

CHARACTER-RICH APARTMENTS WITH VALUE-ADD POTENTIAL

83 & 87 SMITH STREET

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Stevenson

Investment Team



THE OPPORTUNITY

The Cushman & Wakefield Stevenson Investment Team (“CWSIT”) is pleased to offer for sale a 100% freehold interest in two multifamily residential properties located in downtown Winnipeg, MB at 83 & 87 Smith Street (the “Properties”). The offering includes a three-storey, 39-unit brick apartment block constructed in 1930, along with a two-storey, six-unit walk-up built in 1899. Together, the Properties represent a rare opportunity to acquire two adjacent character buildings with significant upside potential. The Properties are being offered on an “as-is, where-is” basis.

SALE PRICE: \$3,500,000



Ideally Located

Located near transit, employment, and entertainment nodes.



Value-add Potential

Significant value-add potential for rent optimization through thoughtful capital improvements.



CMHC's MLI Select Financing Program

The Properties are great contenders for CMHC's MLI Select Financing Program.



Historically Low Vacancy

Low vacancy offers investors a stable return profile.

PROPERTY HIGHLIGHTS

Property Details

Address	83 Smith Street
Legal Description	Lot 29 Block 2 Plan 129 WLTO (W DIV) In RL 1 Parish of St John
Stories	2
Land Area	(+/-) 5,995 SF
Total Suites	6
Suite Mix	2 bachelor 4 one bedroom
Average Rent in Place	\$481 per suite per month*
Year Built	1899
Zoning	D - Downtown Living
Financing	Free and Clear
Current Occupancy	67%

*excluding vacancies which are currently owner-occupied



PROPERTY HIGHLIGHTS

Property Details

Address	87 Smith Street
Legal Description	Lot 30 Block 2 Plan 129 WLTO (W DIV) In RL 1 Parish of St John
Stories	3
Land Area	(+/-) 5,996 SF
Total Suites	39
Suite Mix	38 bachelor 1 one bedroom
Average Rent in Place	\$505 per suite per month
Year Built	1930
Zoning	D - Downtown Living
Financing	Free and Clear
Current Occupancy	97%



AREA OVERVIEW



POPULATION

15,607
Within 1 KM

109,515
Within 3 KM

230,437
Within 5 KM



HOUSEHOLD INCOME

\$47,284
Within 1 KM

\$58,674
Within 3 KM

\$68,052
Within 5 KM



TOTAL HOUSEHOLDS

9,613
Within 1 KM

53,356
Within 3 KM

103,047
Within 5 KM



AVG. AGE

39
Within 1 KM

40
Within 3 KM

40
Within 5 KM

ZONING MAPS









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