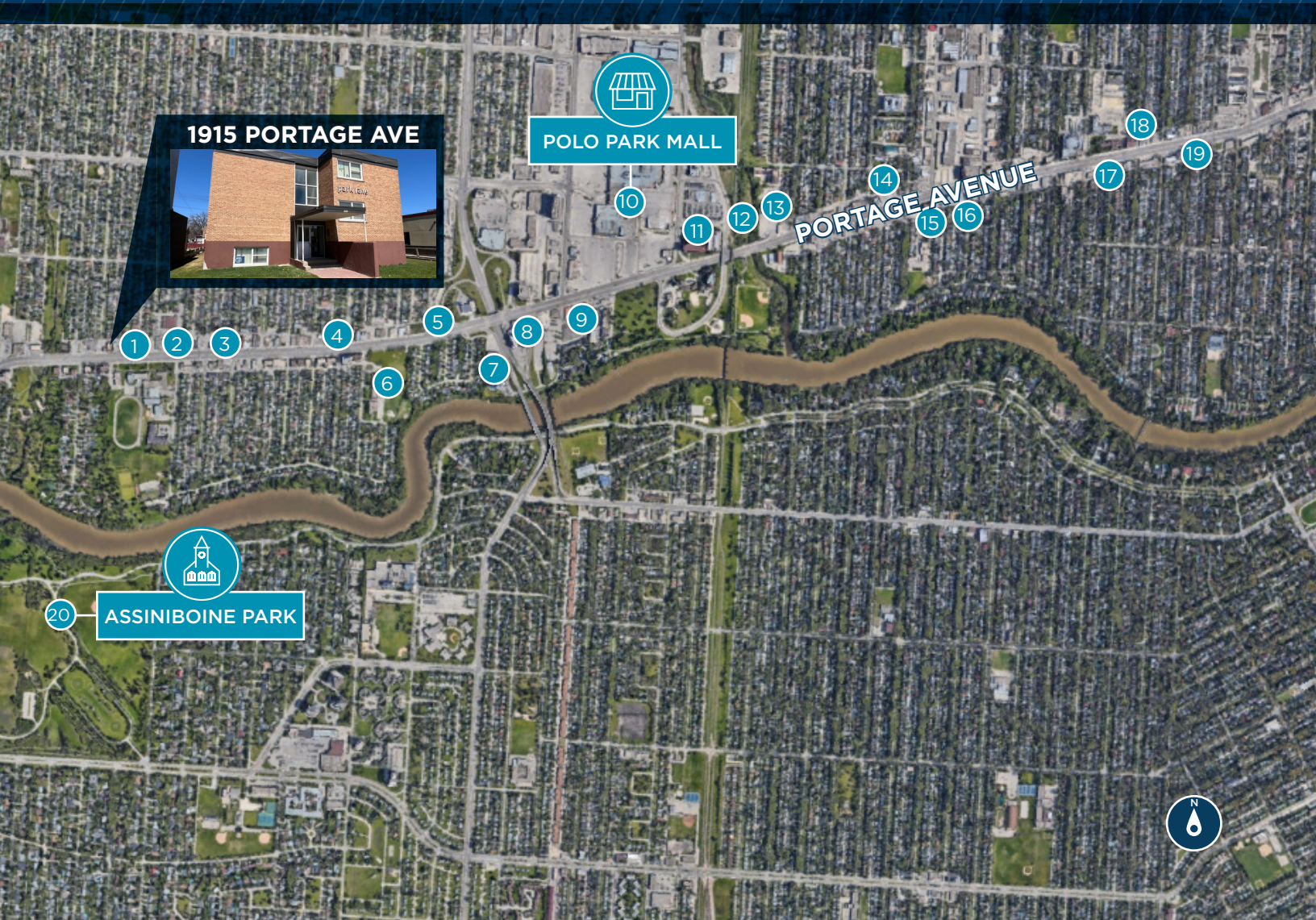
Attractive Financing

The Property is a good contender for current CMHC financing programs



Professionally Managed

The Property is professionally managed and has been well maintained with appropriate upkeep and investment



1915 PORTAGE AVE



POLO PARK MALL

ASSINIBOINE PARK

LOCAL AMENITIES

1	THE BURGER PLACE	11	EARLS KITCHEN AND BAR
2	TIM HORTONS	12	JOEY
3	GOOD EARTH	13	RAE & JERRY'S STEAK HOUSE
4	Yafa CAFE	14	MCDONALD'S
5	INTEGRAL DENTAL	15	7-ELEVEN
6	ASSINIBOINE SCHOOL	16	TIM HORTONS
7	HERZING COLLEGE	17	DOMINO'S PIZZA
8	VISCOUNT GORT HOTEL	18	DAIRY QUEEN
9	OLIVE GARDEN	19	DE LUCA'S
10	POLO PARK	20	ASSINIBOINE PARK



