



FOR SALE
430 & 440 DOVERCOURT DRIVE

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**CUSHMAN &
WAKEFIELD**
Winnipeg

Stevenson



THE OPPORTUNITY

On behalf of our client, 79971 Manitoba Inc., CW Stevenson Inc. o/a Cushman & Wakefield | Stevenson is pleased to market for sale a 100% freehold interest in 430 and 440 Dovercourt Drive in Winnipeg, Manitoba (the "Property").

The Property features 16,339 square feet of rentable area situated on 1.2 acres of land strategically located in Southwest Winnipeg.

The asset benefits from a strong tenant roster with a diverse mix of high-quality local tenants. Recent leasing activity has proven stability and predictable cashflow with an increased Net Operating Income further showcasing the continued demand for quality space in Southwest Winnipeg.

The Property presents an investor with the opportunity to acquire a stable office asset in a highly desirable asset class and location providing reliable income.

LIST PRICE: \$4,900,000



Well located in the heart of Southwest Winnipeg in close proximity to major transportation routes and amenities



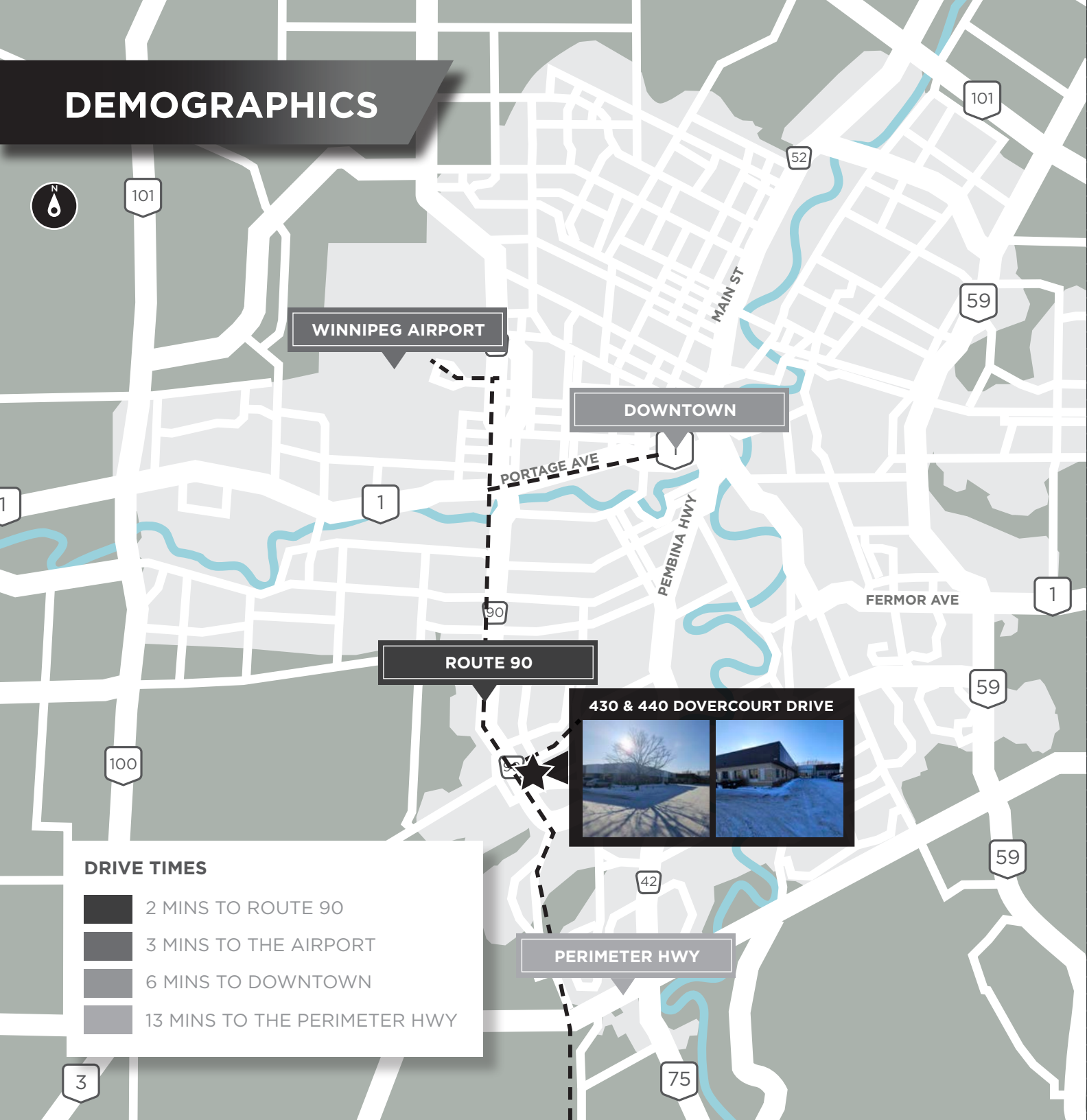
74 parking stalls, providing abundant and convenient parking



