

FOR SALE

123 SCOTT STREET

Winnipeg, MB

Brett Intrater

Executive Vice President

Brett Intrater Personal Real Estate
Corporation

T 204 934 6229

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DAS HAUS

123



Stevenson

Investment Team

FOR SALE
**123 SCOTT
STREET**
Winnipeg, MB



DAS HAUS 123

CUSHMAN &
WAKEFIELD
Winnipeg
Investment Team

Stevenson

THE OFFERING

The Cushman & Wakefield | Stevenson Investment Team (“CWSIT”) is pleased to offer for sale a 100% freehold interest in 123 Scott Street in Winnipeg, MB (the “Property”). The Property is a luxury, three-story apartment block consisting of two 1-bedroom, 1-bathroom suites, two 2-bedroom, 2-bathroom suites and two 2-bedroom, 2-bathroom suites complete with lofts.

This ideally located opportunity is situated in the heart of Osborne Village, just south of Downtown Winnipeg. Osborne Village is well known for its diverse mix of restaurants/cafes, boutiques, entertainment options and excellent transit access.

The newly constructed, architecturally unique property, built in 2020, has been very well-maintained and offers an attractive, stable, income-producing asset to investors.

Sale Price: \$1,825,000 (\$304,166 per suite)



Excellent location in the heart of Osborne Village with strong historical occupancy rates



Offered above a 5.3% cap rate with the option to assume existing below-market mortgage debt



Newly constructed with high-end finishes limit need for near term repairs & maintenance



Below market rents and current month-to-month tenancy agreements give purchasers opportunity to increase rents to true market

