

TURNKEY TRIPLEX INVESTMENT OPPORTUNITY

599 WARDLAW AVENUE



PROPERTY HIGHLIGHTS

(+/-) 3,312 SF ON (+/-) 5,119 SF LOT

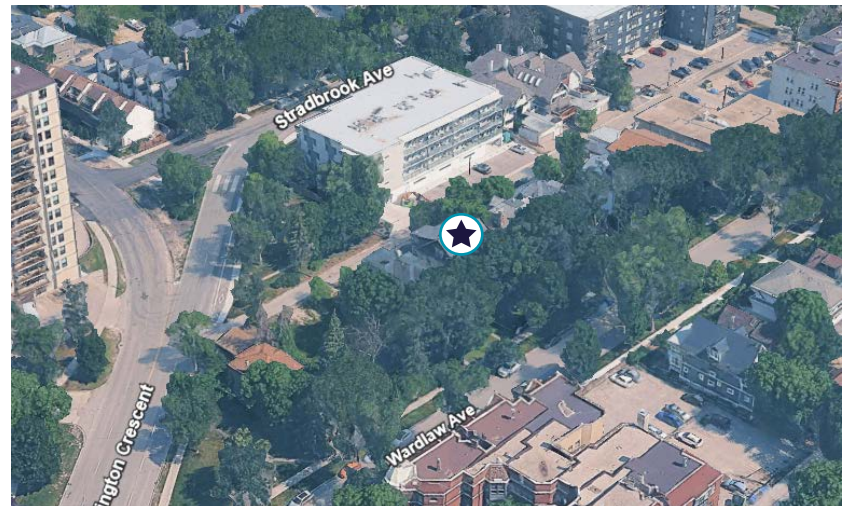
599 Wardlaw Avenue presents an attractive opportunity to acquire a three-suite residential income property in Winnipeg's highly desirable McMillan neighbourhood. Offering three self-contained residential units, the property provides investors with diversified rental income and multiple revenue streams within a single asset.

Situated in a well-established residential area, the property benefits from a location known for its strong rental appeal, walkability, and convenient access to surrounding amenities. Residents are well positioned near Osborne Village and Downtown Winnipeg, with public transit, shopping, restaurants, services, and everyday conveniences all easily accessible.

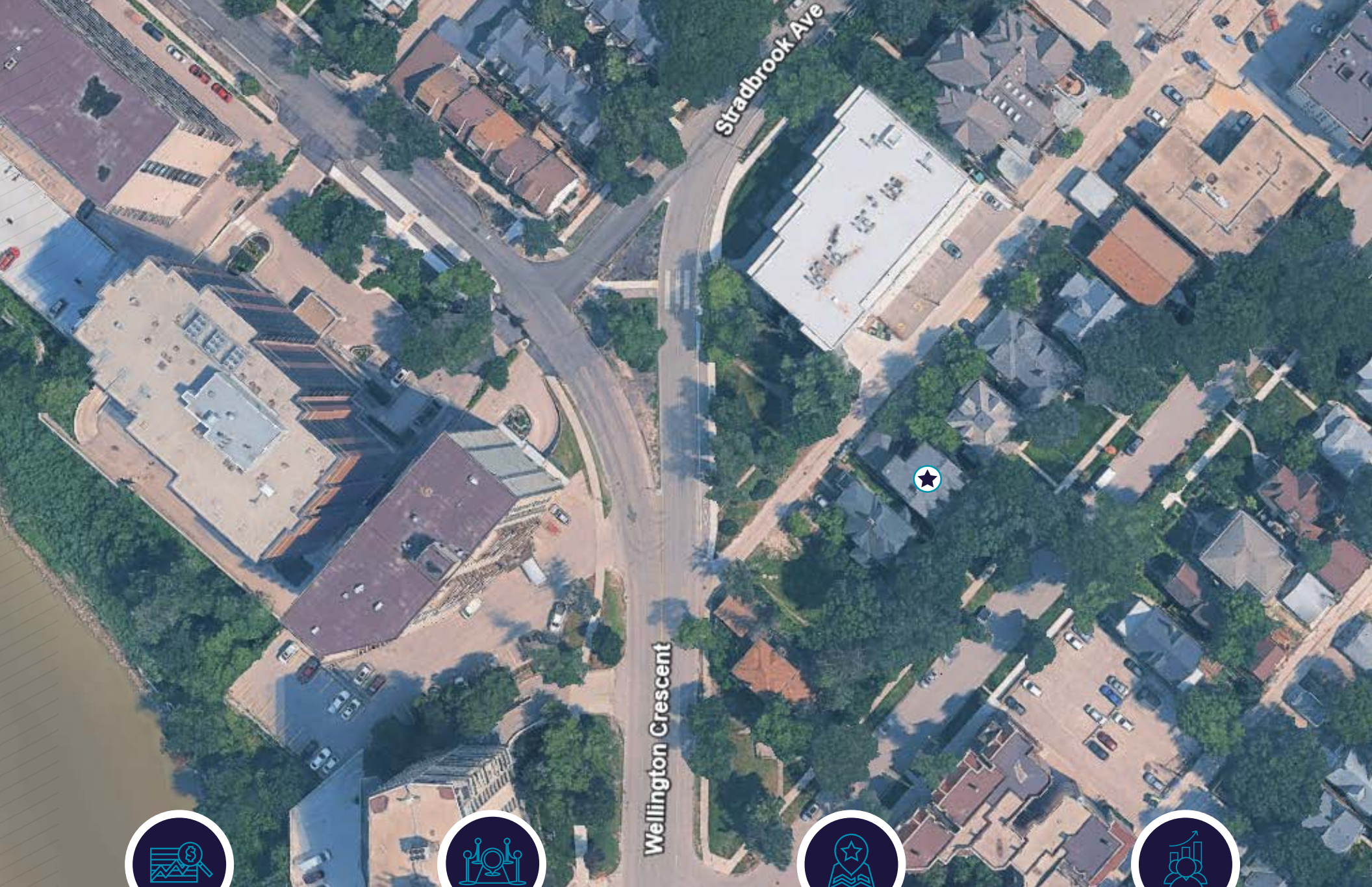
The combination of an established neighbourhood, central location, and three-suite configuration makes 599 Wardlaw Avenue a compelling opportunity for investors looking to expand their residential portfolio and establish a presence in a sought-after Winnipeg rental market.

