

# 263 HENDERSON HWY Winnipeg, MB



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## THE OFFERING

The Cushman & Wakefield | Stevenson Investment Team (“CWSIT”) is pleased to offer for sale a 100% freehold interest in 263 Henderson Highway, MB (the “Property”). The Property is a 2 storey apartment block consisting of twenty (20) 2-bed 1-bath suites.

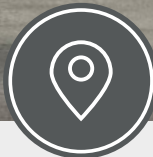
This well-located opportunity is situated in the heart of Elmwood just minutes north of Downtown Winnipeg. Henderson Highway is a major north-south thoroughfare in Winnipeg providing excellent connectivity and easy access to public transit. The property is surrounded by an abundance of amenities including restaurants, healthcare providers, recreational facilities, parks and schools.

This Property has been very well-maintained and offers an attractive, stable, income-producing asset to investors with upside through RTB Above Guideline Increases.

**Sale Price: \$2,850,000 (\$142,500 per suite)**



Turnkey Offering with  
Value Add Potential  
Offered Above a 5% Cap  
Rate



Well-Located with  
Great Access to Transit  
and Parking



Strong Historical  
Performance Providing  
Consistent Income to  
Investors



Great Contender for  
CMHC's MLI Select  
Financing Program



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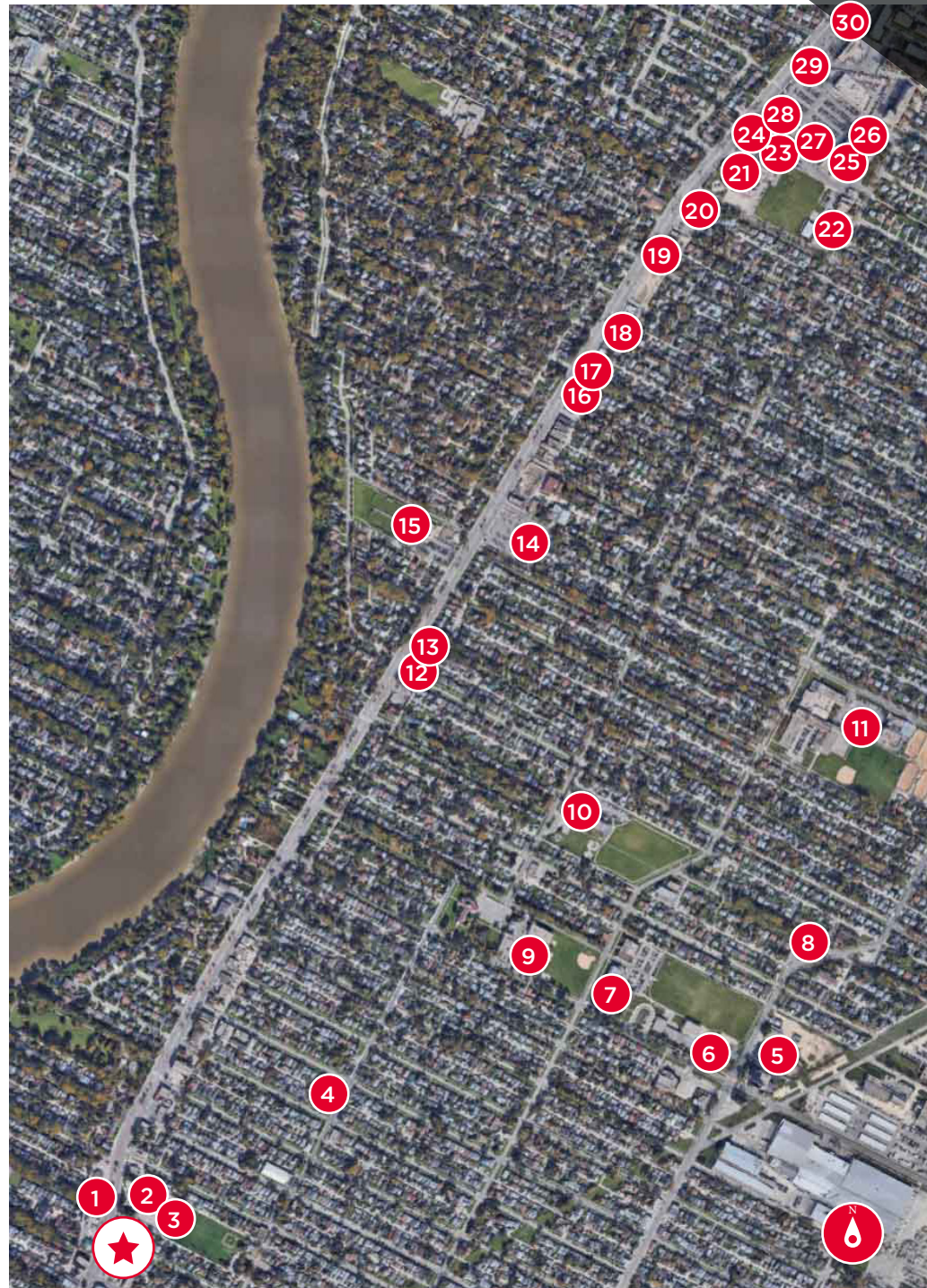
## AREA MAP

1. Zax Drive Inn
2. Clara Hughes Recreation Park
3. Kelvin Community Centre
4. Sub Zero Ice Cream
5. Elmwood Community Resource Centre
6. Polson School
7. École Munroe Middle School
8. 7-Eleven
9. St. Alphonsus School
10. Prince Edward School
11. College Miles Macdonell Collegiate
12. Pizza Pizza
13. KFC
14. Freshco
15. Bronx Park Community Centre
16. Santa Lucia Pizza
17. Best Choice Tailor
18. A+ Hair Salon & Spa
19. Colosimo Coffee Roasters
20. Shell
21. Lord Wolseley School
22. École John Henderson Middle School
23. Sweet Tops Ice Cream
24. Domo
25. Sobeks
26. BMO
27. Pet Valu
28. Rexall
29. McDonald's
30. Tim Hortons

**Walk Score:** 79

**Transit Score:** 55

**Bike Score:** 77





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Investment Team