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AREA MAP



WALK SCORE

93

TRANSIT SCORE

75

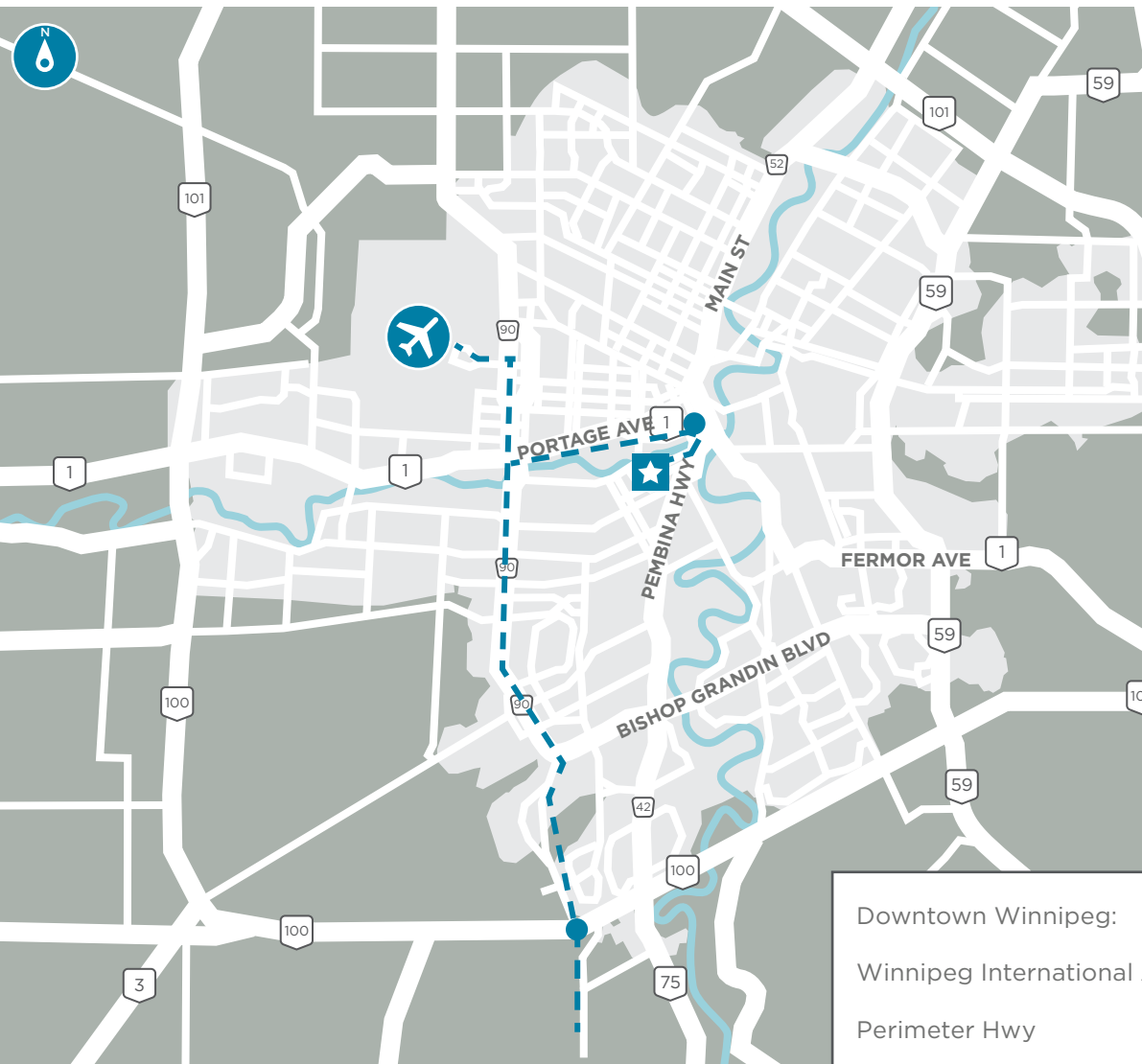
BIKE SCORE

96

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DEMOGRAPHICS



	TOTAL POPULATION
0.5KM	• 5,509
1.0KM	• 18,939
1.5KM	• 34,729
	MEDIAN AGE
0.5KM	• 39
1.0KM	• 42
1.5KM	• 41
	AVERAGE HOUSEHOLD INCOME
0.5KM	• \$62,426
1.0KM	• \$68,871
1.5KM	• \$68,412
	TOTAL HOUSEHOLDS
0.5KM	• 3,408
1.0KM	• 11,687
1.5KM	• 20,507

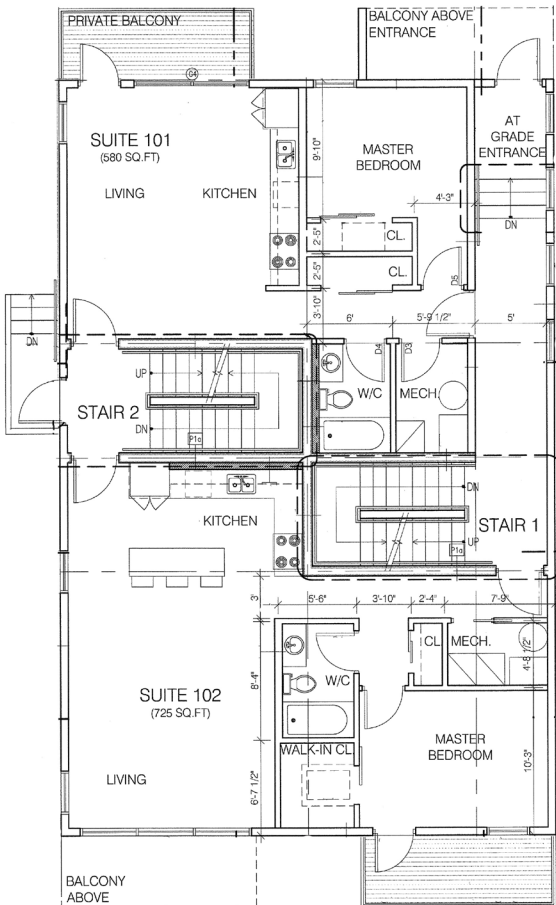
Downtown Winnipeg:	7 MINS	
Winnipeg International Airport:	18 MINS	
Perimeter Hwy	20 mins	

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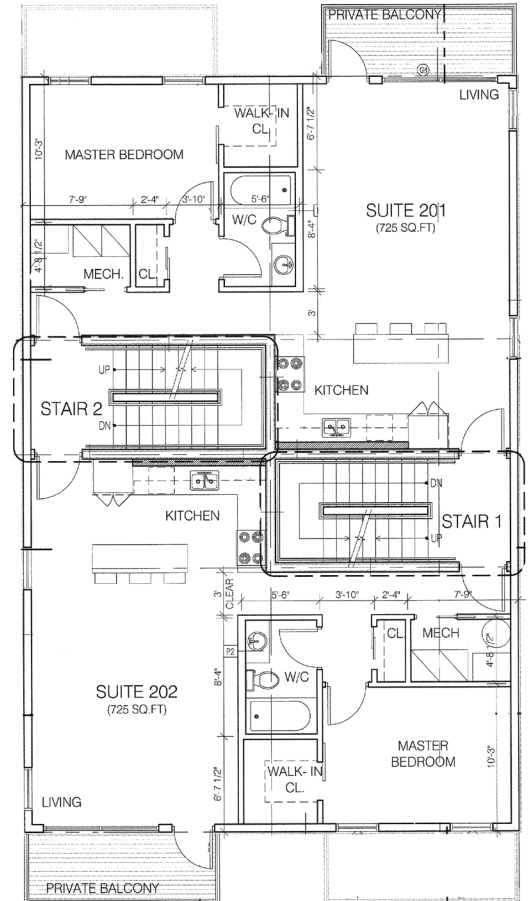
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FLOOR PLANS

