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# 164 St. Malo Street

ST. MALO, MANITOBA



# The Offering

Capital Commercial Investment Services, as exclusive advisor to the Vendor, is pleased to offer for sale 164 St. Malo Street, St. Malo, Manitoba (the "Property"), a well-maintained 16-suite multifamily investment property strategically located in the heart of the community. Situated on a 0.50-acre site and comprising approximately 18,586 square feet, the Property was originally constructed in 2004 with a four-suite addition completed in 2006. The single-storey complex features spacious suites, each with a private patio, as well as covered parking stalls, an attached six-stall garage, and a detached six-stall garage. Located approximately 70 kilometres south of Winnipeg, the Property benefits from a stable rural market, limited competing rental inventory, and convenient access to local amenities, schools, recreational facilities, and Highway 59. This offering presents investors with the opportunity to acquire a quality income-producing asset with long-term revenue potential in one of southeastern Manitoba's most established communities.

## PROPERTY HIGHLIGHTS

**16**

Residential Suites

**\$1,000/month**

Average Rent

**18,586** sq ft

Building Area

**0.5** acres

Land Area



# Site Overview

## SITE DETAILS

|                    |                                                                                                                                                             |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ADDRESS            | 164 St. Malo Street, St. Malo, Manitoba                                                                                                                     |
| LEGAL DESCRIPTION  | LOT 5 PLAN 530 WLTO EXC NLY 66 FEET AND EXC ALL MINES AND MINERALS VESTED IN THE CROWN (MANITOBA) BY THE REAL PROPERTY ACT IN LOT "E" SETTLEMENT OF ST MALO |
| NUMBER OF SUITES   | 16                                                                                                                                                          |
| BUILDING AREA      | 18,586 sq ft                                                                                                                                                |
| LAND AREA          | 21,780 sq ft (0.5 acres)                                                                                                                                    |
| STOREYS            | 1                                                                                                                                                           |
| FRONTAGE           | 198' along St. Malo Street                                                                                                                                  |
| YEAR BUILT         | 2004, 4-suite addition completed in 2006                                                                                                                    |
| ZONING             | C - Urban Commercial                                                                                                                                        |
| PARKING            | Attached garage, detached garage, and covered parking stalls                                                                                                |
| SUITE MIX          | 1 Bedroom + Den: 13<br>2 Bedroom: 3                                                                                                                         |
| AVERAGE SUITE SIZE | 840 sq ft                                                                                                                                                   |
| AVERAGE RENT       | \$1,000/month                                                                                                                                               |
| PURCHASE PRICE     | \$2,200,000                                                                                                                                                 |

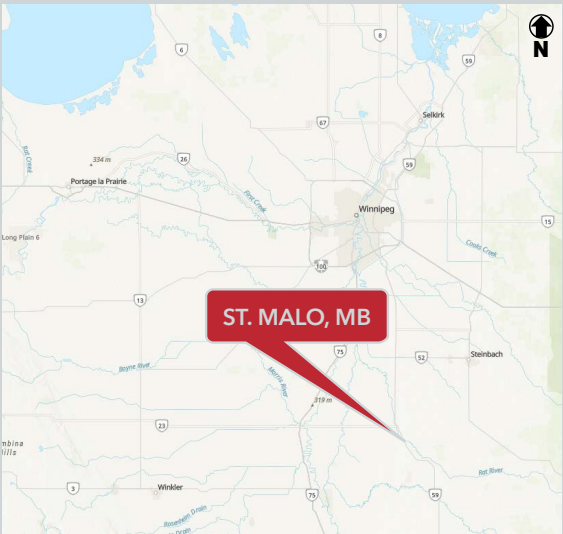
## BUILDING STRUCTURE

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| SUPERSTRUCTURE    | Wood-frame construction                                                                                                                             |
| ENVELOPE          | Stucco/siding exterior finishes                                                                                                                     |
| ROOF              | Wood truss roof system                                                                                                                              |
| FOUNDATION        | Concrete slab-on-grade                                                                                                                              |
| HEATING & COOLING | Electric baseboard heating throughout. Individual wall-mounted air conditioning units serving each suite. Mechanical ventilation systems installed. |
| WINDOWS           | Combination of wood casement/sliding windows and PVC windows                                                                                        |
| FIRE SAFETY       | One-hour fire-rated suite separations and corridors                                                                                                 |