PROPERTY OVERVIEW

Address:	599 Wardlaw Ave
Property Type:	Triplex
Total Size (+/-):	3,312 sq. ft.
Lot Size (+/-):	0.12 acres
Property Tax:	\$7,868.29
Occupancy:	100%
Pro Forma:	Available upon request



SALE PRICE: \$699,000



**Three Self-Contained
Residential Suites**



**Established Rental Income
Stream**



**Prime Location Near
Osborne Village**



**Opportunity for Long-
Term Rental Growth and
Appreciation**

SUITE DETAILS

UNIT 1

No. of Bedrooms:	2 bedrooms with 1 bathroom
Current Rent:	\$1,795/month
Current Term:	New 12-month lease to be signed
Laundry:	Shared coin-operated
Heating:	Hot Water (Natural gas)
Air Conditioning:	Wall Unit
Outdoor Space:	Fully fenced front yard
Parking:	On-site parking
Storage:	Basement storage locker

**Tenant pays hydro, internet, telephone, cable. Landlord pays water/sewer and natural gas heat.*

UNIT 3

No. of Bedrooms:	2 bedrooms with 1 bathroom
Current Rent:	\$1,695/month
Current Term:	June 15, 2026 - June 30, 2027
Laundry:	Shared coin-operated
Heating:	Hot Water (Natural gas)
Air Conditioning:	Wall Unit
Outdoor Space:	Fully fenced front yard
Parking:	On-site parking
Storage:	Basement storage locker

**Tenant pays hydro, internet, telephone, cable. Landlord pays water/sewer and natural gas heat.*

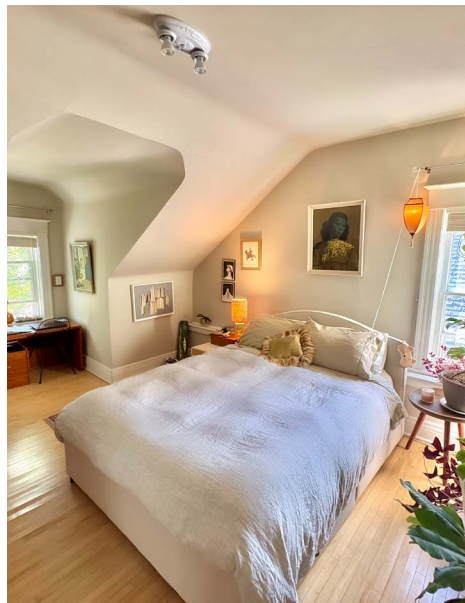
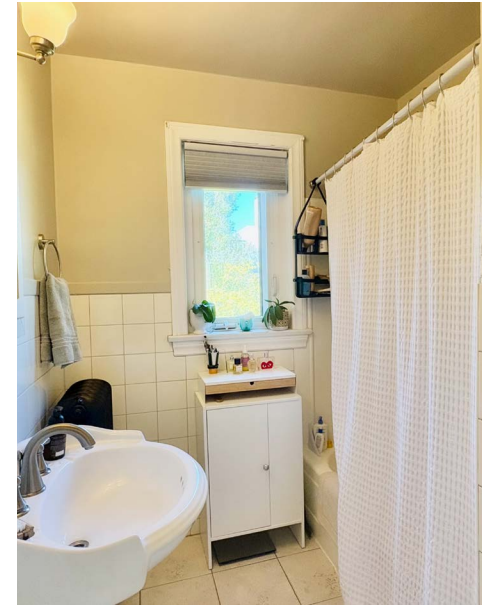
UNIT 2

