

7-UNIT MULTI-FAMILY TURNKEY INVESTMENT

530 ROSS AVENUE



Brandi Eloquence
Associate

T 204 934 6246

C 204 996 3425

brandi.eloquence@cwstevenson.ca



PROPERTY HIGHLIGHTS

Cushman & Wakefield | Stevenson is proud to present for sale a 100% freehold interest in a meticulously maintained, professionally managed apartment building located at 530 Ross Avenue.

Constructed in 2017, this modern property features 7 well-appointed suites within a newer building, offering a turnkey investment opportunity with contemporary design, low-maintenance operations, and stable, in-place income.

Conveniently situated just minutes from downtown Winnipeg and steps away from the Health Sciences Centre, the property benefits from an abundance of nearby amenities, including restaurants, schools, public transit, parks, and healthcare facilities, all contributing to strong and consistent tenant demand.

With full occupancy, no immediate capital expenditures required, and comprised entirely of 3-bedroom units, this asset represents a rare opportunity to acquire a high-performing investment in Winnipeg's thriving rental market.

PRICING

Year built	2017
Zoning	RMFS - Residential Multi-Family
Land Area	(+/-) 0.18 Acres
Plan Area	(+/-) 3,524 SF
Building Area	(+/-) 10,726 SF (including lower levels)
Construction	2-storey wood frame with structural slab basement
Number of Suites	7
Suite Configuration	3 bed 1.5 bath (4) 3 bed 1 bath (3)
Average Rent In Place	\$1,371
Parking	7 electrified surface stalls
Utilities	Fully separated furnace, a/c, HRV
Laundry	In-suite
Lease structure	Annual
Current occupancy	100%
Property Taxes (2025)	\$13,703

