

580 & 590 BALLANTRAE DR, WINNIPEG, MB



THE INSIGNIA

RESIDENCES

A NEWLY CONSTRUCTED, SIX-STOREY,
248-UNIT PURPOSE-BUILT RENTAL COMMUNITY

CBRE

Macdonald
COMMERCIAL



THE OFFERING

Insignia I & II

CBRE Limited and Macdonald Commercial Real Estate Ltd. are pleased to offer for sale Insignia I & II (the “Property” or “Insignia”) – a newly constructed, two-building, 248-unit purpose-built rental community located in the established Chevrier neighbourhood of southwest Winnipeg.

Recently completed in 2026, the Property comprises two rental buildings with 124 units each, totaling approximately 209,371 square feet of net rentable area. The suite mix includes 106 one-bedroom and 142 two-bedroom units, with an average unit size of approximately 844 square feet across both buildings. Suites feature modern appliances, in-suite laundry, air conditioning, in-suite pantry/storage space, and private balconies, offering functional and comfortable living environments.

Complementing the suites, Insignia I & II will provide a comprehensive amenity package designed to meet modern renter expectations, including 281 secured parking stalls, 288 storage lockers, two fully equipped fitness centres, two on-site property management offices, and two ground-floor amenity/games rooms. Together, these features enhance resident convenience, support tenant retention, and contribute to the overall appeal of the Property.

Insignia benefits from proximity to Chevrier’s established retail and service nodes. Nearby amenities include Save-on-Foods and a variety of other commercial plazas offering a mix of national and regional retailers, restaurants, and everyday services. Residents can also take advantage of access to nearby schools, including the University of Manitoba, parks, and recreational facilities, as well as excellent connectivity via major transportation corridors, including Kenaston Boulevard Pembina Highway, and Perimeter Highway, providing efficient access to downtown Winnipeg and key employment centres.

The Property represents a high-quality multi-family asset within a stable suburban submarket characterized by strong rental demand, limited new purpose-built supply, and convenient access to retail, services, schools, and major transportation corridors.



Address 580 & 590 Ballantrae Drive, Winnipeg	
Title Number 3161735/1	
Legal LOT 2 PLAN 68345 WLTO IN RL 17, 18 AND 19 PARISH OF ST VITAL	
Lot Size 3.4 acres	
Occupancy 2026	
Net Rentable Area (NRA)	
Insignia I:	105,554 SF
Insignia II:	103,817 SF
Total:	209,371 SF
Units	
Insignia I:	124
Insignia II:	124
Total:	248
Unit Mix	
<u>Insignia I</u>	
1-Bed/1-Bath:	53
2-Bed/2-Bath w Pantry/Storage:	71
<u>Insignia II</u>	
1-Bed/1-Bath:	53
2-Bed/2-Bath w Pantry/Storage:	59
2-Bed/2-Bath:	12
Storeys 6	
Average Residential Unit Size	
Insignia I:	851 SF
Insignia II:	837 SF
Total Avg:	844 SF
Parking	
Insignia I:	141
Insignia II:	140
Total:	281
Storage Units	
Insignia I:	144
Insignia II:	144
Total:	288
Property Tax (2026) \$620,004	
Title Bare Trust	

PROPERTY SUMMARY



Building Features

- Two on-site property management offices
- Two fitness rooms with exercise machines and weights
- Two amenity/games rooms
- 281 secure parking stalls and 288 storage units
- Air-conditioned amenity space
- Elevators and individually metered hydro
- Protected parcel delivery lockers in lobby
- Security cameras throughout and fob access system

Suite Features

- In-suite washer/dryer
- In-suite air conditioning
- Stainless steel fridge, freezer, dishwasher, and oven
- High ceilings and energy efficient windows
- Metered units (tenants pay hydro)
- Walk-in closets and abundant storage space
- High-quality vinyl flooring and electric baseboard heating
- Sizeable pantry and storage room in 130 two-bedroom units



