

FOR SALE  
SMITH STREET  
PARKADE



 CUSHMAN & WAKEFIELD  
Winnipeg

 Stevenson

Investment Team

# THE OFFERING

The Cushman & Wakefield | Stevenson Investment Team (“CWSIT”) is pleased to offer the opportunity to acquire a 100% freehold interest in 330 Smith Street in Winnipeg, Manitoba (the “Property”), on behalf of SAJU Holdings Ltd. (the “Vendor”). The Property consists of an above grade, multi-level, open-air parking structure housing 430 parking stalls and is well-located in Winnipeg’s Sports, Hospitality and Entertainment District (SHED). The Property has been extremely well-maintained with recent capital expenditures exceeding \$900,000. The Property presents a purchaser with a great opportunity to acquire and control a large number of parking stalls, providing a platform of immediate scale. Through hands-on asset management, a purchaser has the ability to grow the Property’s revenue stream, creating strong value and consistent returns.

## PROPERTY HIGHLIGHTS



Land Size: (+/-) 29,237 sf



Number of stalls: 430 (over 5 levels)



3 Minute walk to nearest climate controlled walkway entrance



Property Taxes: \$172,905.86 (2022)



Zoned M - Multiple Use

### Monthly Rates:

Random 24/7 Rooftop	\$160/mo
Random 24/7 covered	\$180/mo
Reserved 24/7 covered	\$200/mo

### Daily Rates:

Hourly:	\$1.50 per ½ hour
Daily:	\$13.00 max
Evening/Weekend:	\$4.00 max



Investment Team

# INVESTMENT HIGHLIGHTS



RARE OPPORTUNITY TO OWN LARGE-SCALE PARKING STRUCTURE IN DOWNTOWN WINNIPEG



ACQUIRE WELL BELOW REPLACEMENT-COST

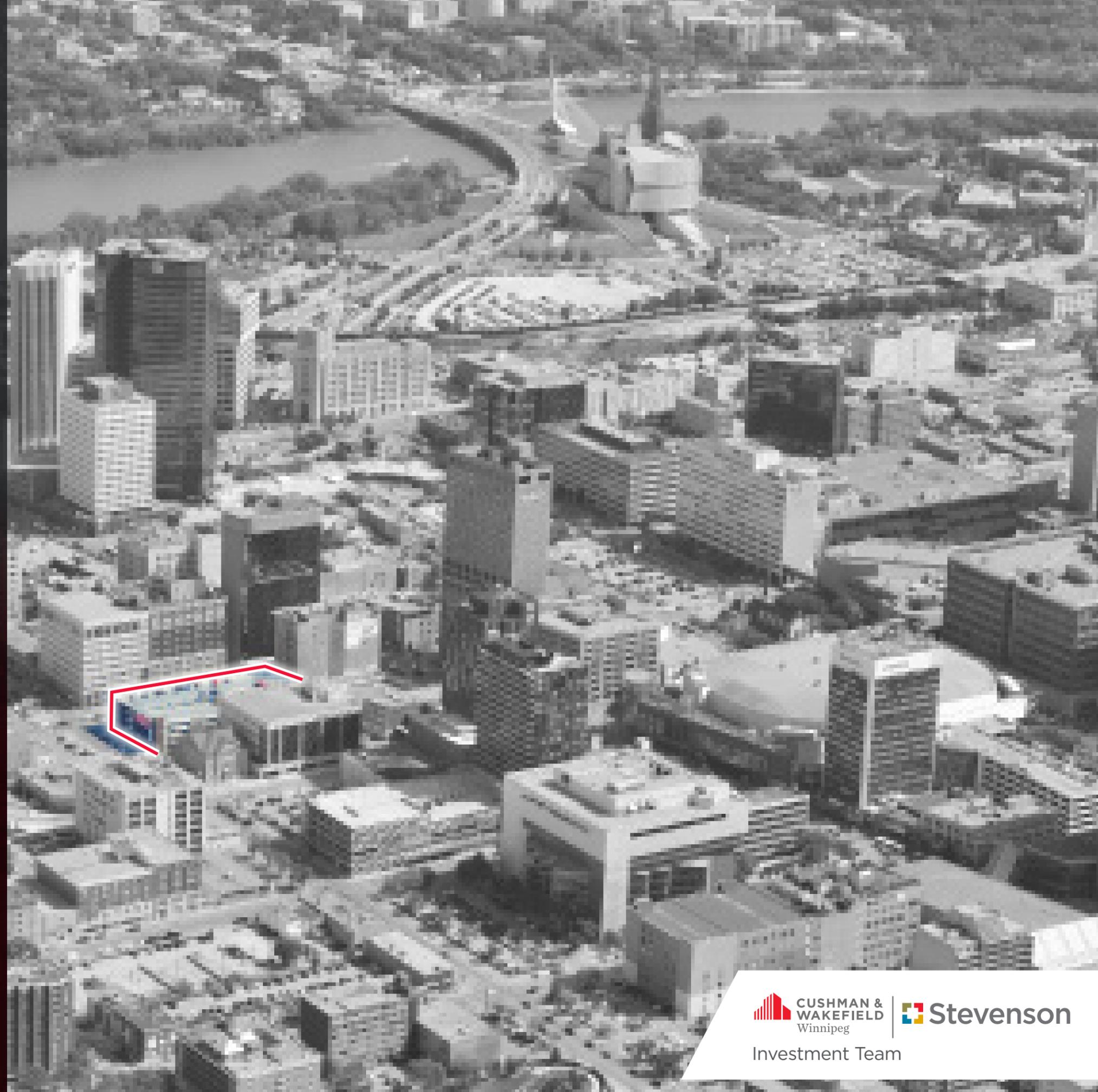


SIGNIFICANT RECENT INVESTMENT IN THE ASSET (OVER \$900,000 IN 2019)



OPPORTUNITY TO IMPROVE ASSET PERFORMANCE THROUGH HANDS-ON ASSET MANAGEMENT

ASKING PRICE:  
**\$9,795,000**



Investment Team



**SHED DISTRICT**



### Surrounding Parkades (2 Hours)

	\$5
	\$6 - \$7
	\$8+



# OFFERING PROCESS

All inquiries should be directed to:

**Brett Intrater**  
**Executive Vice President**  
Brett Intrater Personal Real Estate Corporation  
T 204 934 6229  
C 204 999 1238  
brett.intrater@cwstevenson.ca

## **Offers to be reviewed by Vendor as received.**

All offer submissions should be submitted to CW Stevenson Inc. to the attention of Brett Intrater.

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, at any time prior to entering into an agreement, may request additional information from prospective purchasers. Failure to provide such information on a timely basis may result in the termination of discussions. 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.

# DATA ROOM

Additional property due diligence information has been posted on the Cushman & Wakefield Sharefile data room website. Once prospective purchasers have executed a Confidentiality Agreement and have received a copy of this Confidential Information Memorandum, they will be granted access to an online Sharefile data room. Please note an account may need to be created to access the data room.

Please contact **Brett Intrater** if you require any assistance in accessing the Data Room.





**Brett Intrater**  
**Executive Vice President**

Brett Intrater Personal Real Estate Corporation  
T 204 934 6229  
C 204 999 1238  
brett.intrater@cwstevenson.ca

**Chris Macsymic**  
**Executive Vice President & Principal**

Chris Macsymic Personal Real Estate Corporation  
T 204 928 5019  
C 204 997 6547  
chris.macsymic@cwstevenson.ca

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential.

This information has been obtained from sources believed to be reliable but has not been verified.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.