FIRST FLOOR



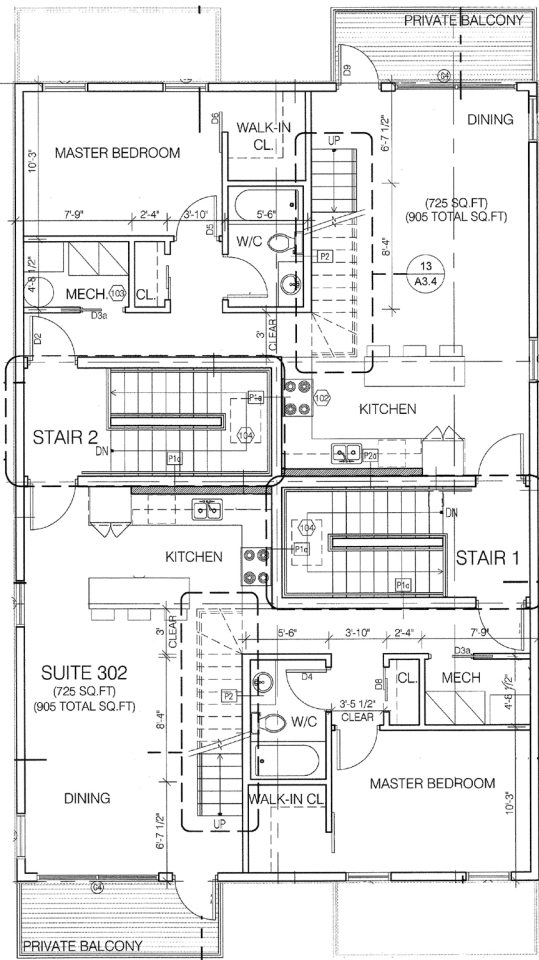
SECOND FLOOR



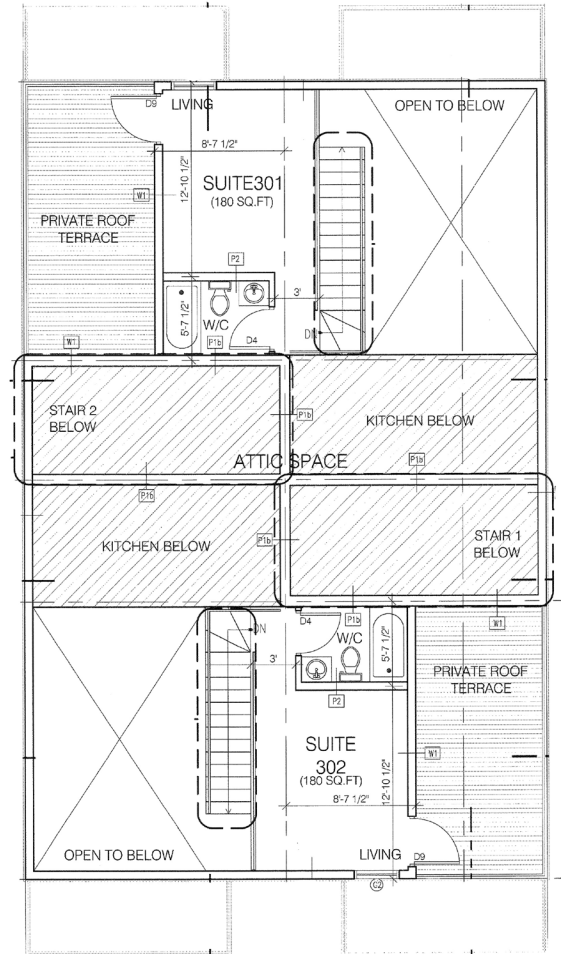
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FLOOR PLANS

