



Outstanding Investment Opportunity

Evergreen Place

5 Pioneer's Trail, Lorette, Manitoba

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Investment Offering

Avison Young is pleased to offer for sale Evergreen Place, an attractive 12 unit townhome rental property located on Pioneer's Trail in Lorette, Manitoba.

Lorette is a vibrant community within the RM of Tache located 25 km southeast of Winnipeg. In the past twenty years, Lorette has doubled its population through growth being a bedroom community to the City of Winnipeg within a 25-minute drive. Now a thriving community of 3,500, Lorette is attractive for families seeking affordable housing, excellent bilingual education

opportunities and a rural lifestyle yet within close proximity to all that Winnipeg has to offer. For a small community, family oriented opportunities are readily accessible including a hockey rink, curling rink and a nine hole golf course.

The completion of the Taché Community Centre is expected in late 2026. The two-storey facility will feature a new arena with change rooms, a skating rink, a library, seniors' centre, a main-floor activity centre with a kitchen, a second-floor program and meeting and administrative spaces, replacing the existing 1967 arena.

With the growth of the community, Evergreen Place was developed in 2007 to meet its housing needs resulting in a contemporary twelve-unit rental townhome project comprised of two six-plexes within a new residential subdivision.

Since completion, the project has enjoyed a high occupancy rate and has a waiting list from prospective tenants even to this day.

Sailent Facts

- Land area: 48,060 sf (1.1 acres)
- Gross floor area: 20,064 sf
- Financing: treat as clear title
- Zoning RM1 – Residential Multi Unit 1 General
- Realty Taxes (2025): \$19,947.27
- Legal: Lot 1 Block 1 Plan 45574 WLTO in RL 54 and 55 PARISH OF LORETTE

The complex consisting of two identical buildings with all suites being four-bedroom units in a bi-level configuration.

Each unit offers the following amenities:

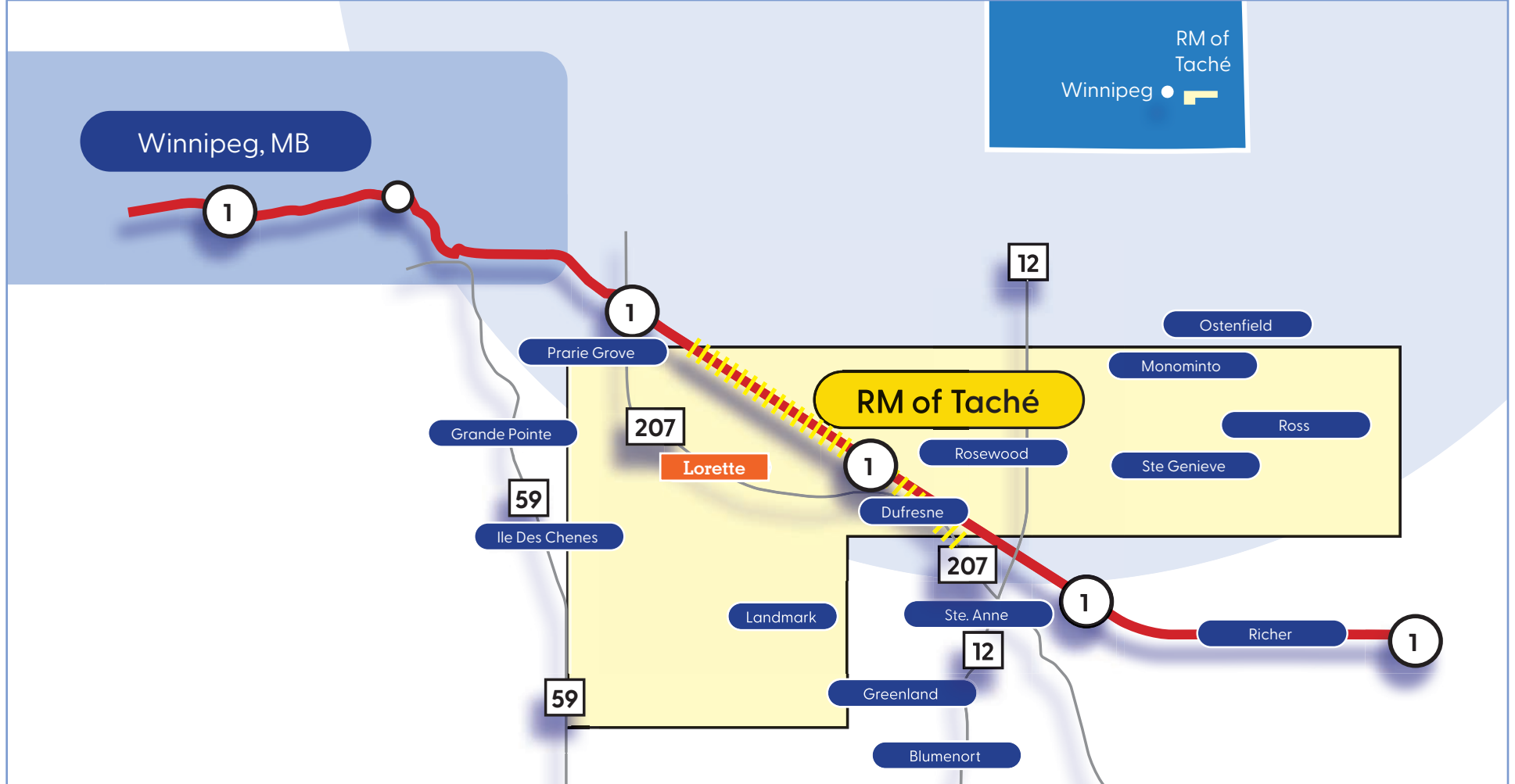
- dishwasher, stove, refrigerator, washer/dryer;
- 1,682 sf of bi-level living area, with a family room on the lower level;
- hot water tank, water softener, geo-thermal heating and cooling system;
- two full bathrooms;
- outdoor private deck;
- private entrance;
- served by municipal water and sewer, hydro, electricity and natural gas;
- on-site parking for a total of 24 (12 per side), plus two guest parking spots