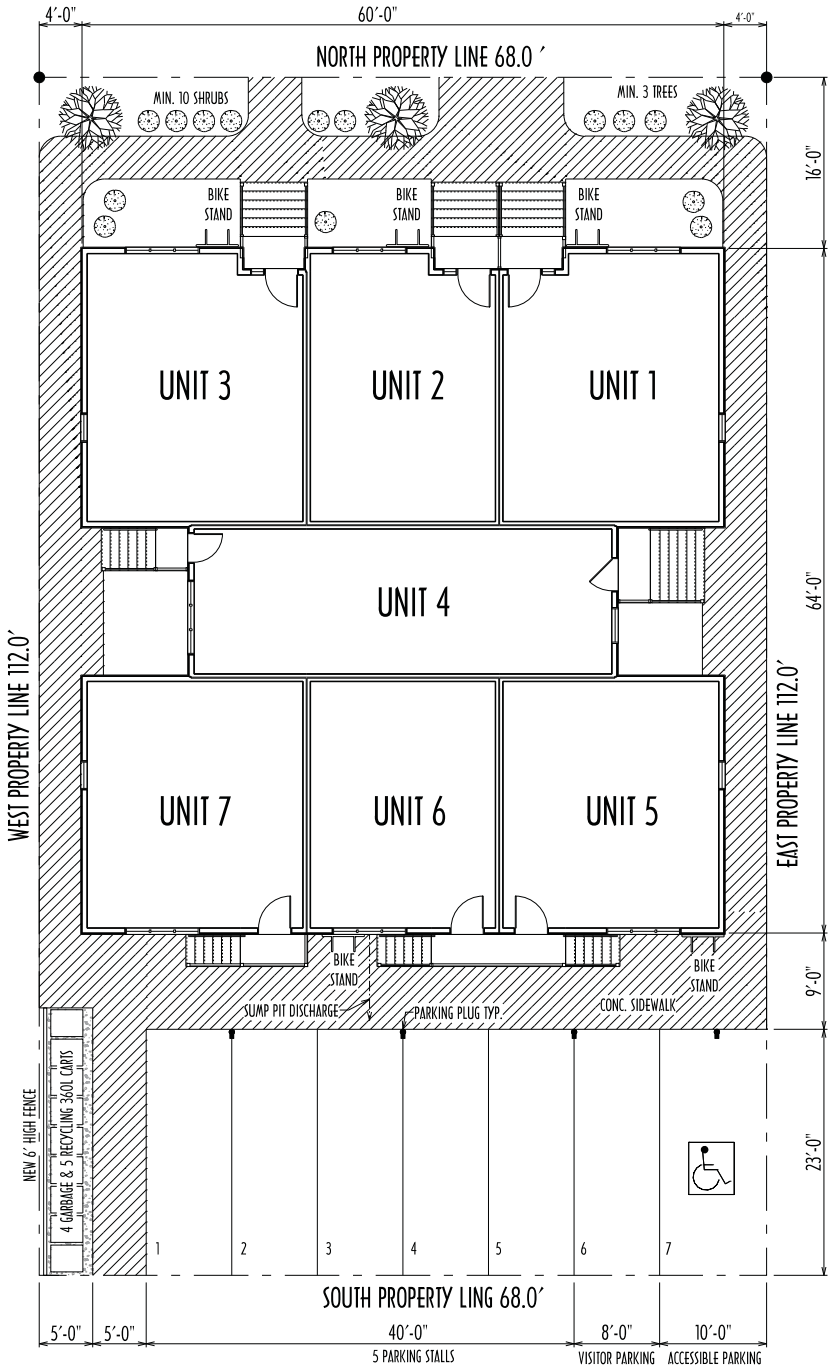
SALE PRICE: NEGOTIABLE



PROPERTY PHOTOS



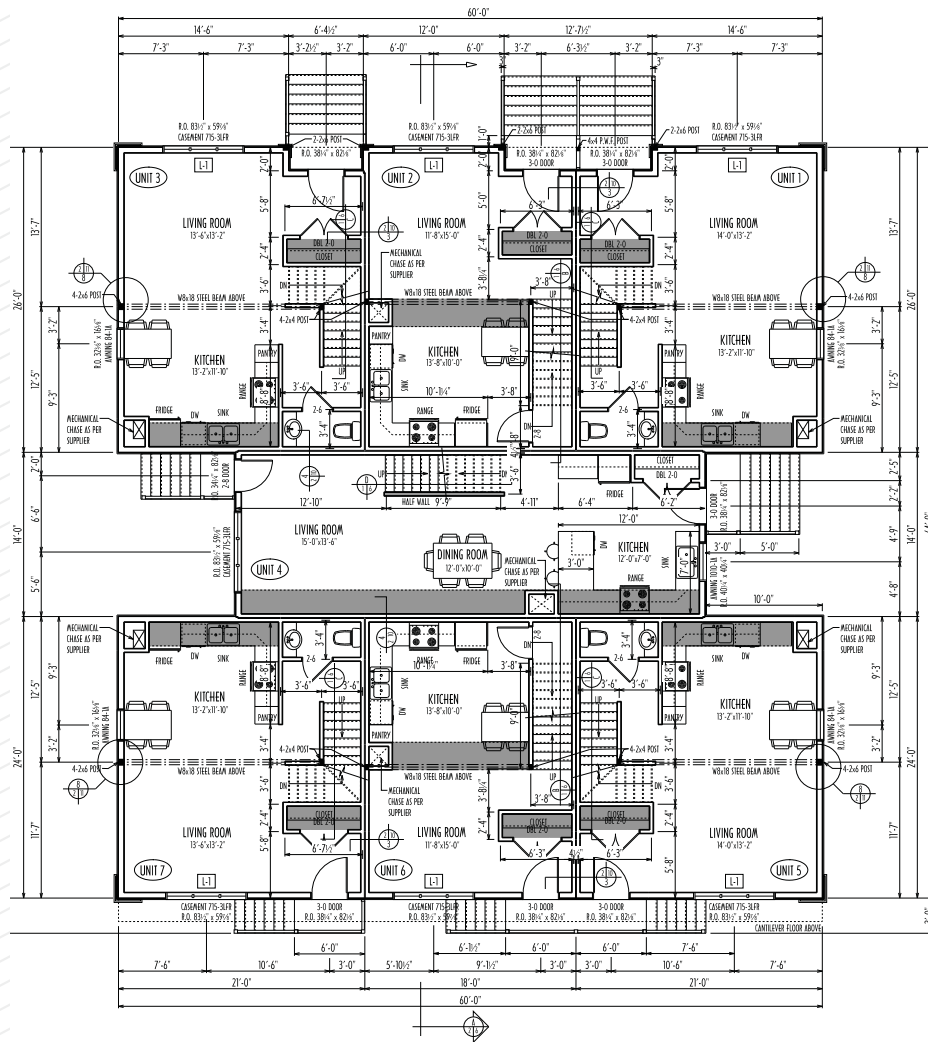
PLAN



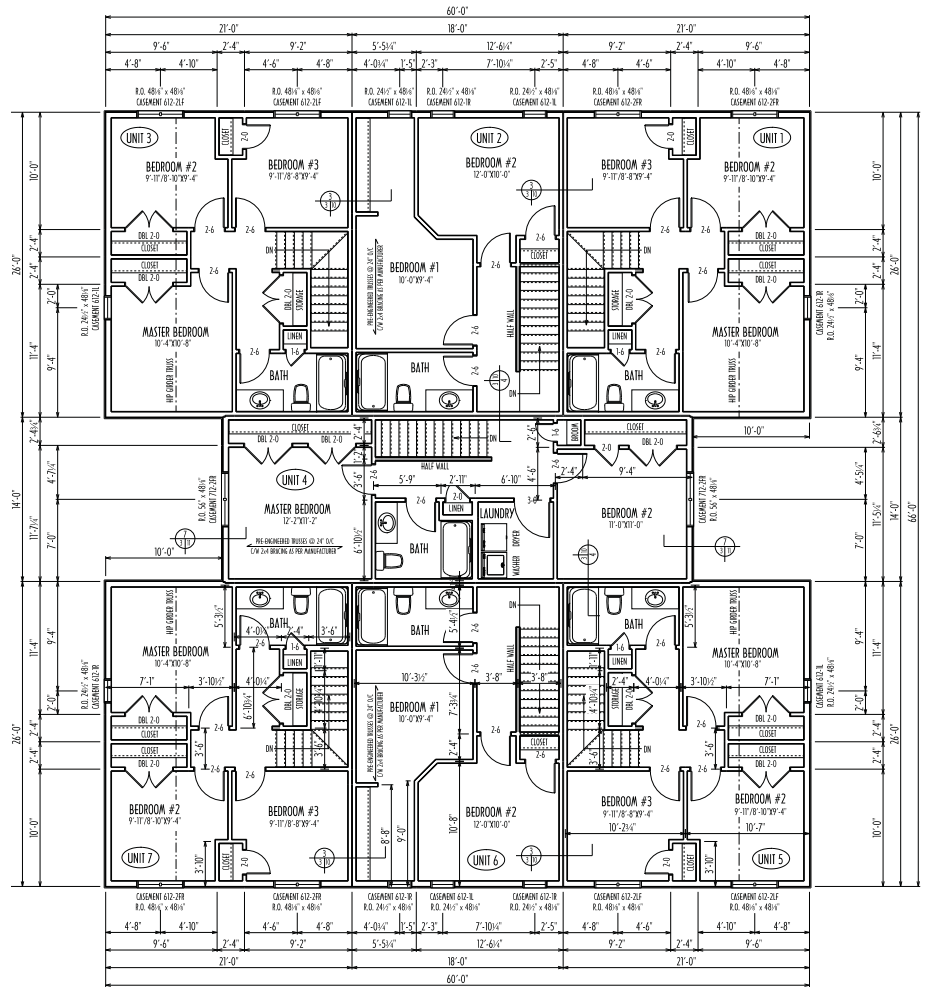
PUBLIC LANE

FLOOR PLANS