THIRD FLOOR



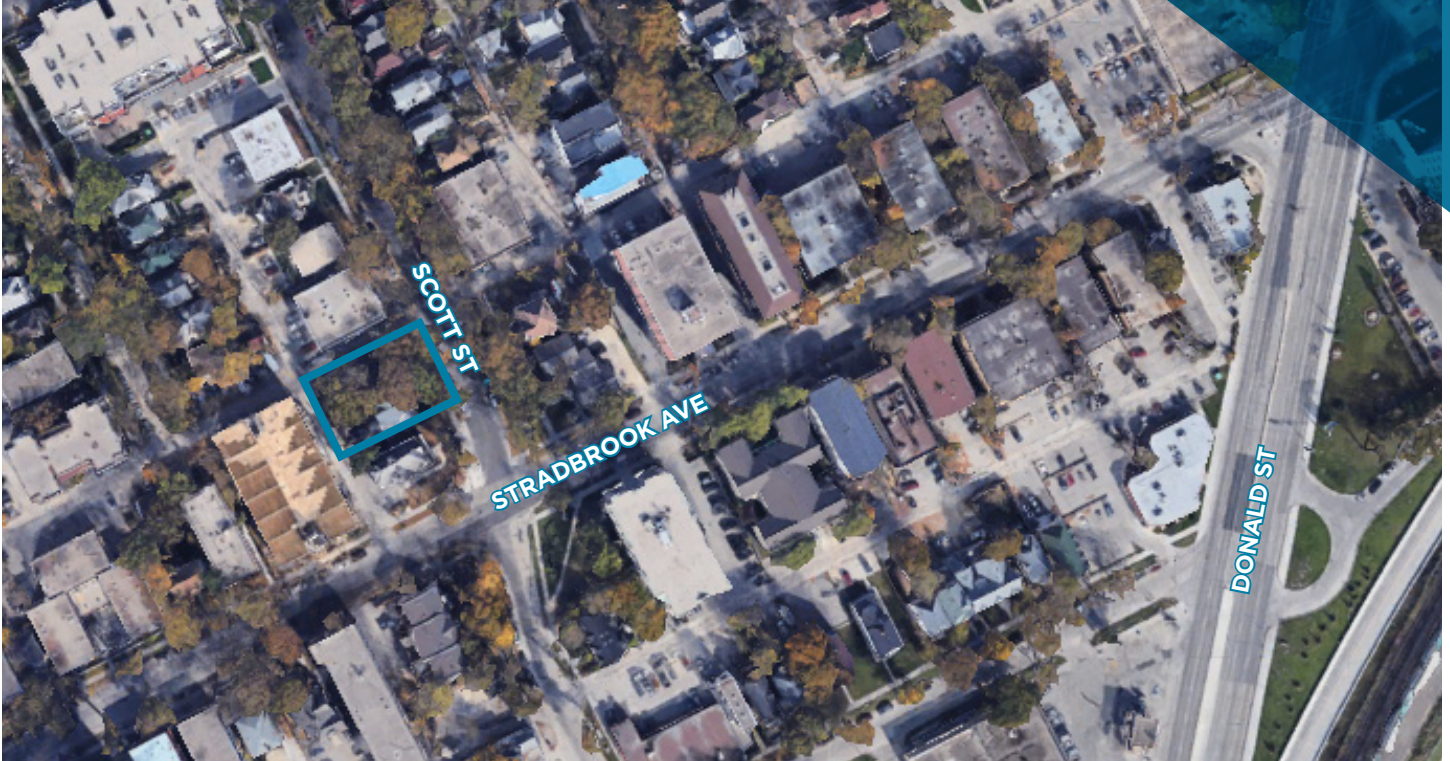
MEZZANINE



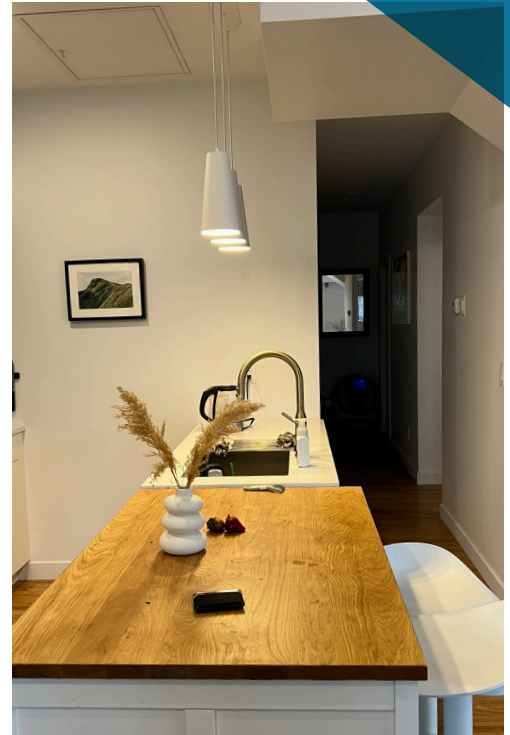
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OFFERING PROCESS

All inquiries should be directed to:

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Executive 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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