DEMOGRAPHICS



TOTAL POPULATION

5KM • 215,930



MEDIAN AGE

5KM • 41



AVG. HOUSEHOLD INCOME

5KM • \$84,330



TOTAL HOUSEHOLDS

5KM • 98,918



POLO PARK MALL

DRIVE TIME • 5 MINS
WALK TIME • 27 MINS



AIRPORT

DRIVE TIME • 8 MINS

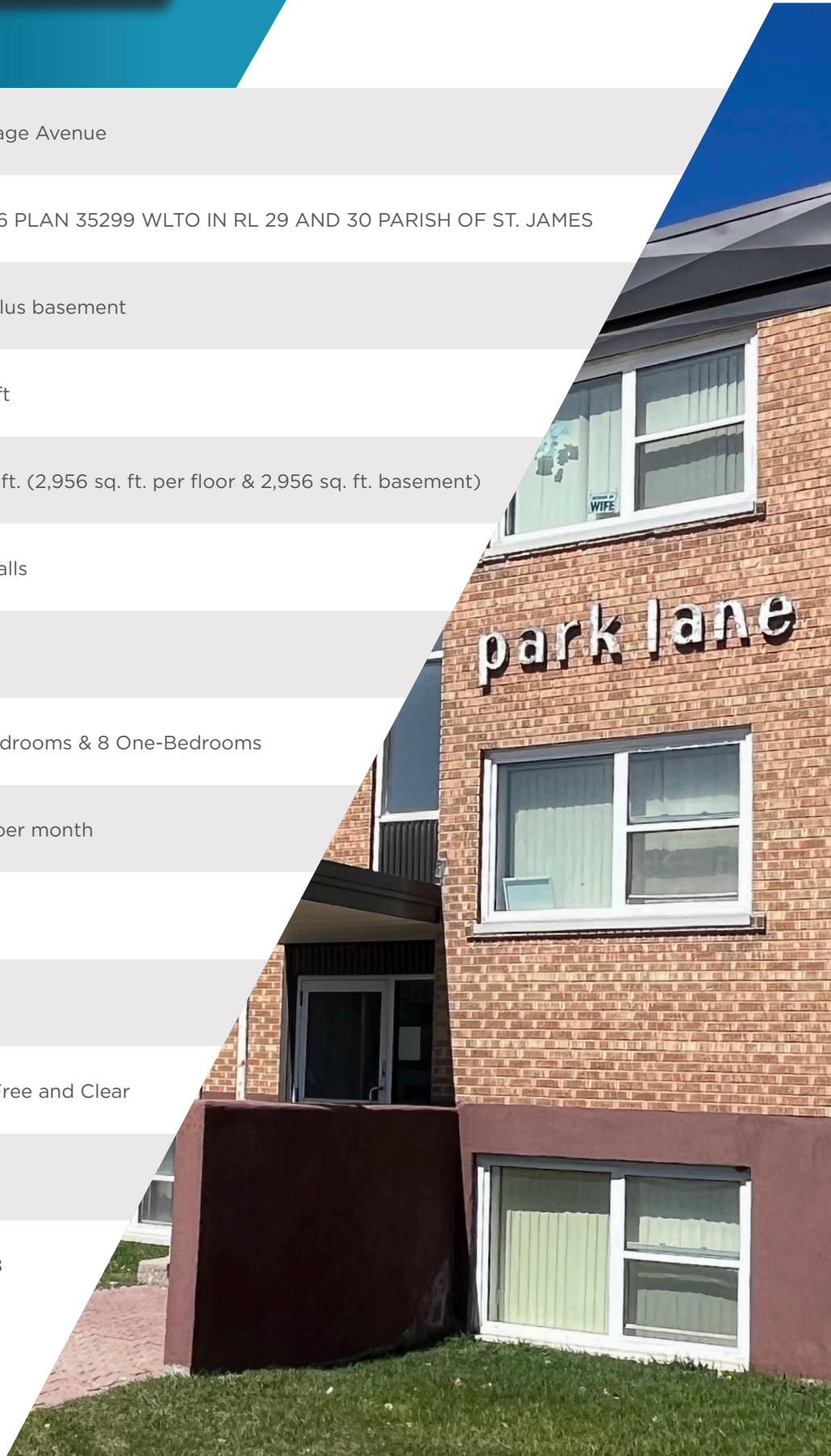


ASSINIBOINE PARK ENTRANCE

DRIVE TIME • 2 MINS
WALK TIME • 10 MINS

PROPERTY ATTRIBUTES

Address	1915 Portage Avenue
Legal Description	SP LOT 76 PLAN 35299 WLTO IN RL 29 AND 30 PARISH OF ST. JAMES
Stories	2 floors plus basement
Land Area	8,166 sq. ft
Building Area	8,868 sq. ft. (2,956 sq. ft. per floor & 2,956 sq. ft. basement)
Parking	(+/-) 6 stalls
Total Suites	11 suites
Suite Mix	3 Two-Bedrooms & 8 One-Bedrooms
Average Rent in Place	\$967.00 per month
Year Built	1955
Zoning	C2
Financing	Treat as Free and Clear
Current Occupancy	100%
Property Taxes (2023)	\$16,741.28



FACING PORTAGE AVE



COMMON HALLWAY



BASEMENT LAUNDRY







park lane



CONTACT

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