Given the age of the property and the per unit rental rate, Evergreen Place is exempt from the Residential Tenancy Act rent control guidelines.

Offered for sale at \$3,500,000 at a stabilized income capitalization rate of 5.0%.

Data Room available with signed CA.





Land of Plenty

Lorette is a local urban district in the Rural Municipality of Taché, located 25 km southeast of Winnipeg, in the province of Manitoba, Canada.

The French-speaking Métis traders and farmers who first settled the area named it Petite Pointe des Chênes. Bishop Alexandre-Antonin Taché later changed the name to Lorette, honoring a French priest who donated a significant sum to the construction of the Saint Boniface Cathedral in Winnipeg.

Source: Wikipedia

Education

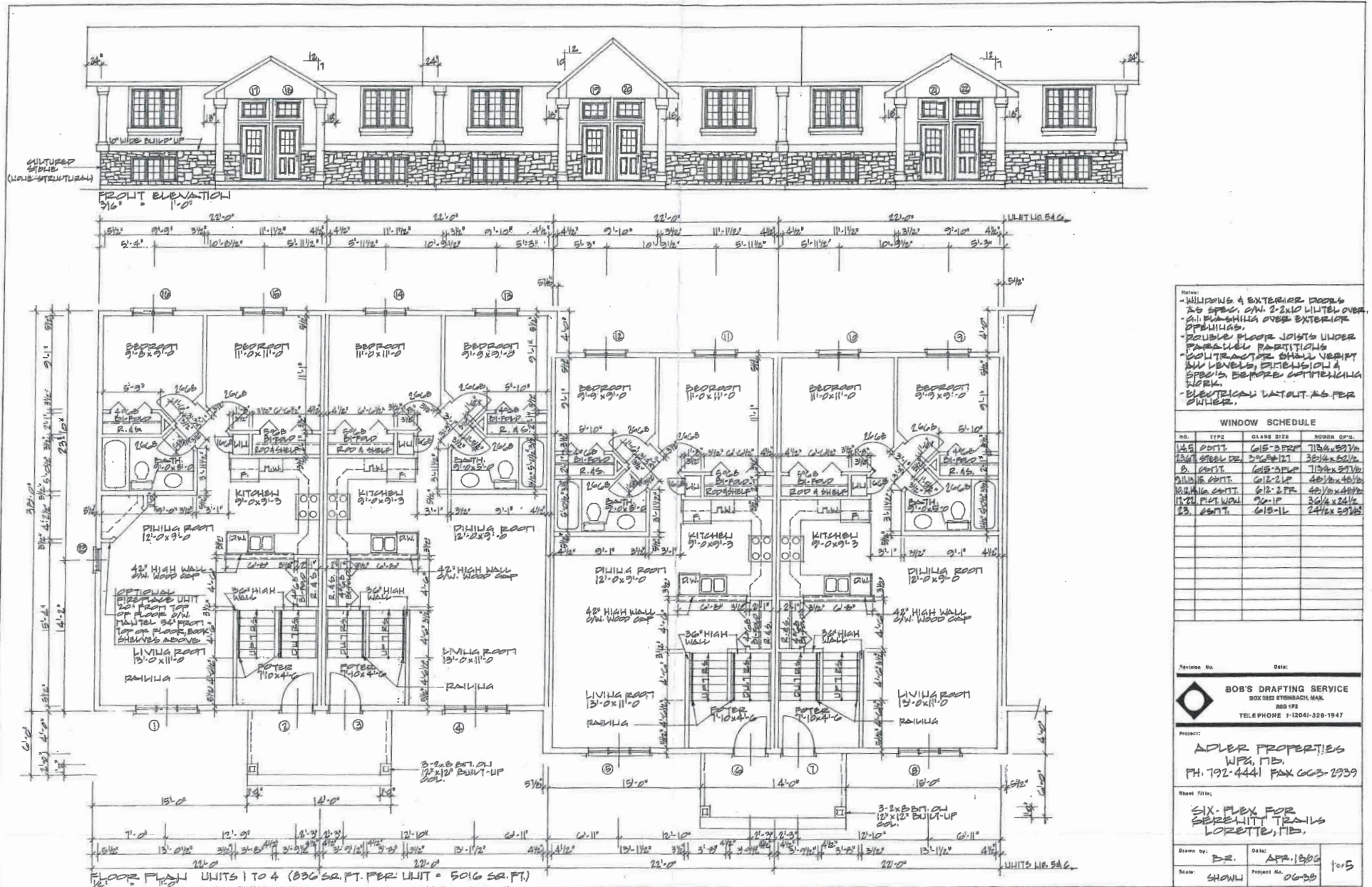
There are three elementary schools in Lorette. École Lagimodière, a French school; Dawson Trail School, an English school; and École Lorette Immersion, a French immersion school. Collège Lorette Collegiate is the community's only high school, offering English and French immersion programs.

