



Colliers

1 Mayfair Place, Winnipeg MB

Group Home and Redevelopment Opportunity For Sale in Osborne Village

Open house dates: August 19, 3:00 PM – 6:00 PM | August 27, 3:00 PM – 6:00 PM
Seller will consider offers on or after September 3rd, 2025 at 2:00 PM CST.

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* Services provided through Personal Real Estate Corporation

Accelerating success.

Property Highlights

- Previously operated as a group home with ±40 residents
- Strong value-add potential to take advantage of affordable housing and CMHC financing incentives.
- Site is a prime multifamily redevelopment opportunity.
- River front property ideally situated between Osborne Village and Downtown and surrounded by community amenities like the Mayfair Recreation Centre and Harkness BRT Station.
- Possibility to generate interim holding income during redevelopment process.
- Vendor financing available for qualified purchasers.



Address	1 Mayfair Place
Zoning	RMF-M
Site Area	+/-15,457 SF (0.35 Acres)
Street Frontage	58 ft
Gross Building Area (from tax records)	±8,300 SF
Type	3-storey wood frame
Year Built	1902 & 1959
Property Taxes (2025)	\$16,991
Assessed Value (2026)	\$1,338,000
Owner	5370702 Manitoba Ltd
Legal Description	SP LOT 16 PLAN 27454 WLTO IN RL 41 PARISH OF ST BONIFACE



\$750,000 (\$90 PSF)
Asking Price

Offering Process

Offering Process

- Open House Dates
 - Tuesday, August 19, 2025, 3:00 - 6:00 PM
 - Wednesday, August 27, 2025, 3:00 - 6:00 PM
- Offer Date
 - Seller will consider offers on or after September 3, 2025 at 2:00 PM
- All reasonable offers will be considered.
- Offers are to be submitted via email to steven.foubert@colliers.com and by copy to gurpreet.kaur@colliers.com
- Once an offer has been received by the Seller, no email message or text message amendments will be accepted. Purchasers may submit a new agreement with amended offer terms.