Unique property with well-diversified Tenant mix providing investors stability and resilience to market fluctuations and ensuring consistent returns

Description	Multi Tenant Suburban office buildings
Location	430 & 440 Dovercourt Drive
Land Area	1.2 Acres
Year Built	1990/ 1999/ 2008
Zoning	M2
430 Dovercourt Drive	6,700 sq. ft.
440 Dovercourt Drive	9,639 sq. ft.
Total Building Area	16,339 sq. ft.
Parking Stalls	74
Property Taxes	\$62,080.20 (2024)

DEMOGRAPHICS



TOTAL POPULATION
5KM • 117,870



MEDIAN AGE
5KM • 40 Years Old



AVG. HOUSEHOLD INCOME
5KM • \$115,459



TOTAL HOUSEHOLDS
5KM • 45,222

DRIVE TIMES

- 2 MINS TO ROUTE 90
- 3 MINS TO THE AIRPORT
- 6 MINS TO DOWNTOWN
- 13 MINS TO THE PERIMETER HWY

AREA OVERVIEW



Kenaston Common

COSTCO WHOLESALE	RONA	Sobeys
SUBWAY	Indigo	Esso
Booster Juice	bulk barn	Bell
JOEY RESTAURANTS	GOLF TOWN	BP
STARBUCKS COFFEE	CIBC	NUBURGER HEALTHY GOURMET BURGERS
Walmart Save money. Live better.	HOME DEPOT	ups
		Petland
		LOWE'S

