

6-UNIT MULTI-FAMILY TURNKEY INVESTMENT

618 SPENCE STREET



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**CUSHMAN &
WAKEFIELD**
Winnipeg

Stevenson

PROPERTY HIGHLIGHTS

Cushman & Wakefield | Stevenson is pleased to offer for sale a 100% freehold interest in a professionally managed apartment building at 618 Spence Street.

Built in 2018, this modern building features 6 well-appointed suites with turnkey design, low-maintenance operations, and stable income.

The property includes CMHC financing with an assumable mortgage at below-market rates, providing qualified investors with immediate cash flow and favorable financing terms.

Located minutes from downtown Winnipeg and steps from the Health Sciences Centre, it is close to restaurants, schools, transit, parks, and healthcare facilities—ensuring strong tenant demand.

With full occupancy, no immediate capital needs, and a mix of 1, 2, and 3-bedroom units, this asset is a rare opportunity in Winnipeg's thriving rental market.

PRICING

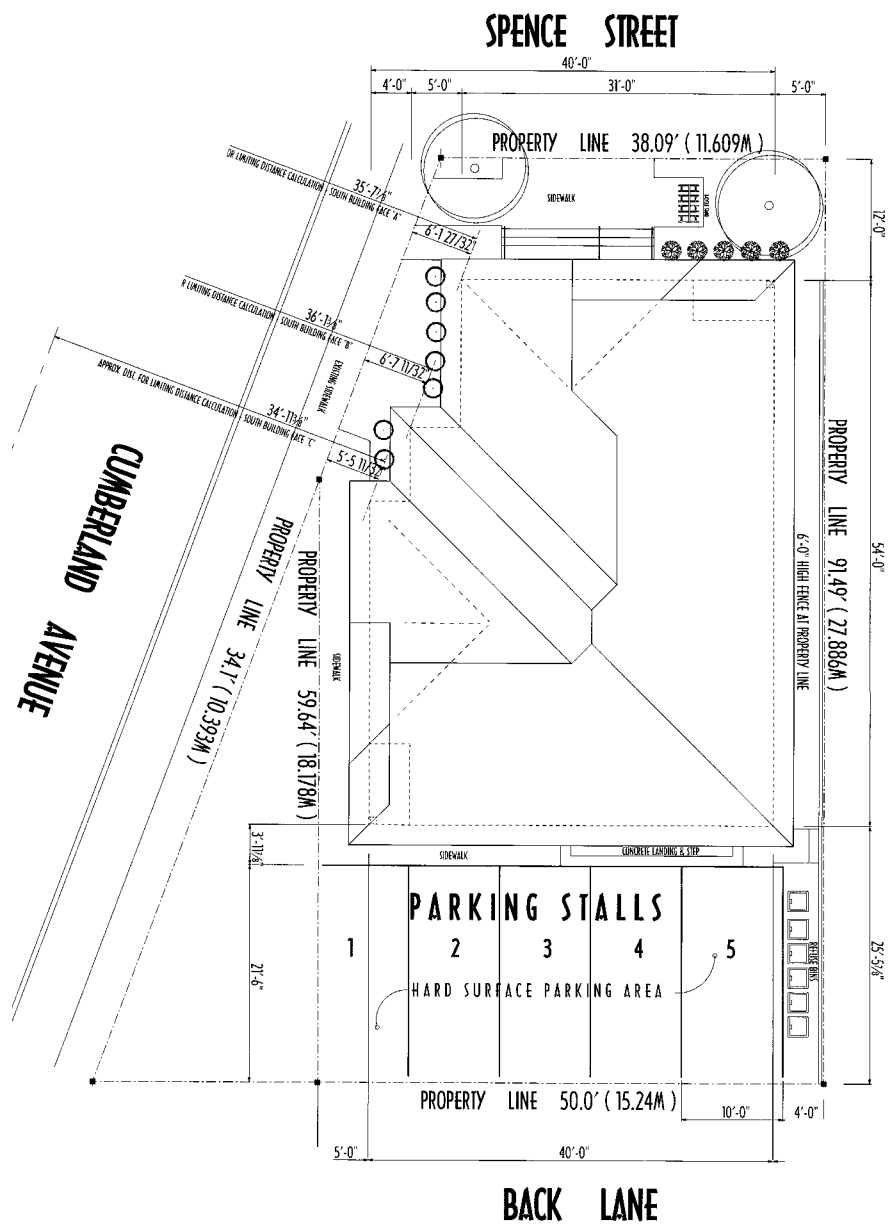
Year built	2018
Zoning	R2 - Residential Two Family
Land Area	(+/-) 0.10 Acres
Plan Area	(+/-) 1,935 SF
Building Area	(+/-) 8,805 SF
Construction	3-storey wood frame with crawl space and balconies
Number of Suites	6
Suite Configuration	1 bed 1 bath (2) 2 bed 1 bath (3) 3 bed 1 bath (1)
Average Rent In Place	\$1,162
Parking	5 electrified surface stalls
Utilities	Fully seperated, furnace, hot water tank, a/c, HRV, water
Laundry	In-suite
Lease structure	Annual
Current occupancy	100%
Property Taxes (2025)	\$12,153

