



# Ella Apartments

568 AGNES ST, WINNIPEG, MB

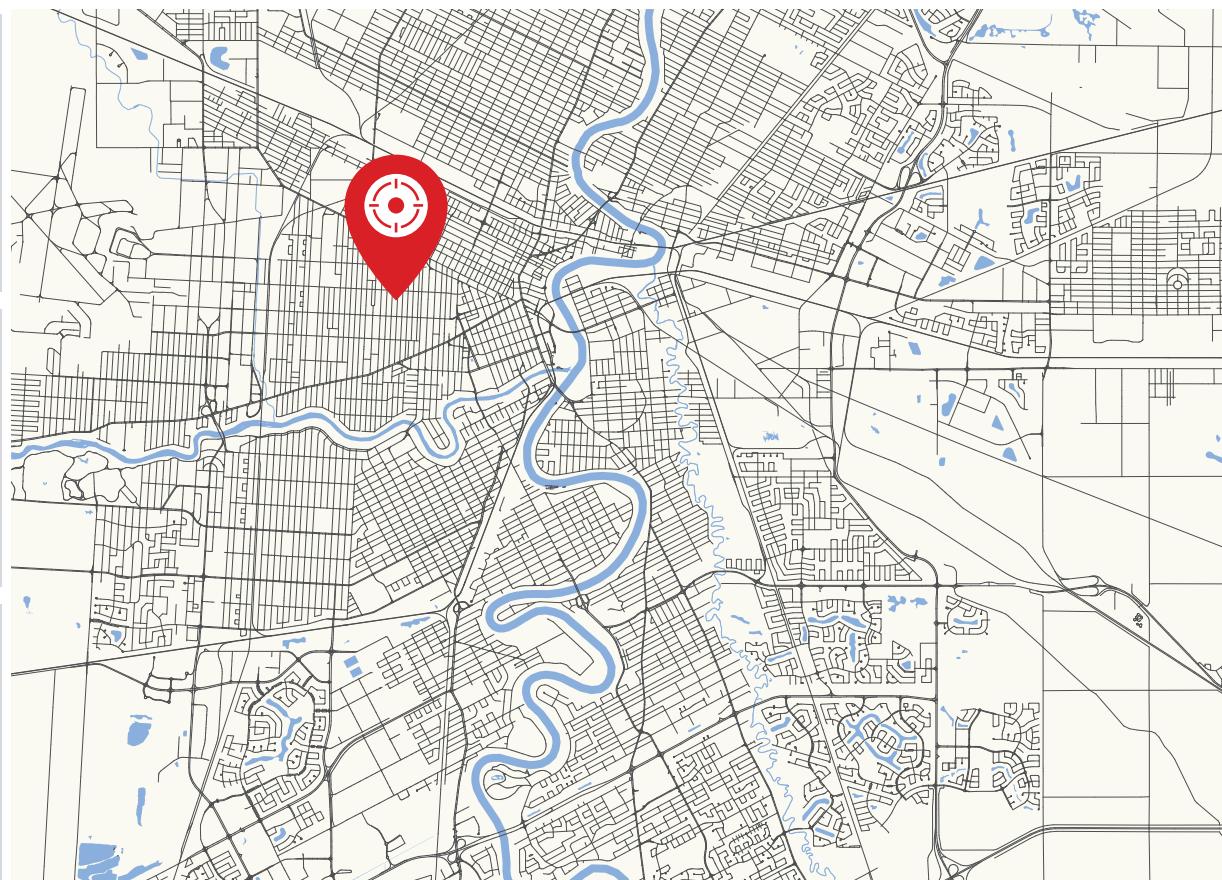
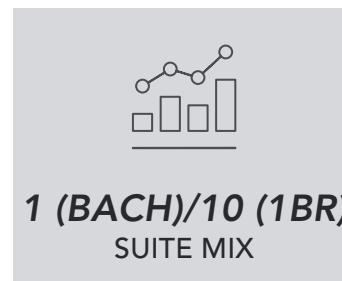
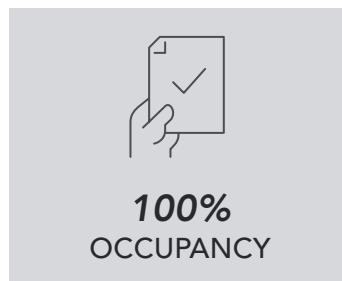
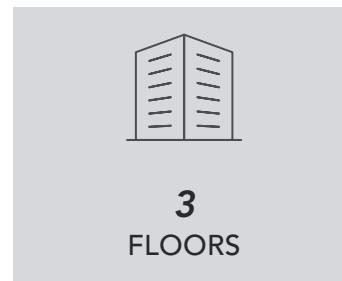
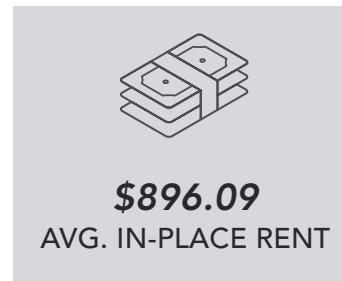
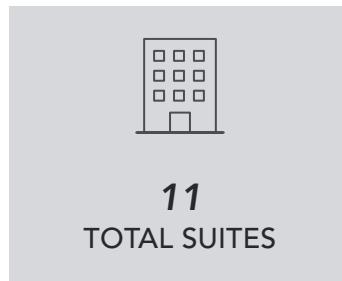
**Capital**  
COMMERCIAL INVESTMENT  
SERVICES

# The Offering

Capital Commercial Investment Services ("Capital") is pleased to offer for sale a 100% interest in 568 Agnes Street in Winnipeg, MB.

