

Investment Opportunity

Newly Built 5 Unit Mixed Use Block for Sale

41 St. Anne's Road, Winnipeg, MB



Get more info.

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**AVISON
YOUNG**

41 ST. ANNE'S RD

Location

- Newly built 3 storey mixed-use, multi-family block in St. Vital to be completed by Fall 2025
- Located in Old St. Vital on St. Anne's Road, just minutes from St. Vital Mall
- An ideal location for tenants with close proximity to Superstore, FreshCo, schools, coffee shops, restaurants, major bus routes, with the Seine River walking path just a few blocks away

Building Size

6,691 sf over three floors

Land Size

44 ft wide x 110 ft deep

Zoning

C2: Community Commercial, Mixed-Use

Offered at

\$2,194,000

Property Highlights

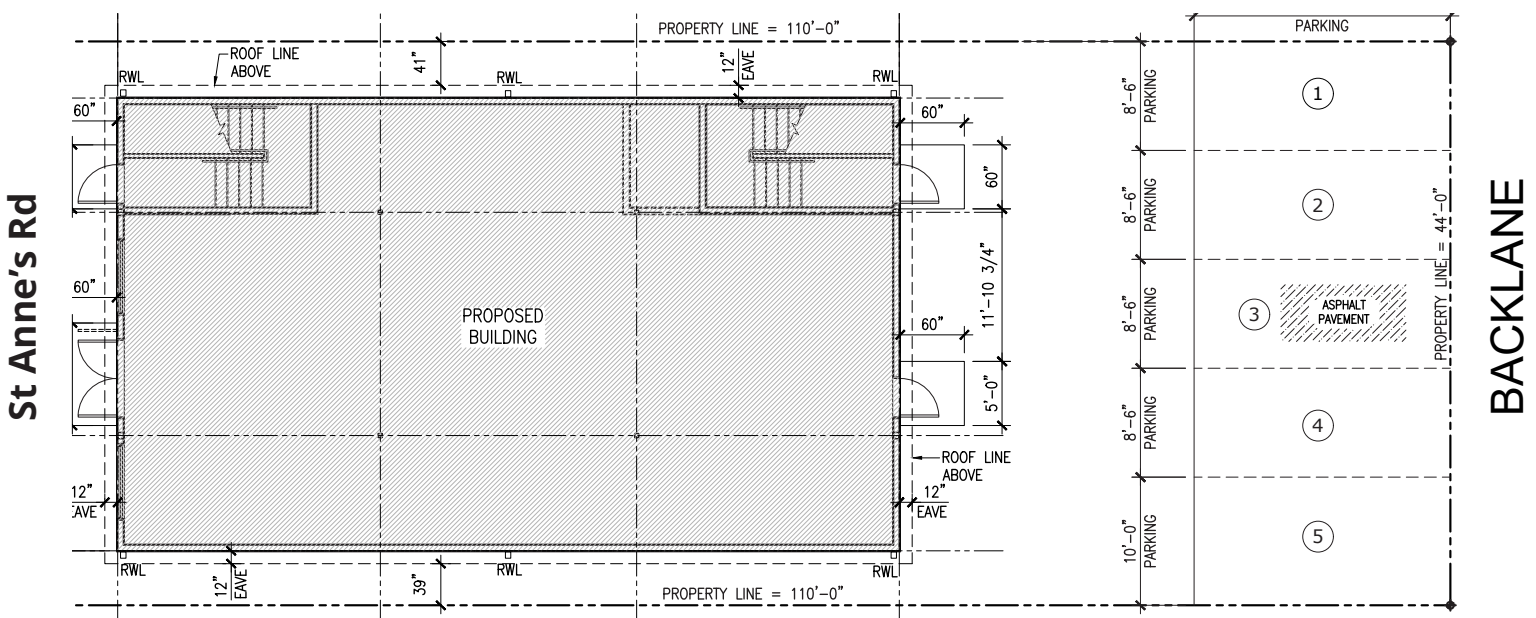
Building Specifications

- The modern apartment suites have large open-style kitchen/ living rooms, two bedrooms, one bathroom and closet space
- The main level is a 2,159 sf prime retail / office unit
- The 2nd and 3rd floors have 2 - 1,133 sf residential units on each floor
- Each unit has its own heating and cooling systems, hot water tank, and washer/dryer
- Large common area windows bringing in lots of natural light
- Separately metered utilities