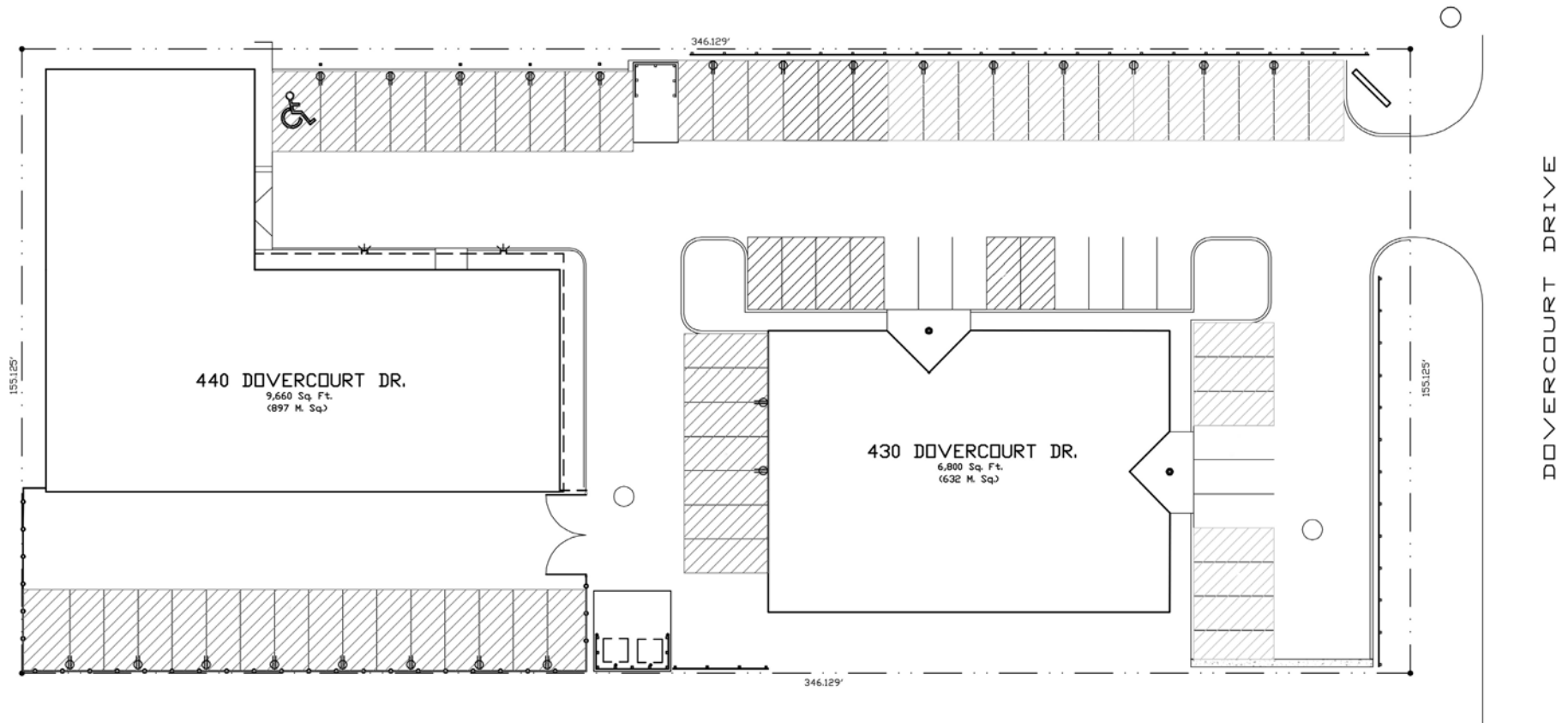
Outlet
Collection

Seasons
of Tuxedo

IKEA



SITE PLAN



FLOOR PLAN

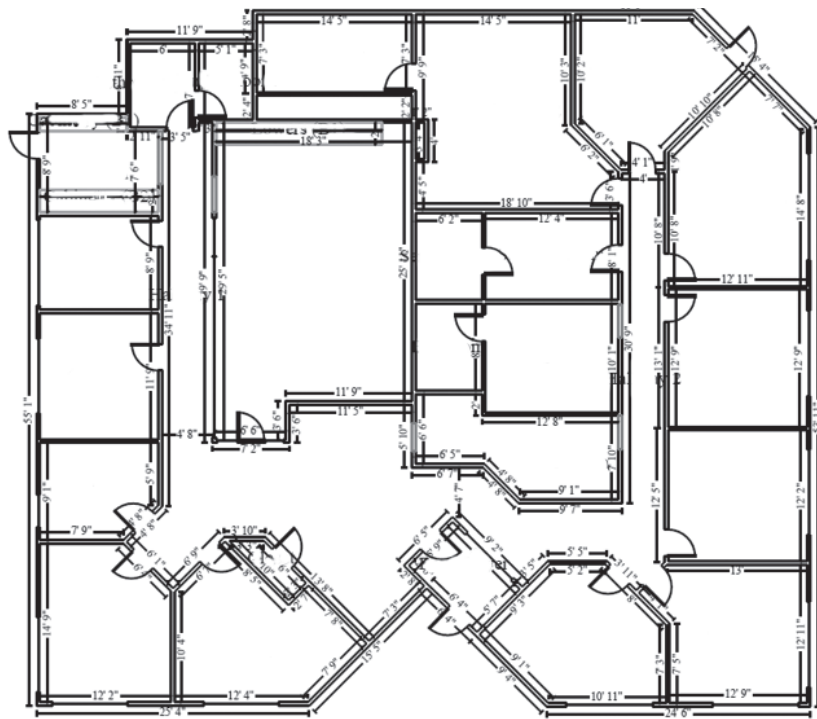
440 DOVERCOURT DR.



