

# 123 SCOTT STREET

Winnipeg, MB

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DAS HAUS



**CUSHMAN &  
WAKEFIELD**  
Winnipeg



**Stevenson**

Investment Team

**123 SCOTT  
STREET**  
Winnipeg, MB

**DAS HAUS** 123

## 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 2018, has been very well-maintained and offers an attractive, stable, income-producing asset to investors.

**Sale Price:                \$1,800,000 (\$300,000 per suite)**



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



**Offered above a 5% cap rate, free and clear of financing to arrange new debt at market terms**



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



**Current rents below market with easy path to added value by renewing tenants at true market rents**



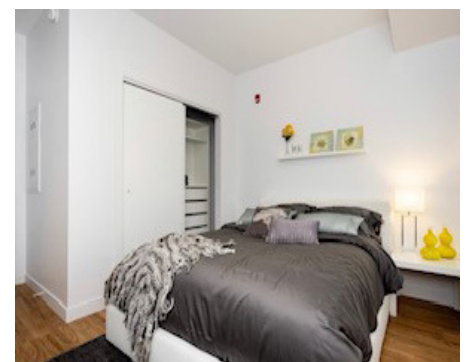
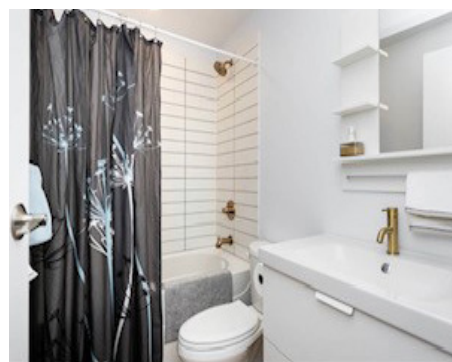
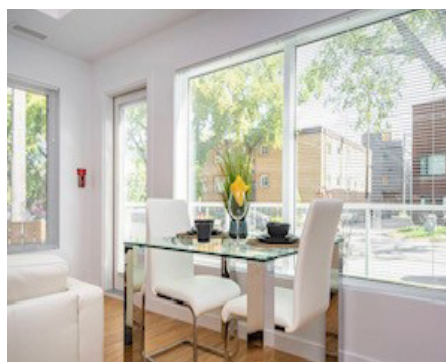
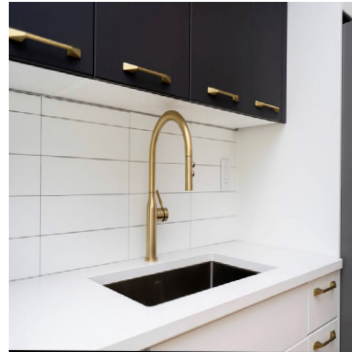
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