Income Potential

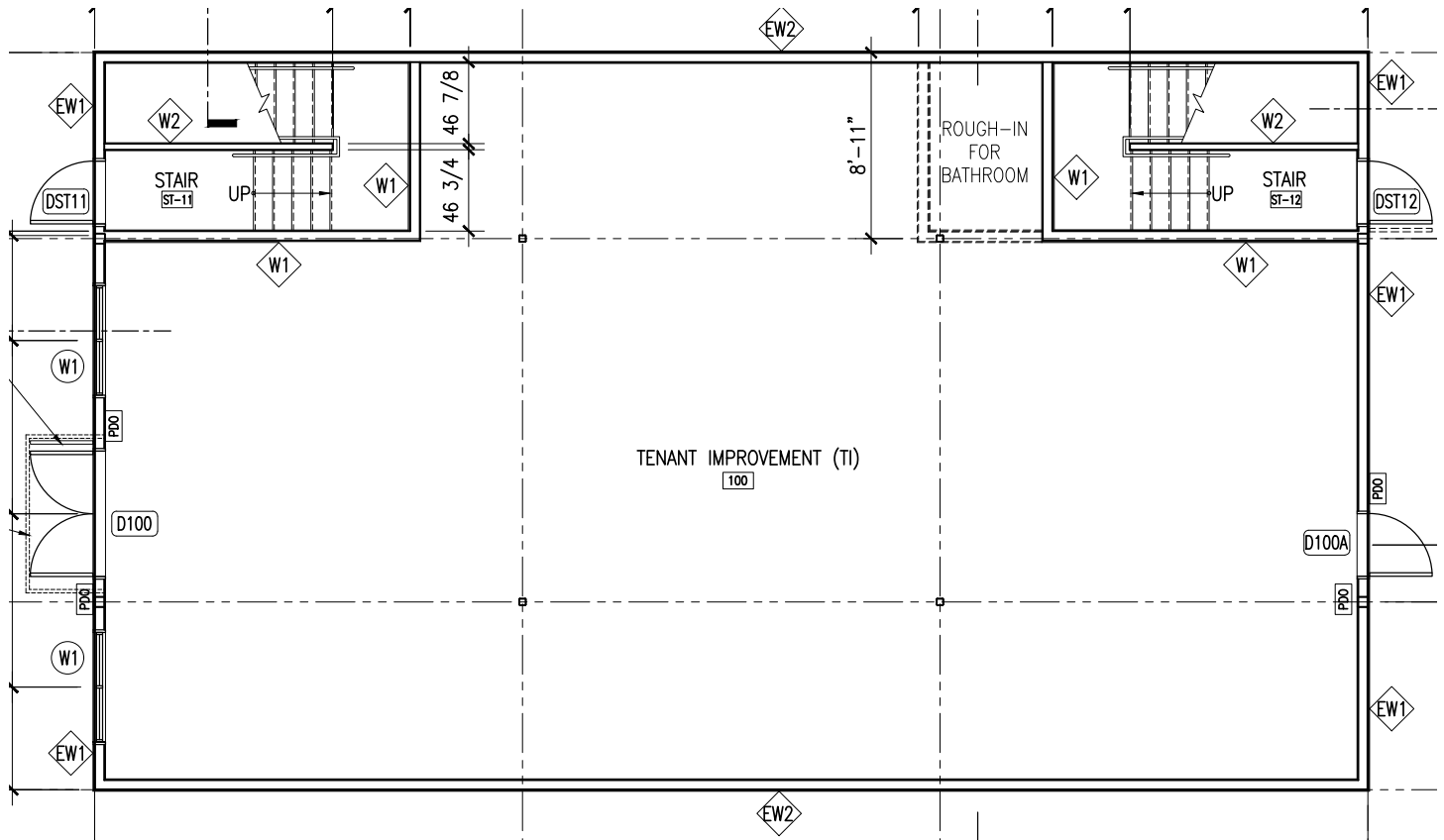
- This is a rare mixed use investment opportunity in Old St. Vital, and an excellent long term play for an investor who is looking for a stable tenant base and steady income to pay down a mortgage
- The four residential units and main floor retail unit are currently vacant
- The prime main floor commercial space is budgeted at \$24.95 net
- Similar 2 bedroom suites are on the market for \$1,900 per month plus utilities