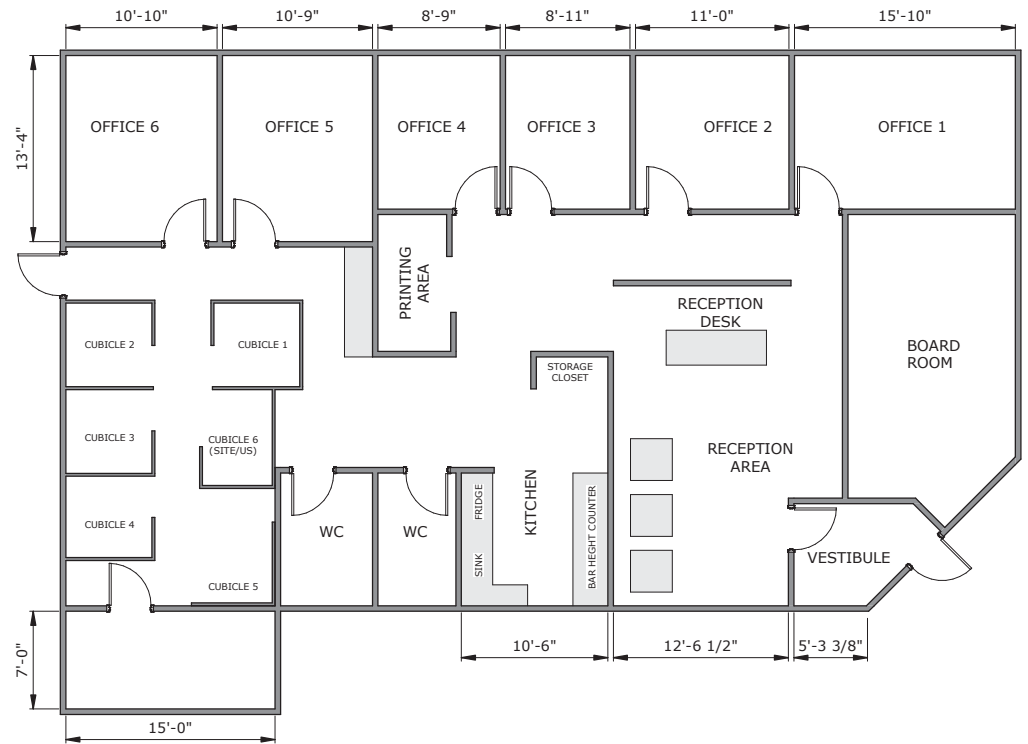
FLOOR PLAN

430 DOVERCOURT DR.

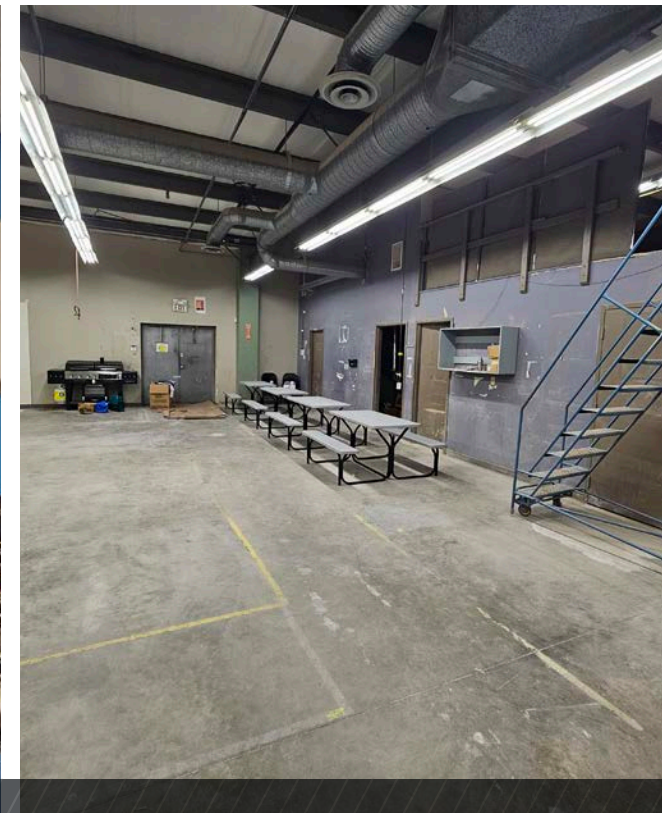