2
Buildings



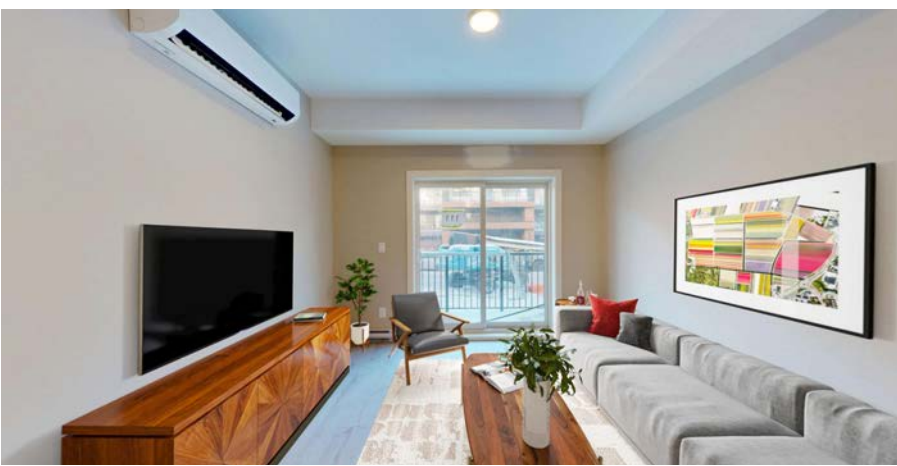
248
Units



288
Storage Units



281
Parking Stalls



Insignia sits within the sought-after Refinery District, an established, amenity-rich community in Winnipeg’s established Chevrier neighbourhood.

Offering cultural, recreational, and urban conveniences, and just minutes from the Southwest Transitway/Plaza Station, the Property connects residents directly to key Winnipeg employment and institutional anchors, including Kenaston Commons, the University of Manitoba, and Victoria General Hospital.

- Grocery
- Dining/Bar
- Pharmacy
- Cafe
- Liquor Store
- General Retail
- Gym/Fitness
- School

Community Amenities

- Walking distance to Save-on-Foods and local retail plazas featuring a mix of national and regional retailers, restaurants, cafés, and daily services.
- A 9-minute drive to the University of Manitoba and close proximity to a number of elementary and high schools, including St. Maurice School, providing convenient access to quality education.
- Nearby parks including Ballantrae Drive Park North, Ballantrae Drive Park South, Beaumont Park, and Belair Park, offering playgrounds, open green spaces, and walking trails.
- Short drive to St. Vital Park and Assiniboine Park & Zoo, providing larger recreational spaces, trails, gardens, sports fields, and year-round programming.
- Convenient access to major transportation corridors, including Kenaston Boulevard, Pembina Highway, Perimeter Highway, and Bishop Grandin Boulevard.
- A 5-minute walk to Plaza Station with direct access to the SW Transitway, as well as a number of other Winnipeg Transit bus routes along Chevrier Boulevard and Kenaston Boulevard.