Site Plan



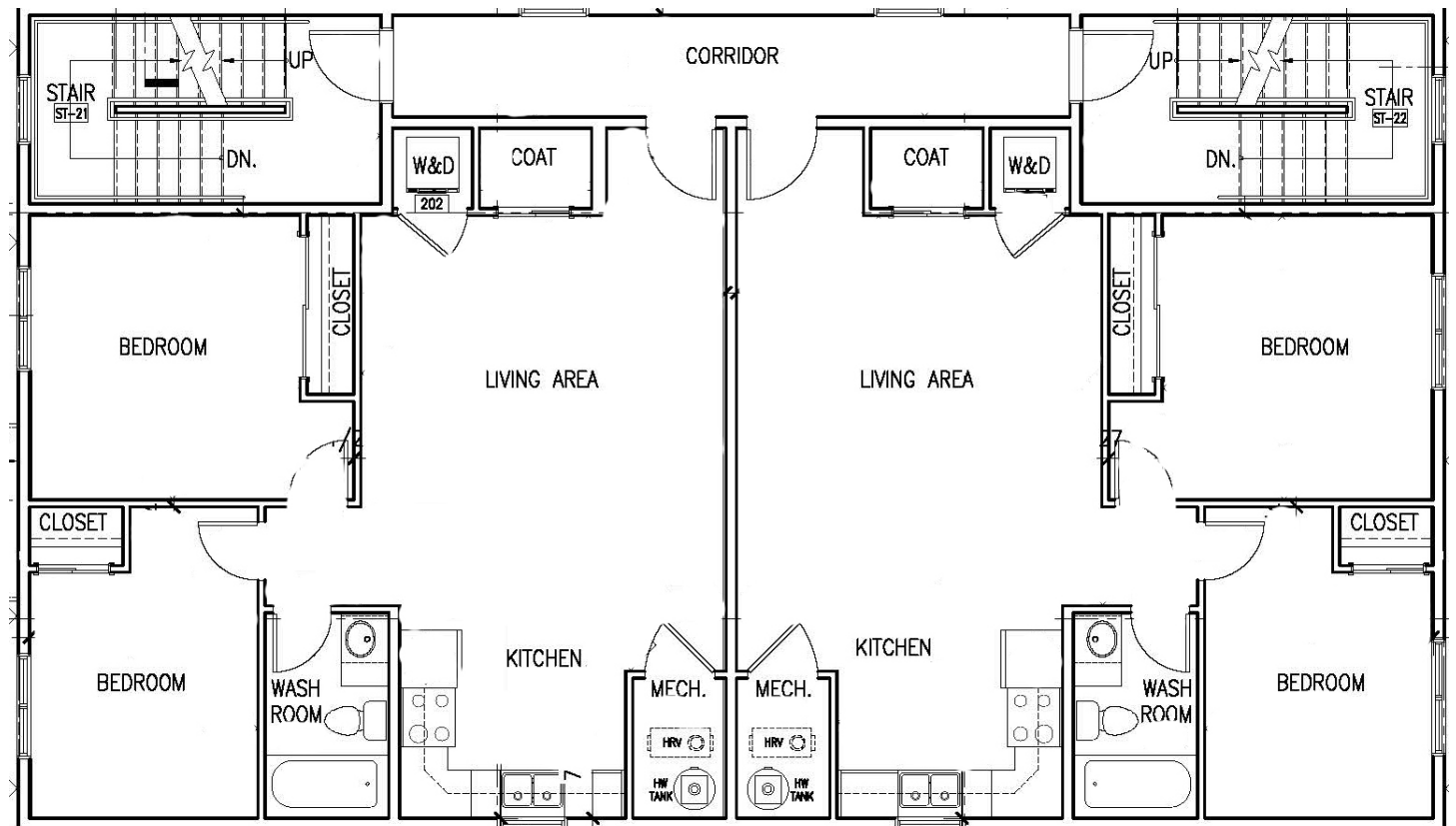
Main Floor Commercial Unit

2,159 sf



Residential Units

2nd and 3rd Floor : 2 Units Per Floor - (1,133 sf each)



Location Overview

AREA MAP

1	University of Winnipeg	7	Ecole Varennes	13	Glenwood Comm. Centre
2	St. Vital Centre	8	The Home Depot	14	Seine River Trail
3	Niakawa Country Club	9	Lavallee School	15	Juneberry
4	Freshco	10	Niakwa Place School	16	YMCA of Winnipeg
5	Canadian Superstore	11	Windsor Park Golf Course	17	Walmart
6	Aroma Bistro	12	St Vital Montessori School		