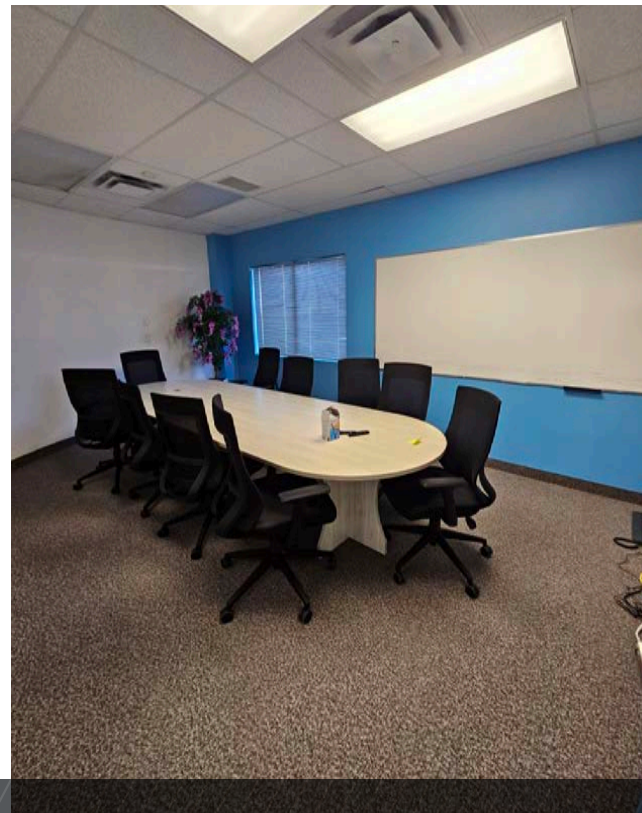
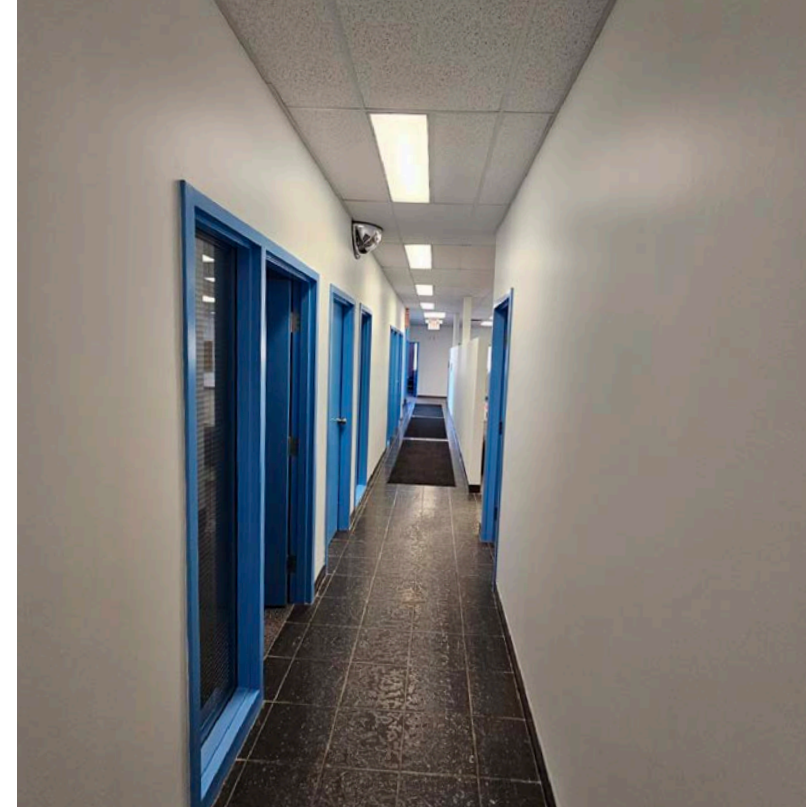
UNIT B FLOOR PLAN