There is a community library located in the Collège Lorette Collegiate.

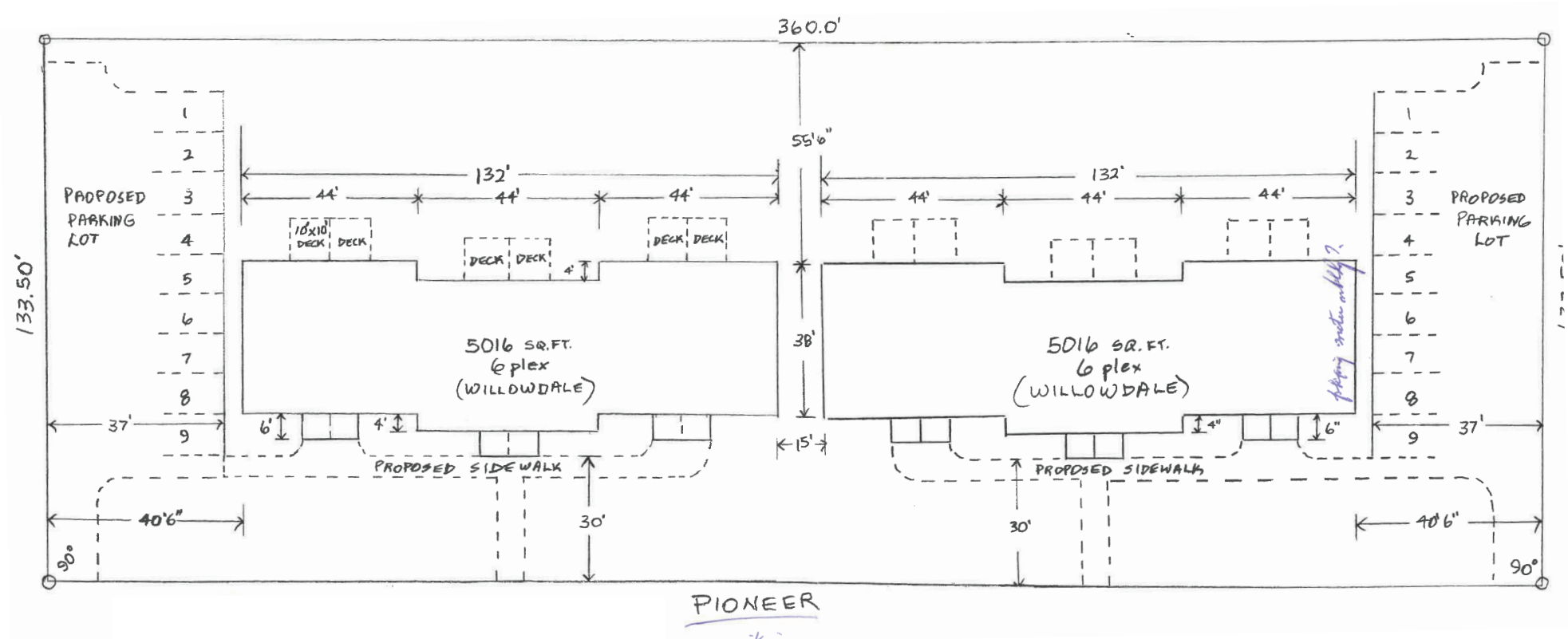
Community

For a small community, family oriented opportunities abound in sports and recreation. The new Tache Community Centre is expected to be completed late 2026.

Floor Plan and Building Elevation



Property Site Plan



Evergreen Place

Interior Images



Thank you for your interest!

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



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