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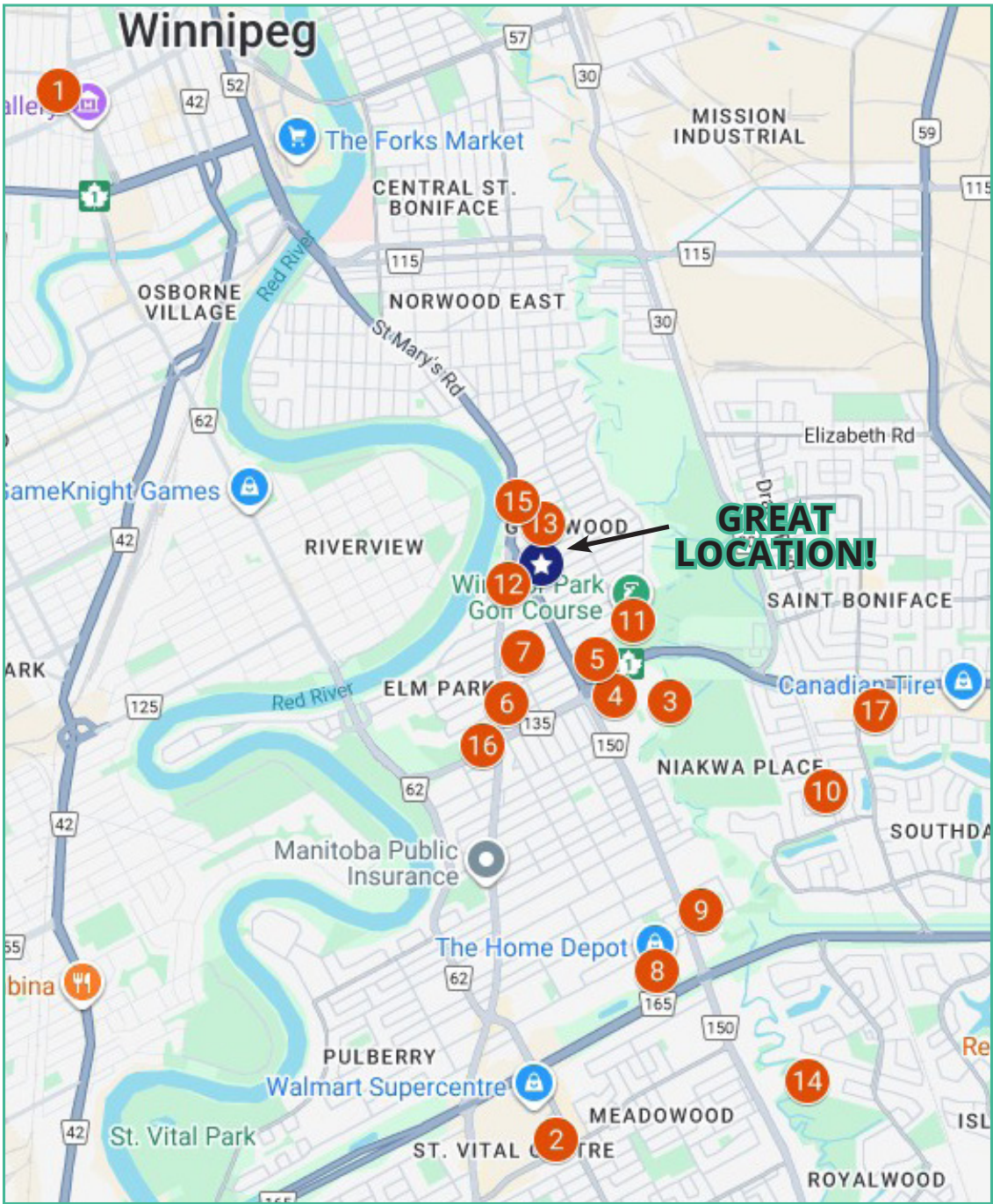
Very Walkable
Most errands can be accomplished on foot

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Some Transit
A few nearby public transportation options

75

Very Bikeable
Biking is convenient for most trips





Thank you for your interest!

If you would like more
information, please call or
visit us online.

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