

FOR SALE

HIGH-DENSITY, MULTIFAMILY DEVELOPMENT SITE

354-386 SHERBROOK STREET, WINNIPEG, MB



PROPERTY OVERVIEW

DETAILS

TOTAL LAND AREA (+/-)	29,256 sq. ft.
TOTAL FRONTAGE	239'
MUNICIPAL ADDRESS	364, 368, 370, 378, 382 & 386 Sherbrook Street
ASKING PRICE	\$1,600,000

HIGHLIGHTS

- Based on current zoning, maximum density is 36 units
- Currently zoned as RMF-M
- Sites could be considered for City of Winnipeg's Residential Density Bonus Pilot Program for Affordable Housing
- Located near downtown Winnipeg, the University of Winnipeg and Health Sciences Centre campuses
- Directly located on major transit routes

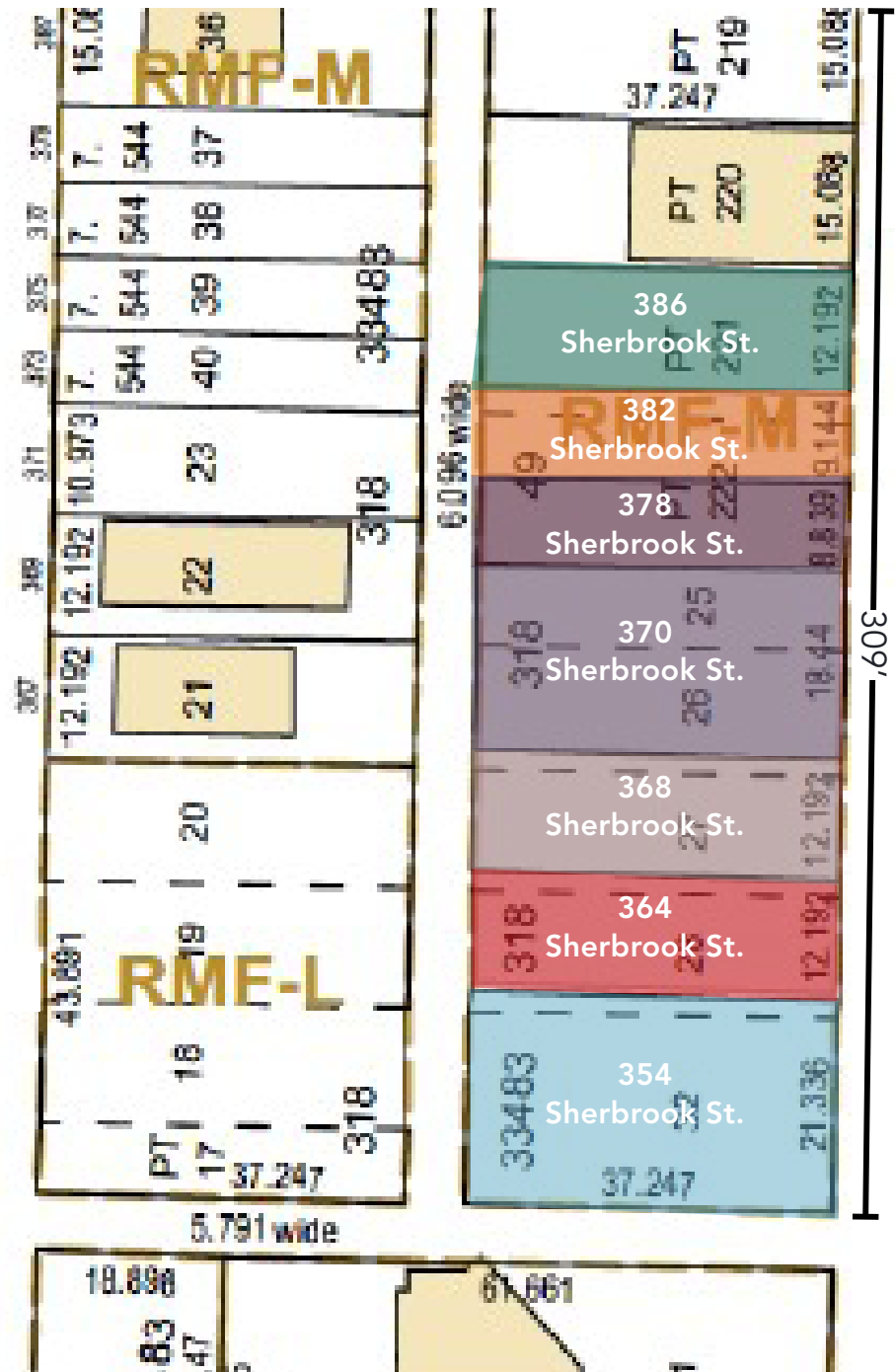


PROPERTY OVERVIEW

PROPERTY BREAKDOWN

PROPERTY	LAND AREA (sq. ft. +/-)	ZONING	FRONTAGE (ft.)
364 Sherbrook Street	4,886	RMF-M	40
368 Sherbrook Street	4,886	RMF-M	40
370 Sherbrook Street	7,390	RMF-M	60
378 Sherbrook Street	3,543	RMF-M	29
382 Sherbrook Street	3,665	RMF-M	30
386 Sherbrook Street	4,886	RMF-M	40
Total Land Area	29,256	Total Frontage	239