Offer Terms

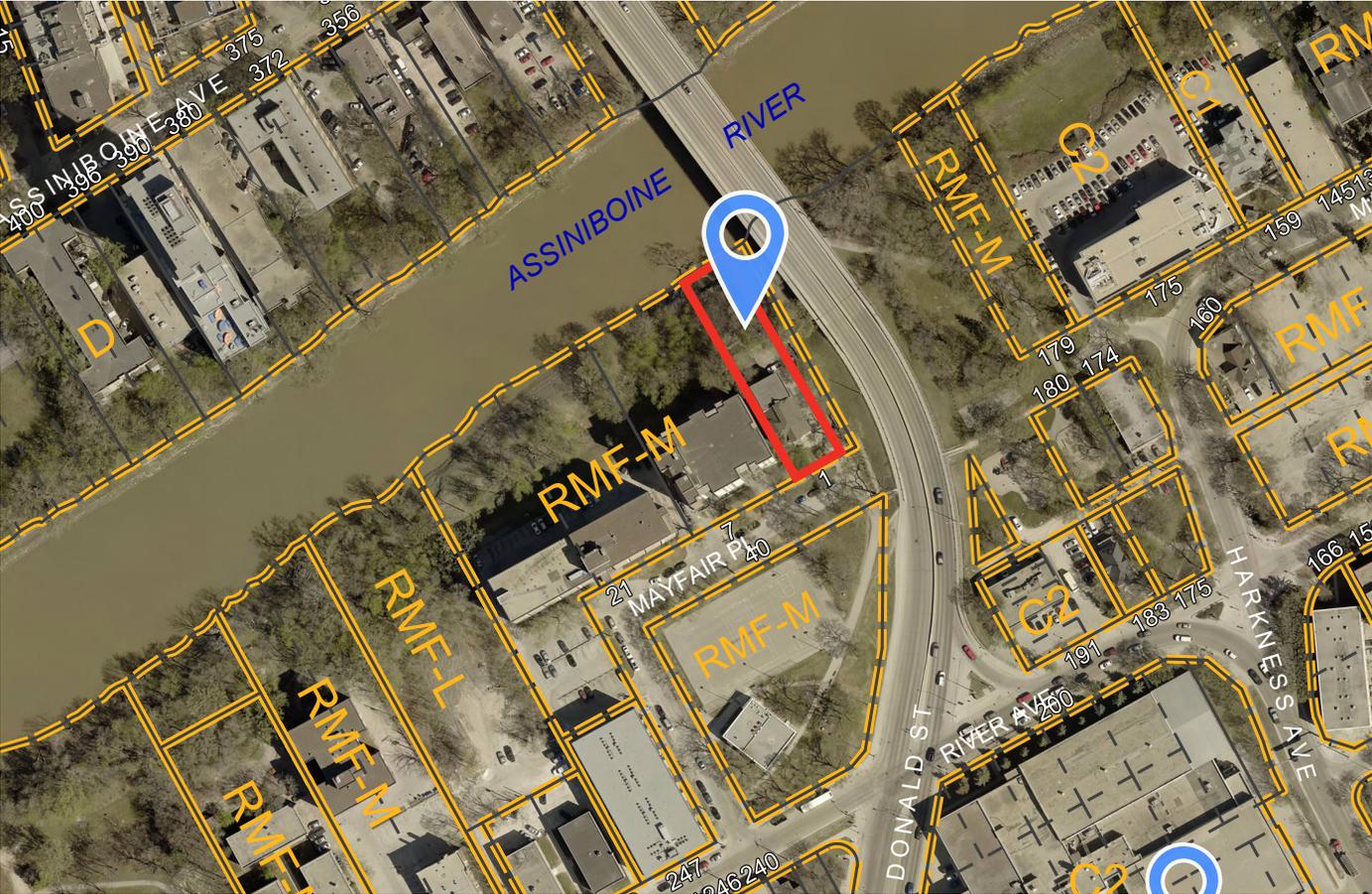
- Vendor Take Back (VTB) mortgage available for qualified purchasers.
- Property is to be sold on an as-is-where-is basis. Purchasers shall undertake their own due diligence.
- Acceptance: Offers are to be open for acceptance for no less than 10 business days from the submission date.
- Vacant upon possession.

Agency

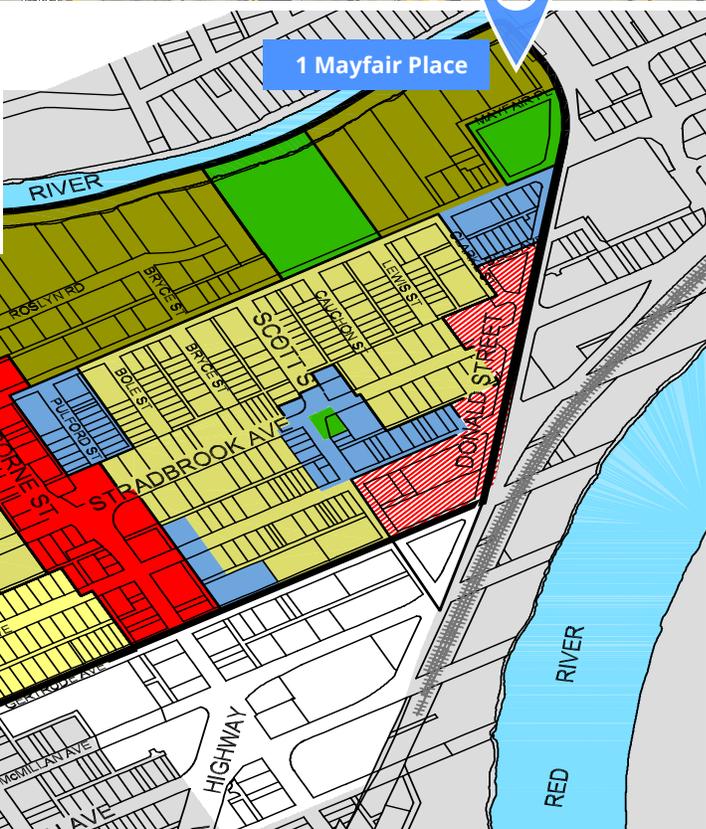
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Zoning Map