## LOCATION OVERVIEW

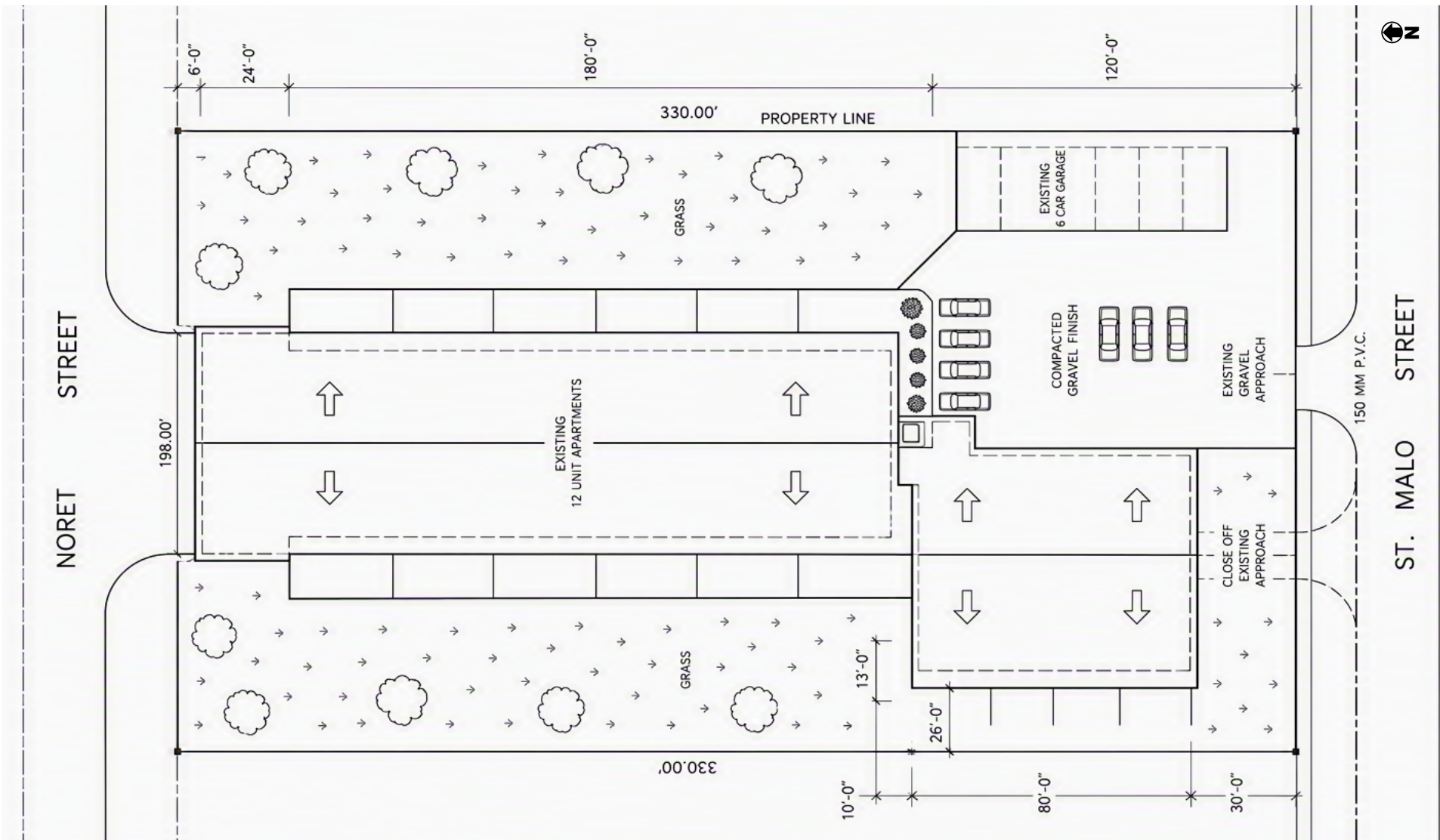
Located approximately 70 kilometres south of Winnipeg, St. Malo is a growing community within the RM of De Salaberry that serves as a regional service centre for the surrounding area. The community is situated on rich agricultural land and benefits from abundant natural resources that support local businesses and economic activity.