*354 Sherbrook Street is 17,593 sq. ft. (+/-) with 70 ft. of frontage and could be included in a development plan if the existing parking on the parcel could be accommodated in the development.



AERIAL OVERVIEW

The Properties are located on the west side of Sherbrook Street and east of Maryland Street in downtown Winnipeg approximately two city blocks from the University of Winnipeg along route 62. The Site offers premium visibility and access along the properties and is immediately north of Portage Avenue (Trans-Canada Highway 1). The properties are a short drive to the Polo Park retail node, Health Sciences Centre campus and the Children's Hospital. The Property is well-served by Winnipeg Transit and walking distance to downtown Winnipeg and Gordon Bell High School.



DRIVE TIME ANALYSIS



WINNIPEG AIRPORT
12 minutes



UNIVERSITY OF WINNIPEG
2 minutes



HEALTH SCIENCES CENTRE
5 minutes



PORTAGE & MAIN
9 minutes



CF POLO PARK
9 minutes

CMHC MULTIFAMILY SNAPSHOT

MIDLAND

DEMOGRAPHICS

POPULATION	42,879
AVERAGE AGE	36.7
TOTAL HOUSEHOLDS	18,360
AVG. HOUSEHOLD INC.	\$82,639

MULTIFAMILY

	VACANCY RATE	AVG. RENT
BACH.	-	\$788
1 BR	2.3%	\$948
2 BR	1.2%	\$1,278
3 BR	0.0%	\$1,615
AVG.	1.8%	\$1,035

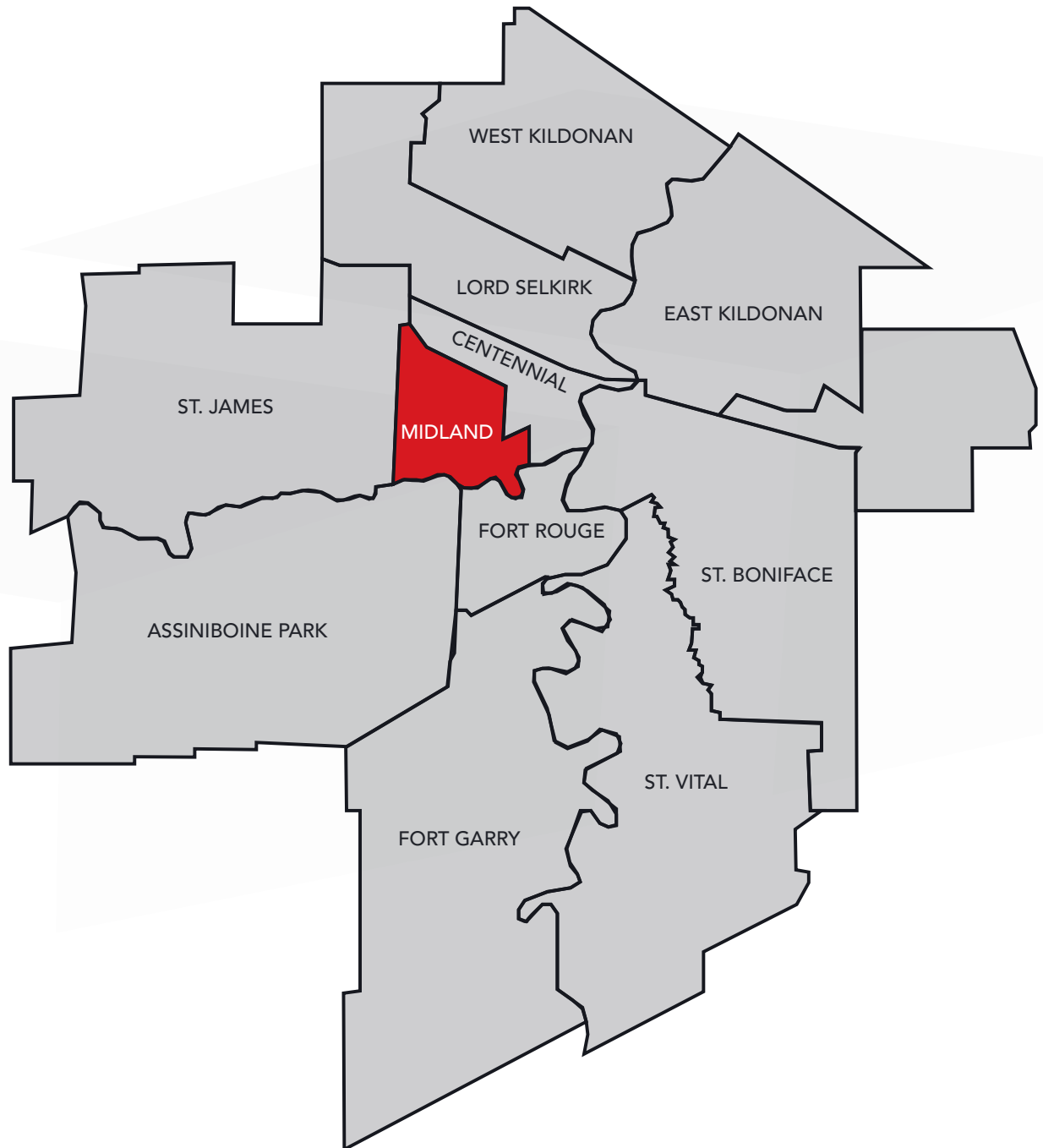
WINNIPEG

DEMOGRAPHICS

POPULATION	900,000
AVERAGE AGE	37.9
TOTAL HOUSEHOLDS	328,834
AVG. HOUSEHOLD INC.	\$112,805


MULTIFAMILY


	VACANCY RATE	AVG. RENT
BACH.	1.4%	\$873
1 BR	1.8%	\$1,179
2 BR	1.6%	\$1,507
3 BR	1.8%	\$1,742
AVG.	1.7%	\$1,328





WINNIPEG MARKET OVERVIEW

ECONOMIC HIGHLIGHTS

 **\$49.7B** economy which is forecasted to grow by **1.1%** in 2025 and average **2.4%** annually through 2029

 **2.6%** growth in retail sales in 2024 with an additional **6.1%** growth expected in 2025


 **4.3M** passengers through the Richardson International Airport in 2024

 **3.5M** tourists visited Winnipeg in 2024 bringing in **\$3.5B**

POPULATION & LABOUR FORCE