No. of Bedrooms:	3 bedrooms with 1 bathroom
Current Rent:	\$1,736/month
Current Term:	September 1, 2026 - August 31, 2027
Laundry:	Shared coin-operated
Heating:	Hot Water (Natural gas)
Air Conditioning:	Wall Unit
Outdoor Space:	Fully fenced front yard
Parking:	On-site parking
Storage:	Basement storage locker

**Tenant pays hydro, internet, telephone, cable. Landlord pays water/sewer and natural gas heat.*



PROPERTY IMAGES



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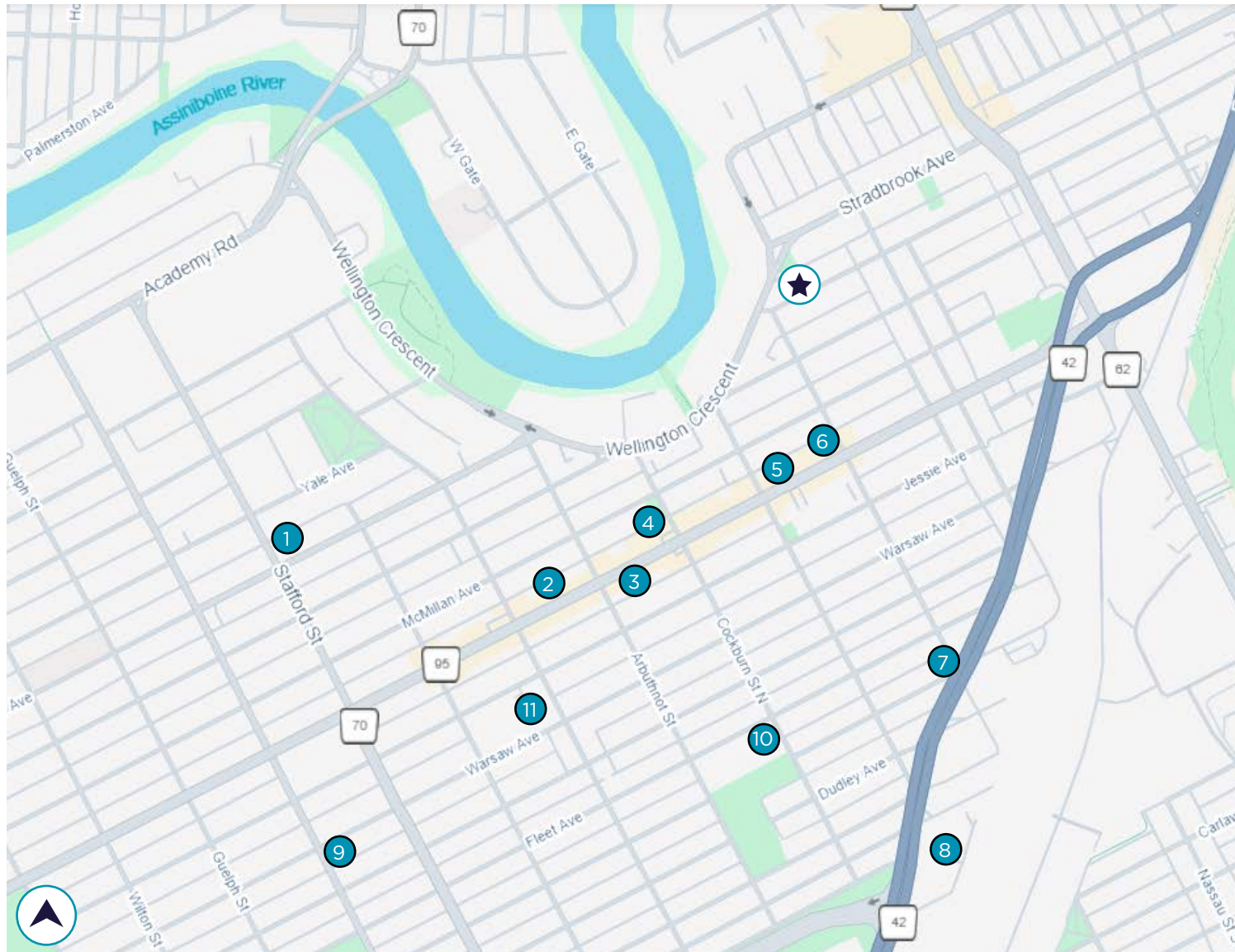
AMENITIES MAP

8 MINS
DOWNTOWN WINNIPEG

8 MINS
MAIN STREET

19 MINS
WINNIPEG INT'L AIRPORT

19 MINS
PERIMETER HIGHWAY



- 1 THE GROVE PUB & RESTAURANT
- 2 CAFE 22
- 3 PASSERO
- 4 THOM BARGEN COFFEE ROASTERS
- 5 SUSHI YA
- 6 A+ SUSHI BUFFET
- 7 GARWOOD GRILL
- 8 SMITTYS RESTAURANT
- 9 EVA'S GELATO & COFFEE BAR
- 10 EARL GREY SCHOOL
- 11 ECOLE LAVERENDRYE



CONTACT



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599 WARDLAW AVENUE | CW WINNIPEG