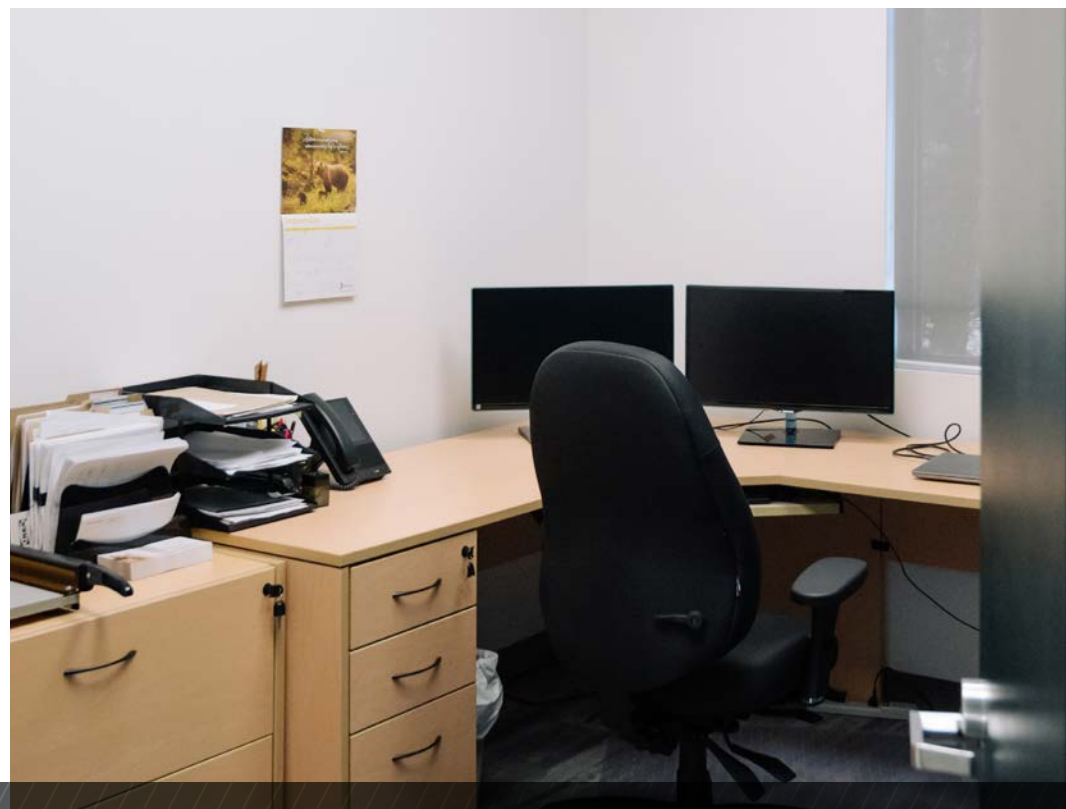
UNIT D FLOOR PLAN



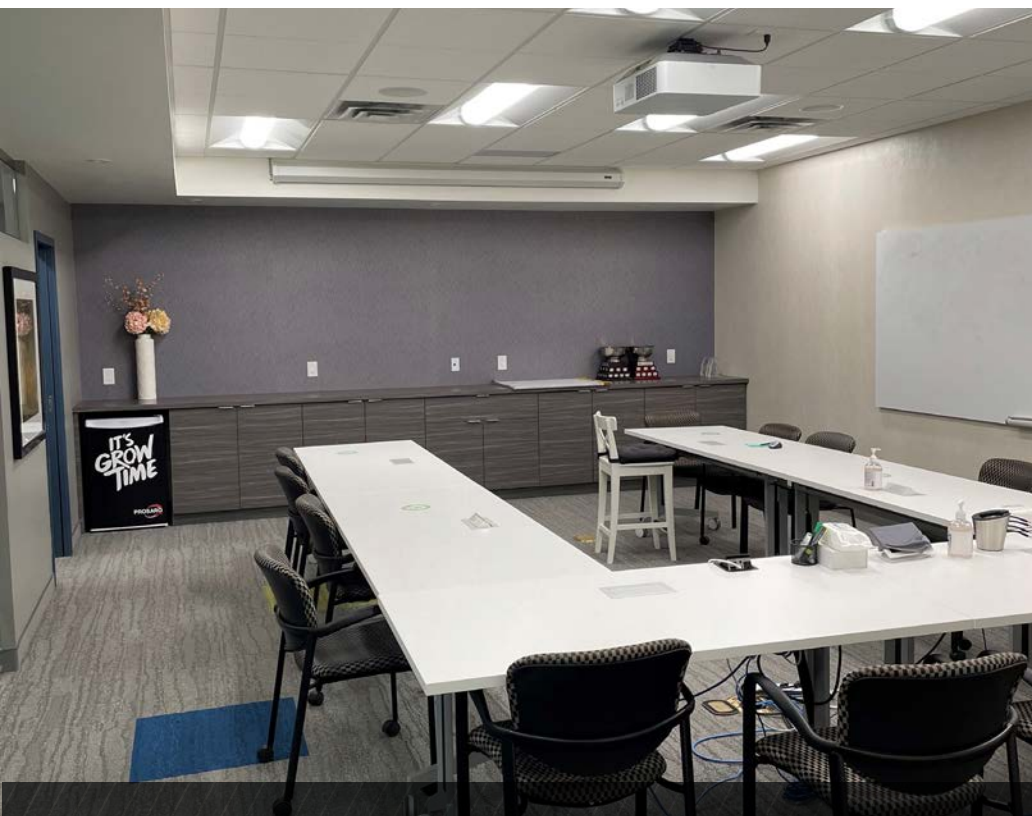
440 DOVERCOURT DRIVE
UNIT 1