SALE PRICE: NEGOTIABLE

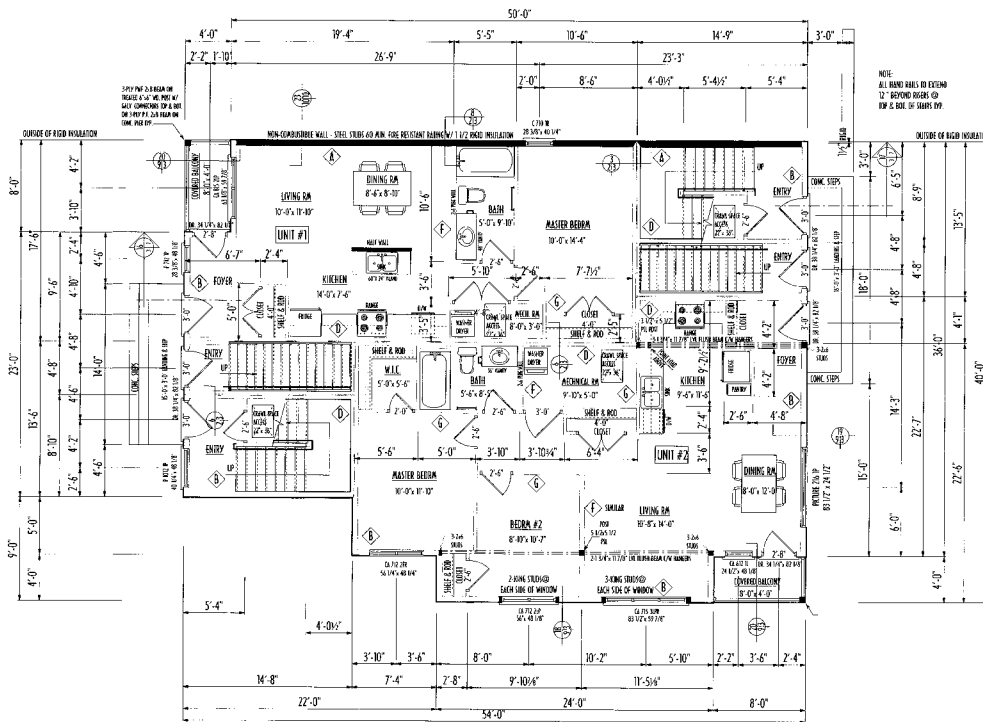


PROPERTY PHOTOS

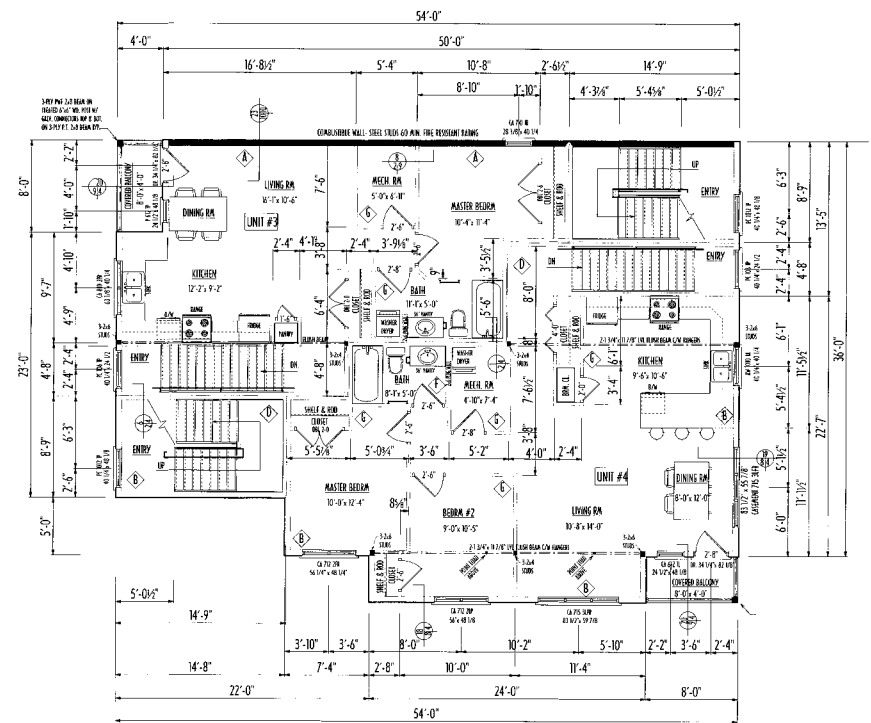




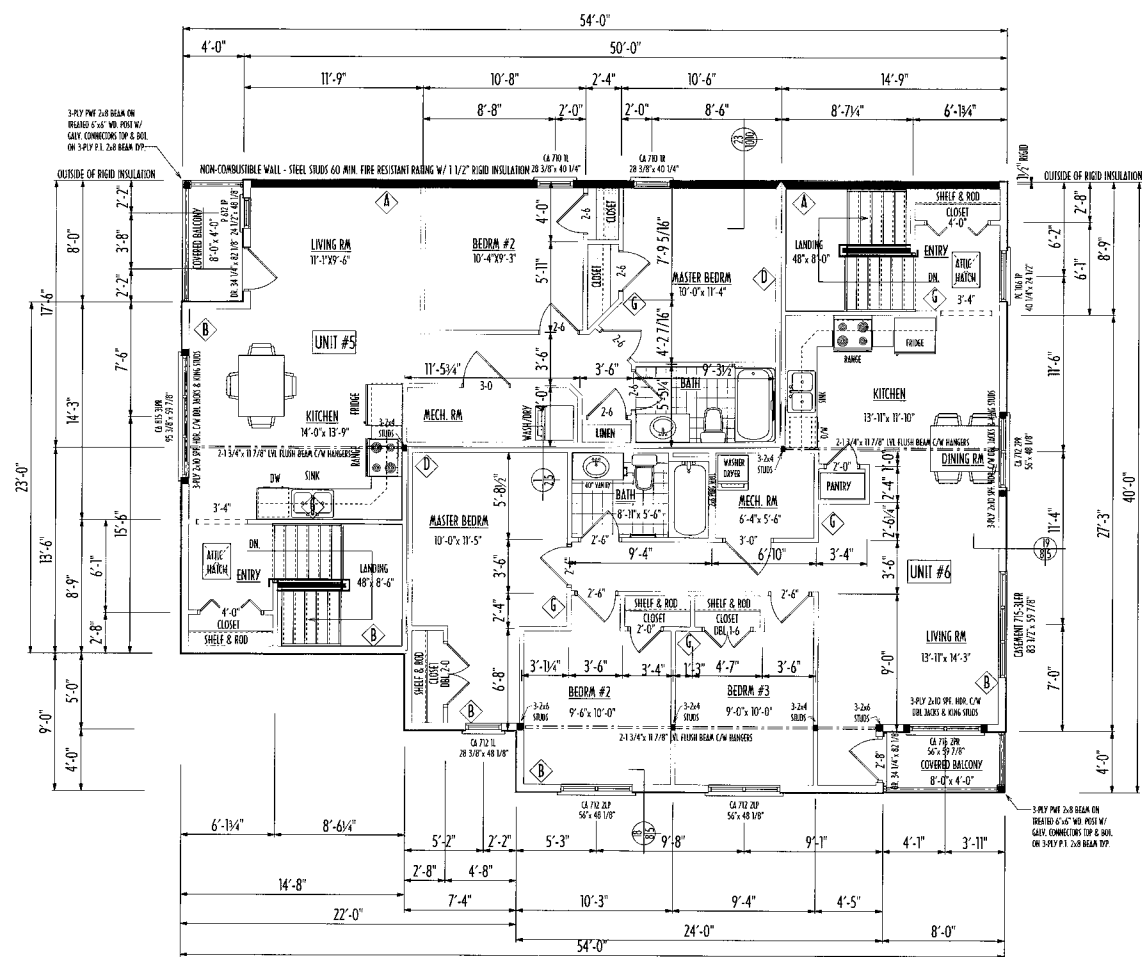
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



AMENITIES & ACCESSIBILITY



- 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



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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