

TURNKEY INVESTMENT WITH STABLE INCOME



MULTI-FAMILY FOR SALE
530 ROSS AVENUE & 618 SPENCE STREET

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THE OFFERING

Cushman & Wakefield | Stevenson is pleased to offer for sale a 100% freehold interest in two high quality, professionally managed apartment buildings (the “Properties”) located at 530 Ross Avenue and 618 Spence Street.

Built in 2017 and 2018, the Properties comprise 13 total suites across two newer construction buildings, offering a turnkey investment with modern design, low-maintenance operations, and strong in-place income.

Each building is CMHC-financed with assumable mortgages at below-market interest rates, offering qualified investors immediate cash flow stability and favorable financing terms.

Located minutes from downtown and steps from the Health Sciences Centre, the Properties are surrounded by a wealth of amenities including restaurants, schools, transit, parks, and healthcare facilities—supporting consistent tenant demand.

With 100% occupancy, no required capital upgrades, and a desirable mix of 1, 2, and 3-bedroom units, this professionally managed portfolio represents a rare chance to acquire a high-performing asset in Winnipeg’s strong and growing rental market.

SALE PRICE: \$2,850,000 (530 ROSS AVE: \$1,500,000 & 618 SPENCE ST: \$1,350,000)



Immediate Scale

13 suite portfolio over two properties



Attractive Assumable Financing

Each property has CMHC-insured assumable mortgages at below-market rates



Newer Construction

530 Ross Avenue built in 2017 and 618 Spence Street built in 2018



Fully Occupied & Stabilized

Current occupancy 100%

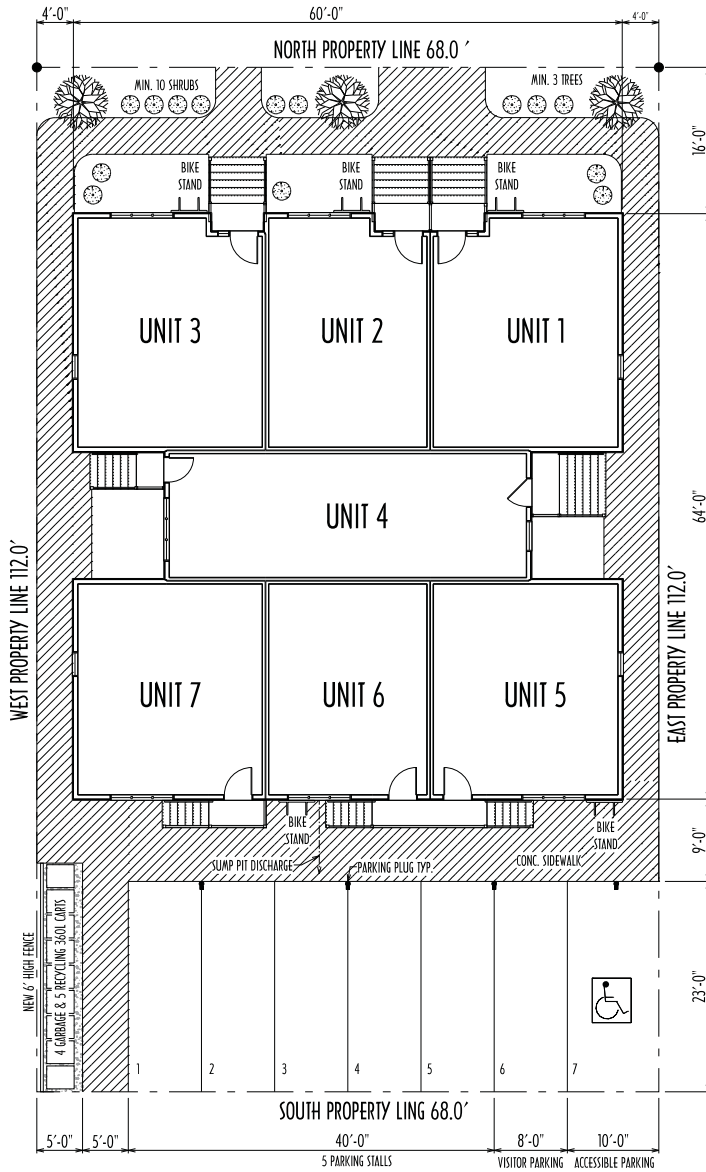
PROPERTY OVERVIEW

	530 ROSS AVE	618 SPENCE STREET
Year built	2017	2018
Zoning	RMFS - Residential Multi-Family	R2 - Residential Two Family
Land Area	(+/-) 0.18 Acres	(+/-) 0.10 Acres
Plan Area	(+/-) 3,524 SF	(+/-) 1,935 SF
Building Area	(+/-) 10,726 SF (including lower levels)	(+/-) 8,805 SF
Construction	2-storey wood frame with structural slab basement	3-storey wood frame with crawl space and balconies
Number of Suites	7	6
Suite Configuration	3 bed 1.5 bath (4) 3 bed 1 bath (3)	1 bed 1 bath (2) 2 bed 1 bath (3) 3 bed 1 bath (1)
Average Rent In Place	\$1,371	\$1,162
Parking	7 electrified surface stalls	5 electrified surface stalls
Utilities	Fully separated furnace, a/c, HRV	Fully separated furnace, a/c, HRV
Laundry	In-suite	In-suite
Lease structure	Annual	Annual
Current occupancy	100%	100%
Financing	Assumable CMHC insured	Assumable CMHC insured
Property Taxes (2024)	\$12,936.82	\$9,397.59