164 St. Malo Street is centrally located within the community, offering convenient access to local services, schools, retail amenities, and recreational facilities. St. Malo is also home to the popular St. Malo Provincial Park, a year-round destination known for its beaches, camping, and outdoor recreation. With direct access to Highway 59, residents enjoy efficient connectivity to Winnipeg and the U.S. border, making St. Malo an attractive location that combines small-town charm with regional accessibility.

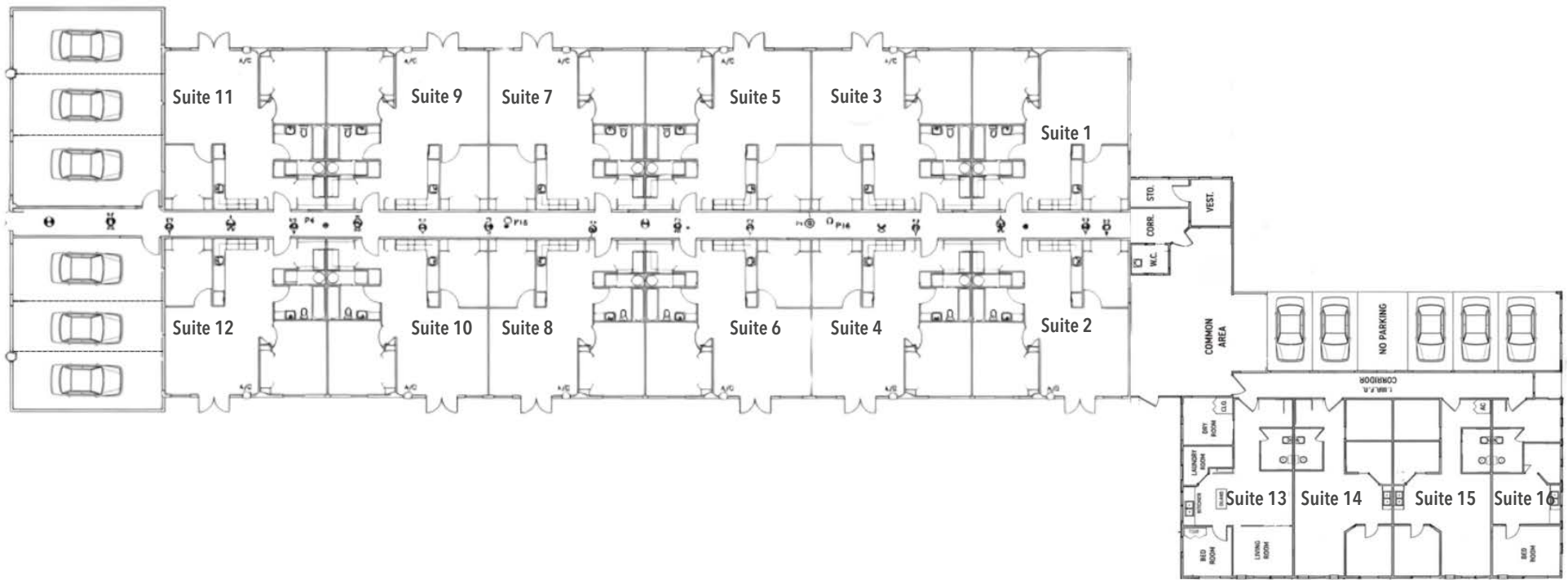


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# Site Plan



# Floorplan



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## Advisory Team Contacts

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## **CAPITAL COMMERCIAL INVESTMENT SERVICES**

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