Winnipeg Market

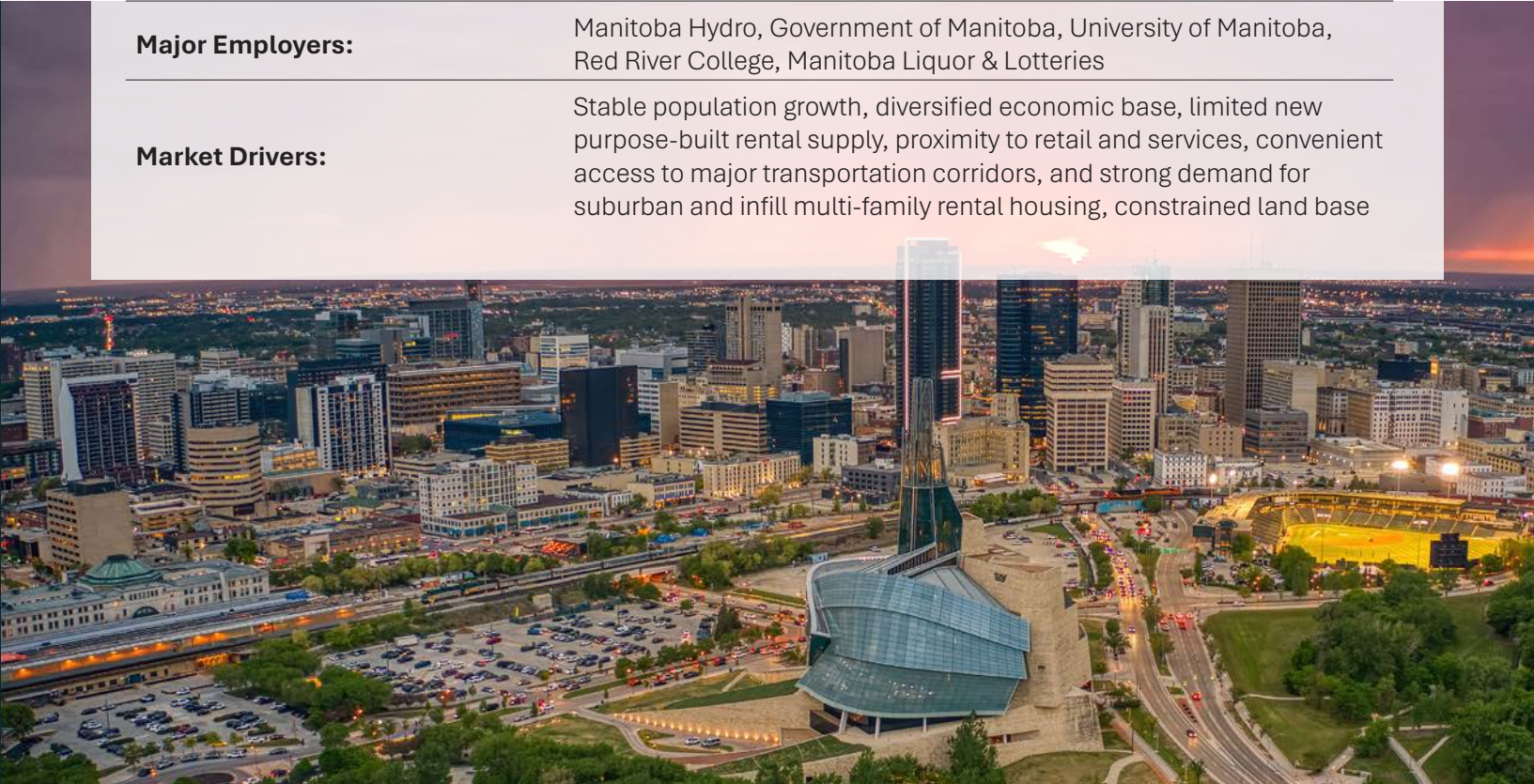
- Capital and regional hub:** Winnipeg is Manitoba’s capital and largest city (metro population ~825,000; CMA exceeding 850,000), serving as the primary economic, government, and service centre for southern Manitoba.
- Strong connectivity:** Located at the confluence of the Red and Assiniboine Rivers, the city offers robust highway, rail, and air links via Kenaston Boulevard, the Perimeter Highway, Highway 75, and Winnipeg James Armstrong Richardson International Airport.
- Diversified, stable economy:** A broad employment base, spanning government, healthcare, education, manufacturing, logistics, and financial services, anchored by major employers like Manitoba Hydro and the University of Manitoba supports steady, year-round rental demand and household incomes of \$95,000–\$100,000.
- Favourable multi-family fundamentals:** Consistent population growth from migration and immigration, combined with limited new purpose-built rental supply, has driven upward rent pressure and low vacancy levels across suburban neighbourhoods.
- Chevrier’s investment appeal:** A mature southwest Winnipeg community with retail, schools, parks, and transit access, plus efficient downtown connectivity, positioning it as an attractive market for long-term multi-family investment.

Population (Winnipeg):	825,000
Population (CMA):	850,000
Population (Chevrier):	7,000 residents
Population Growth (2021–2025):	5–6% cumulative growth (CMA)
Projected Growth:	1.5–2% annually through 2029
Avg Household Income (CMA):	\$95,000–\$100,000

Key Employment Sectors:	Public administration, healthcare, education, manufacturing, logistics & transportation, professional services, retail
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Major Employers:	Manitoba Hydro, Government of Manitoba, University of Manitoba, Red River College, Manitoba Liquor & Lotteries
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Market Drivers:	Stable population growth, diversified economic base, limited new purpose-built rental supply, proximity to retail and services, convenient access to major transportation corridors, and strong demand for suburban and infill multi-family rental housing, constrained land base
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