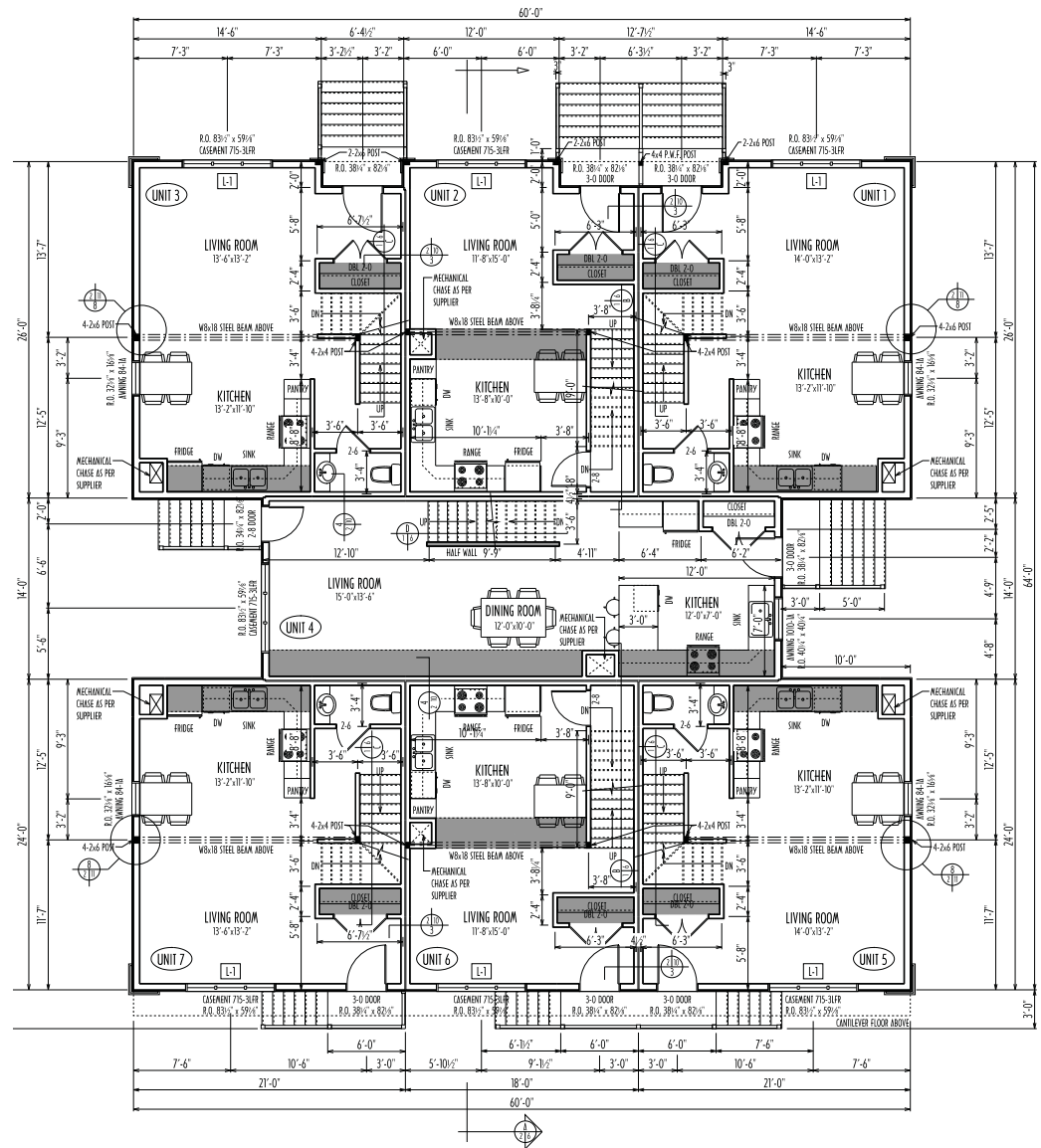
530 ROSS AVENUE

SITE PLAN



PUBLIC LANE

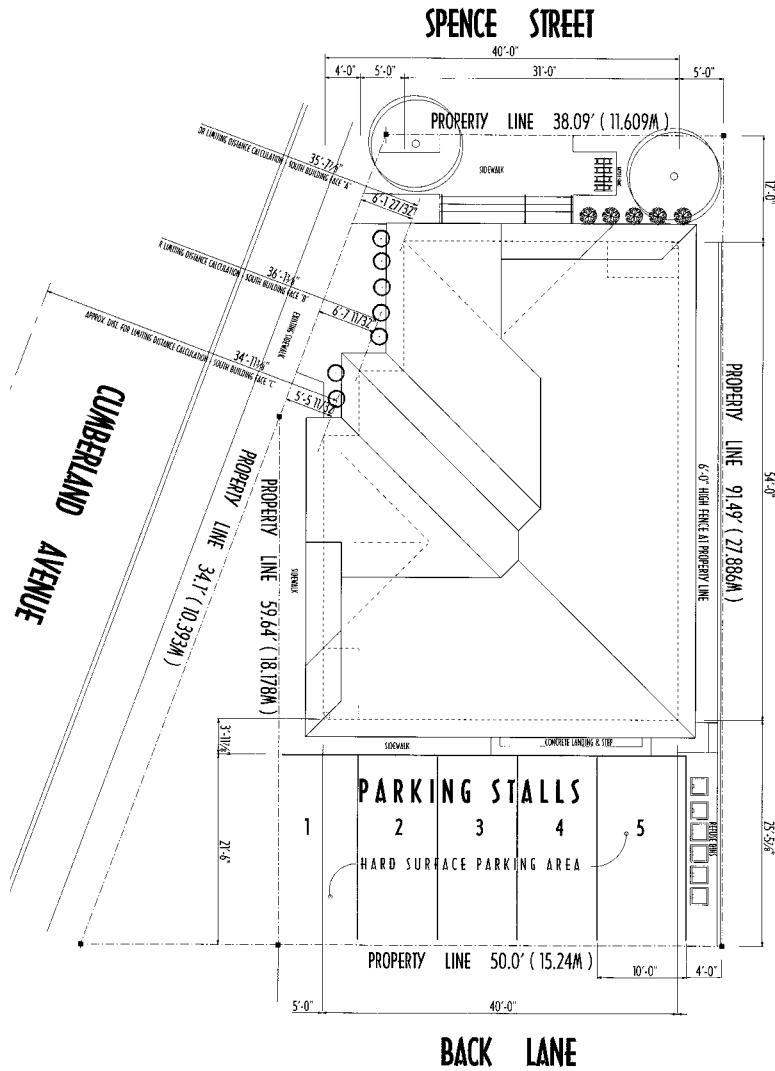
MAIN FLOOR PLAN



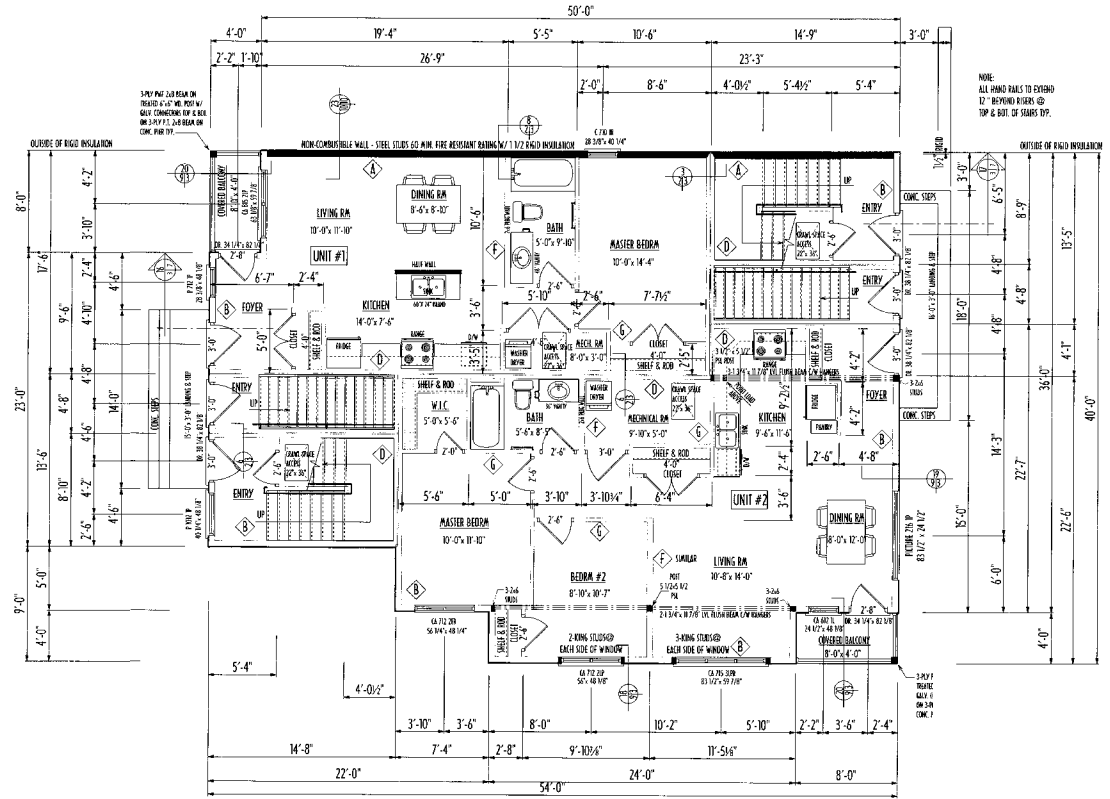
**ALL SUITES INCLUDE MAIN, UPPER AND BASEMENT*
**ADDITIONAL FLOOR PLANS AVAILABLE UPON REQUEST*

618 SPENCE STREET

SITE PLAN



MAIN FLOOR PLAN



TOTAL AREA 1935 SQ. FT.

*ADDITIONAL FLOOR PLANS AVAILABLE UPON REQUEST

530 ROSS AVENUE



618 SPENCE STREET



AMENITY MAP

HEALTH SCIENCES CAMPUS

530 ROSS AVE



618 SPENCE ST



LOCAL AMENITIES

- 1 HEALTH SCIENCES CENTRE
- 2 CANAD INNS
- 3 WELL HEALTH MEDICAL CENTRE
- 4 DOLLARAMA
- 5 FRESHCO
- 6 SHOPPERS DRUG MART
- 7 NO FRILLS
- 8 ECOLE SACRE-COEUR SCHOOL
- 9 VIVA RESTAURANT
- 10 HUGH JOHN MACDONALD SCHOOL
- 11 DINO'S GROCERY MART
- 12 MILLAD'S SUPERMARKET
- 13 DING HO RESTAURANT
- 14 CENTRAL COMMUNITY CENTRE
- 15 TIM HORTONS

530 ROSS AVE

618 SPENCE ST



WALK SCORE

95



TRANSIT SCORE

78



BIKE SCORE

79



WALK SCORE

95



TRANSIT SCORE

81



BIKE SCORE

83



OFFERING PROCESS

All inquiries should be directed to:

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Offers to be reviewed by the Vendor as received.

All offer submissions should be submitted to CW Stevenson Inc. to the attention of Brandi Eloquence.

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 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.

Prospective purchasers are invited to sign a confidentiality agreement to review additional property due diligence information.

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