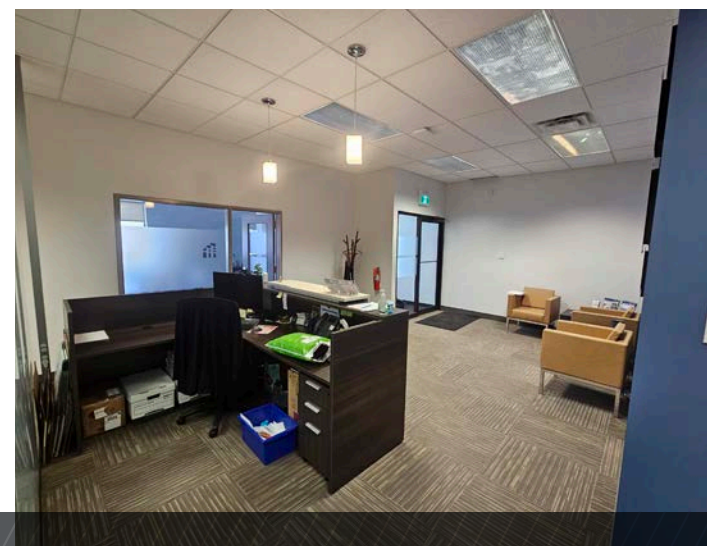
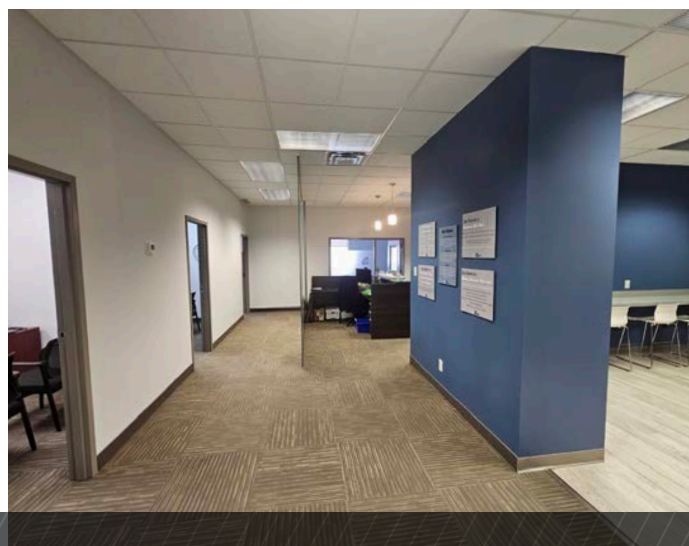
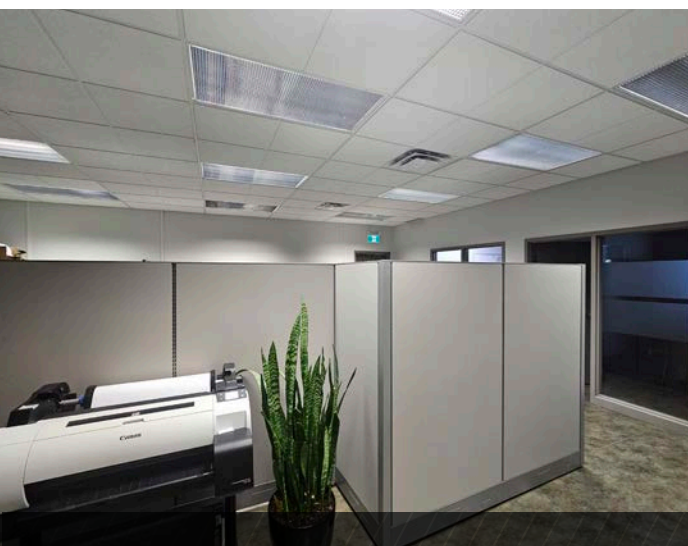
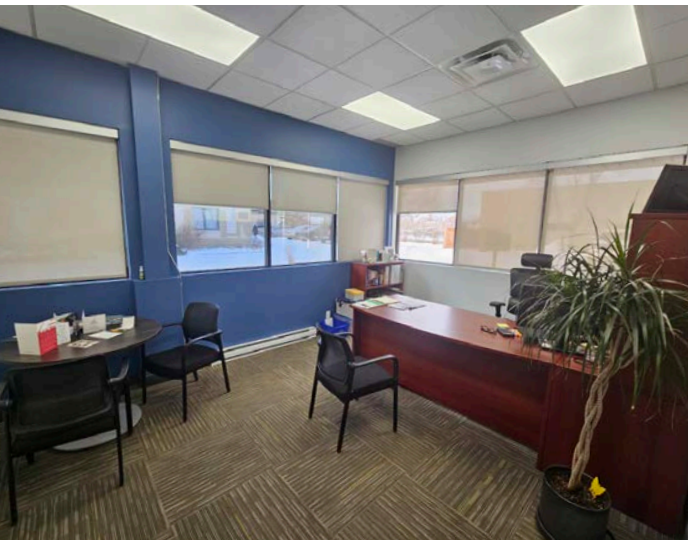
440 DOVERCOURT DRIVE
UNIT 2



430 DOVERCOURT DRIVE
UNIT ABC



430 DOVERCOURT DRIVE
UNIT D





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