FIRST FLOOR

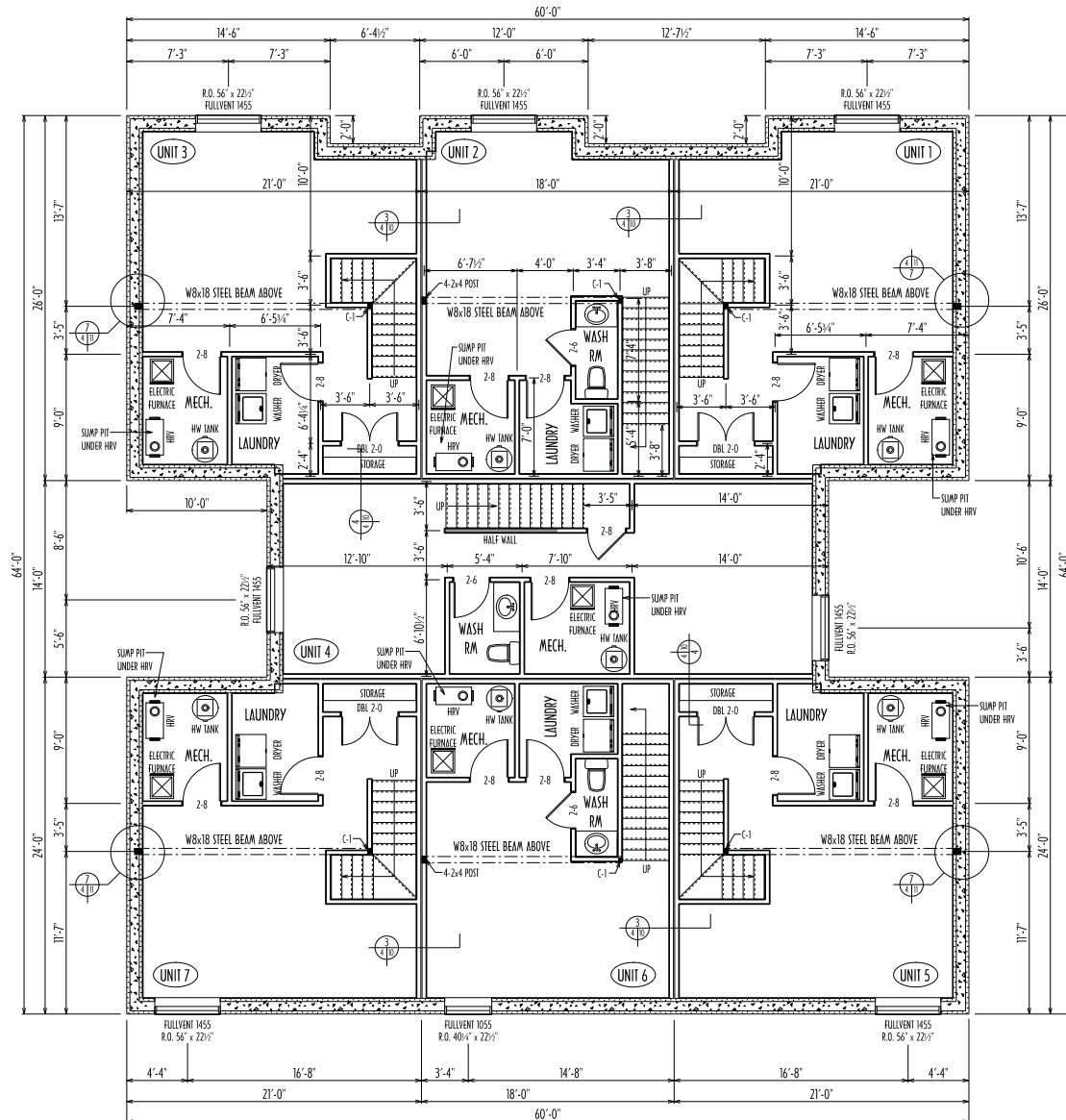


SECOND FLOOR



FLOOR PLANS

BASEMENT



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
78



BIKE SCORE
79

OFFERING PROCESS



All inquiries should be directed to:

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Stevenson

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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