- VILLAGE LOW DENSITY RESIDENTIAL (V-LDR)
- VILLAGE MEDIUM DENSITY RESIDENTIAL (V-MDR)
- VILLAGE HIGH DENSITY RESIDENTIAL (V-HDR)
- VILLAGE CHARACTER COMMERCIAL (V-CCR)
- VILLAGE LOCAL COMMERCIAL (VLC)
- VILLAGE MIXED USE TRANSITION (V-MUT)
- PARKS AND OPEN SPACE



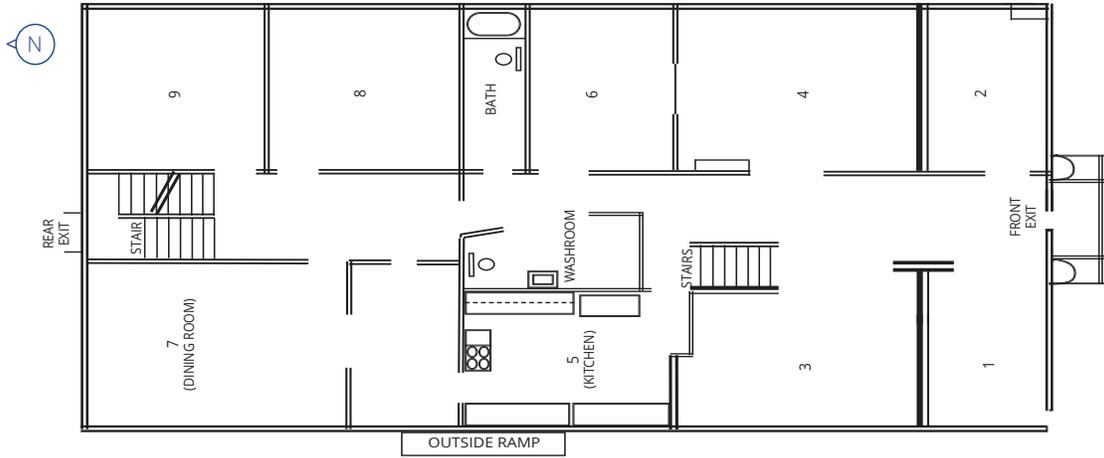
Location Overview



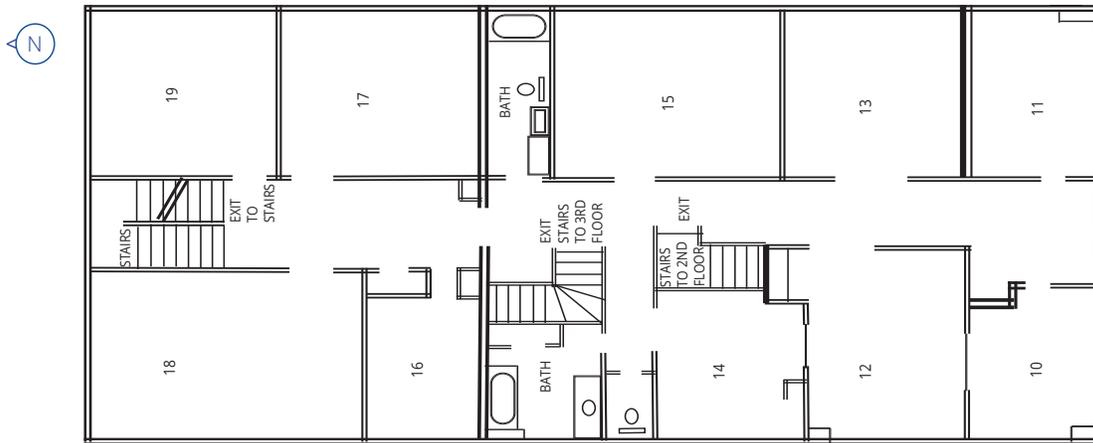
Floor Plans

*Floor plans are not to scale and are provided for marketing purposes only. Buyers must validate all information presented herein.