 **955,000** people in Winnipeg's CMA and expected to exceed **1M** by 2035

 **6.1%** unemployment rate, expected to fall to 5.8% in 2026 and 4.9% in 2029

 **22,335** international migrants to Manitoba in 2024

 **\$104,001** average household income for the Winnipeg CMA

KEY ECONOMIC INDICATORS

WINNIPEG	2022	2023	2024	2025	2026	2027	2028	2029
Real GDP at basic prices	48,355	49,192	49,712	50,279	51,386	52,590	53,873	55,253
(% change)	3.5	1.7	1.1	1.1	2.2	2.3	2.4	2.6
Total Employment (000s)	472	482	496	502	505	512	519	526
(% change)	4.2	2.1	2.9	1.2	0.6	1.3	1.4	1.4
Unemployment Rate (%)	4.7	4.9	5.5	6.1	5.8	5.4	5.1	4.9
Household Income per capita (\$)	50,975	53,387	55,250	56,011	57,261	59,149	60,844	62,482
(% change)	1.0	4.7	3.5	1.4	2.2	3.3	2.9	2.7
Population (000s)	893	926	955	966	968	971	978	989
(% change)	3.1	3.7	3.1	1.2	0.2	0.3	0.8	1.0
Total Housing Starts	5,870	5,454	5,151	5,634	6,350	6,500	6,480	6,550
Retail Sales (\$ millions)	16,326	16,757	17,191	18,235	18,908	19,691	20,459	21,256
(% change)	8.7	2.6	2.6	6.1	3.7	4.1	3.9	3.9
Consumer price index (2002=1.000)	1.525	1.583	1.601	1.642	1.670	1.704	1.738	1.771
(% change)	7.8	3.8	1.2	2.5	1.7	2.0	2.0	1.9

CONTACT

TREVOR CLAY, Broker, Principal

(204) 985-1365

trevor.clay@capitalgrp.ca

Services provided by Trevor Clay Personal Real Estate Corporation

BRYN OLIVER, Principal

(204) 985-1379

bryn.oliver@capitalgrp.ca

Services provided by Bryn Oliver Personal Real Estate Corporation

LUKE PAULSEN, Vice President, Sales & Leasing

(204) 985-1358

luke.paulsen@capitalgrp.ca

Services provided by Luke Paulsen Personal Real Estate Corporation

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

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