

**AVISON
YOUNG**

Adanac Apartments

737-743 Sargent Avenue, Winnipeg, MB



Get more information

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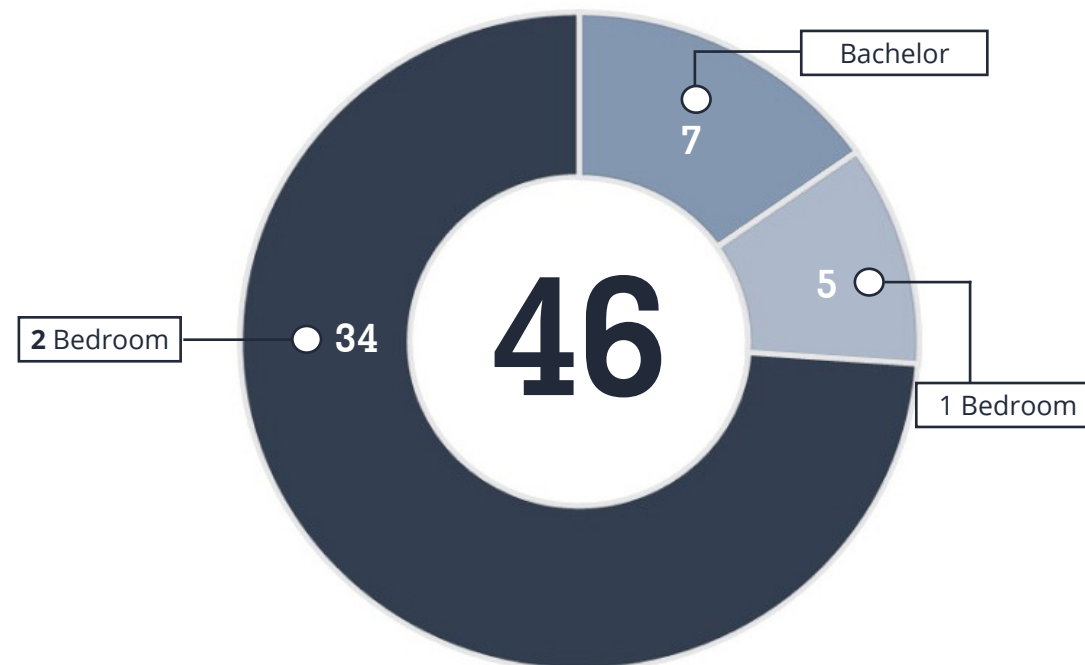
Adanac Apartments

Property Summary

Legal Address	737-743 Sarent Avenue Winnipeg, MB
Neighbourhood	Daniel McIntyre
Number of Units	46
Number of Stories	4 x 2 buidings
Suite Mix	Bachelor - 7 1 Bedroom - 5 2 Bedroom - 34
Year Built	1914
Zoning	C2
Building Area	21,813 sf
Lot Area	8,772 sf
Asking Price:	\$2,600,000 (\$56,521.74 / unit)



Number of Units:



737-743

Sargent Avenue



Located within the West End, one of Winnipeg's most densely populated ethnically diverse neighbourhoods.



Exceptional business diversity and large multicultural population creates unique vibrancy to the area.



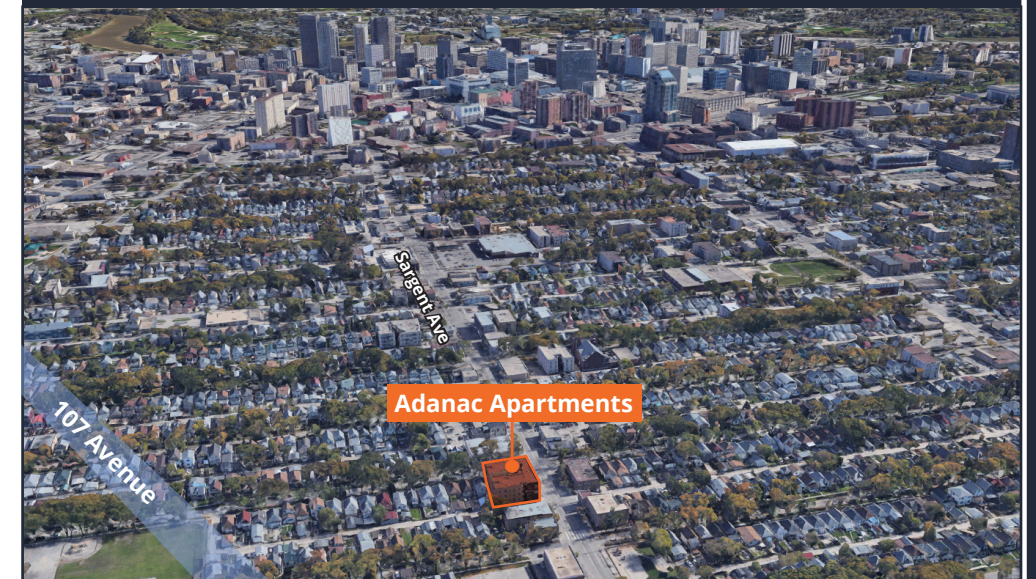
Directly on Sargent Avenue, a major thoroughfare filled with a wide range of restaurants, local grocery stores and professional services.



Excellent transit, bike and walk scores.



Within close proximity to Downtown Winnipeg, the University of Winnipeg and the Polo Park retail node.





86

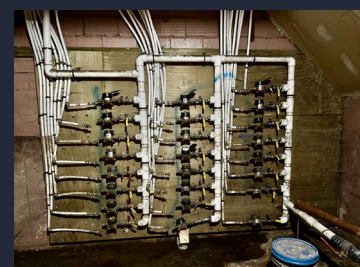
Very Walkable
Most errands can be accomplished on foot

71

Excellent Transit
Transit is convenient for most trips

73

Very Bikeable
Biking is convenient for most trips



The Offering

On behalf of MNP Ltd. in its capacity as Receiver of 5684995 Manitoba Ltd., Avison Young Winnipeg presents this opportunity to purchase a 46-unit multifamily building located in the Daniel McIntyre neighbourhood within close proximity to downtown, Health Sciences Centre and the University of Winnipeg. The opportunity allows an investor to acquire an income generating asset in an area that presents consistent demand for affordable rental housing due to its proximity to downtown Winnipeg and the U of W. Its location is favorable on Sargent Avenue as there are bus stops in the vicinity as well as many shops and services. It is very well situated for Tenants' convenience.

The property presents a mix of 34 - 2 bedroom, 5 - 1 bedroom and 7 - bachelor suites. The building has extensive fire damage in a minimum of five units. The majority of all the units have experienced significant damage in part due to the abrupt abandonment by the previous tenants and their attempts to retrieve personal items from the building. The common areas need to be refinished and no inspection of the roof has been provided.

The property will be sold on an "as-is where-is" basis. Please allow 48-hour notice for tours. Tours will be conducted Monday - Friday between 10am - 5pm. Sale will be subject to Court approval.

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Visit us online

avisonyoung.com

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E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

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