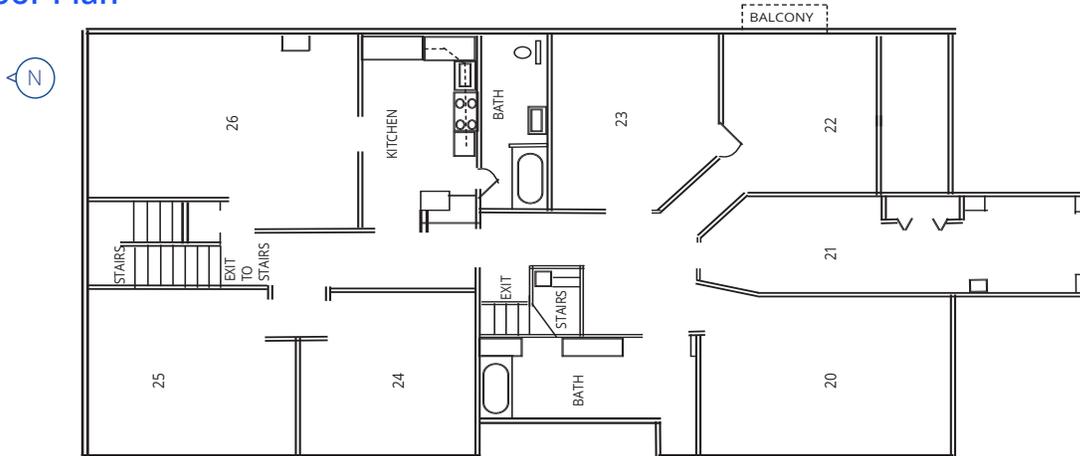
Main Floor Plan



Second Floor Plan



Third Floor Plan



Market Overview

River-Osborne Neighbourhood

Continued population growth, stable employment opportunities, shifting lifestyle priorities and overall affordability constraints will continue to drive residential demand throughout Winnipeg. This trend is expected to be more pronounced in unique character neighborhoods like Osborne Village. The demand for high-density residential assets is anticipated to remain strong in these vibrant submarkets. Unlike other neighborhoods, the local economy is bolstered not only by the high density of residents, but also from visitors and tourists who are attracted by the area's amenities and character.

Number of Private Apartment Units

	OCT-21	OCT-22	OCT-23	OCT-24
Bachelor	278	269	225	273
1 Bedroom	2,336	2,388	2,323	2,466
2 Bedroom	1,887	1,866	1,893	1,970
3 Bedroom +	99	99	98	97
Total	4,600	4,622	4,539	4,806

Private Apartment Average Rents (\$)

	OCT-21	OCT-22	OCT-23	OCT-24
Bachelor	853	841	811	828
1 Bedroom	1,073	1,101	1,129	1,206
2 Bedroom	1,425	1,470	1,481	1,583
3 Bedroom +	1,583	1,707	1,728	1,977
Total	1,199	1,251	1,279	1,376

Private Apartment Vacancy Rates (%)

	OCT-21	OCT-22	OCT-23	OCT-24
Bachelor	2.8	**	**	0.0
1 Bedroom	6.3	3.1	0.9	1.6
2 Bedroom	5.4	2.1	1.7	2.1
3 Bedroom +	**	**	0.0	**
Total	5.7	2.6	1.3	1.8



Total Population

67,026
(2 km radius)



Projected Population

79,126
(2 km radius)



Total Households

34,499
(2 km radius)



Average Household Income

\$71,428
(2 km radius)



Disclaimer

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