The Property consists of 11 spacious suites and additional on-site parking. Strategically located mid-block in an established residential neighborhood, the opportunity offers investors stability based on historically low vacancies, along with excellent assumable financing in-place. The building has been professionally managed and maintained and offers investors a fully occupied and stable in-place rent roll.

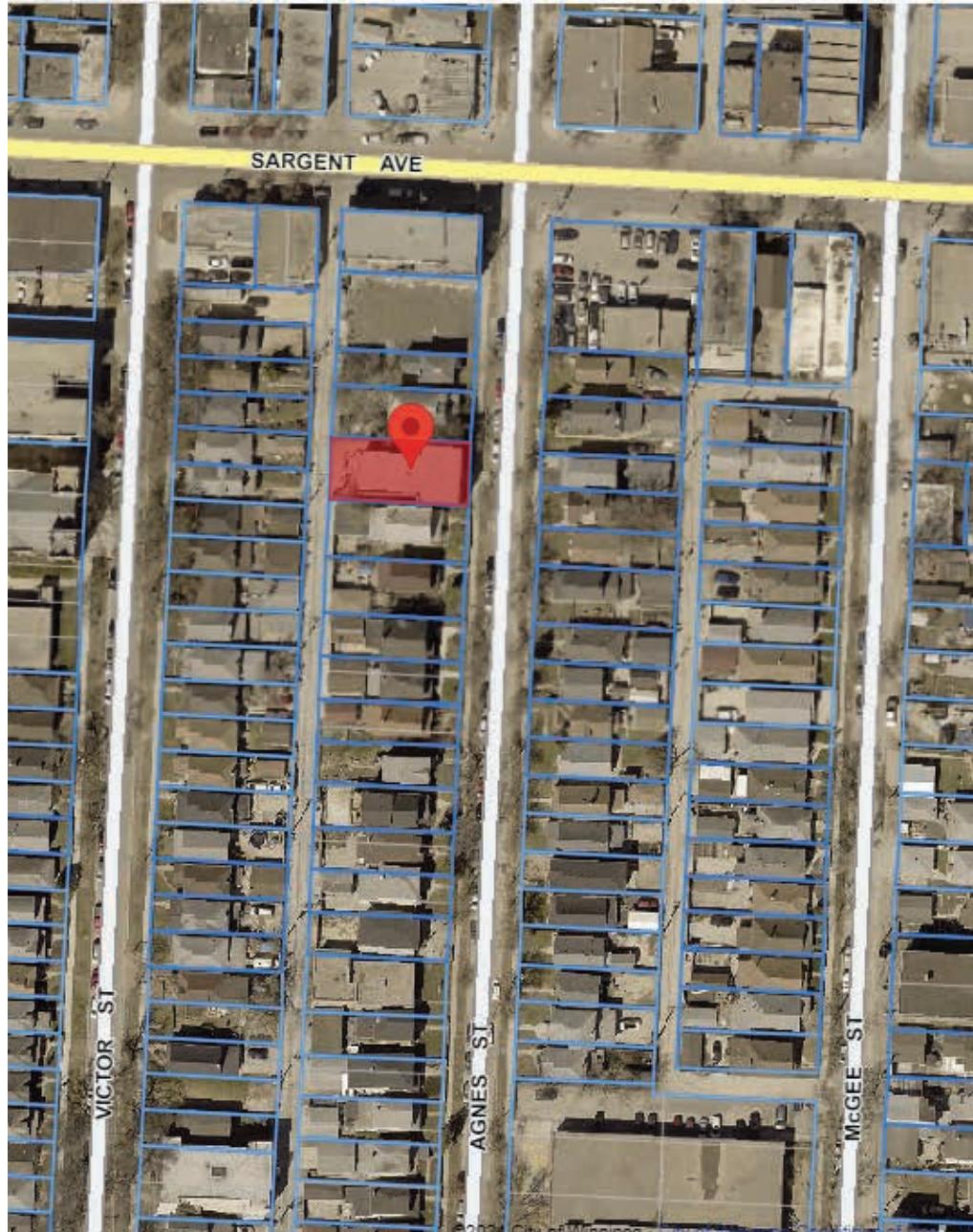
## PROPERTY HIGHLIGHTS



# Property Details

ADDRESS	568 Agnes Street, Winnipeg, MB
LEGAL DESCRIPTION	SP LOT 14 PLAN 33375 WLTO IN RL 70 AND 71 PARISH OF ST JAMES
# OF SUITES	11
LAND AREA (ACRES)	0.10
YEAR BUILT	1929
# OF STOREYS	3
CONSTRUCTION	Woodframe
ZONING	R2 - Res- Two Family
AVERAGE IN-PLACE RENT	\$896.09
ASKING PRICE	\$1,200,000
ASKING PRICE PER SUITE	\$109,090

## ZONING AERIAL

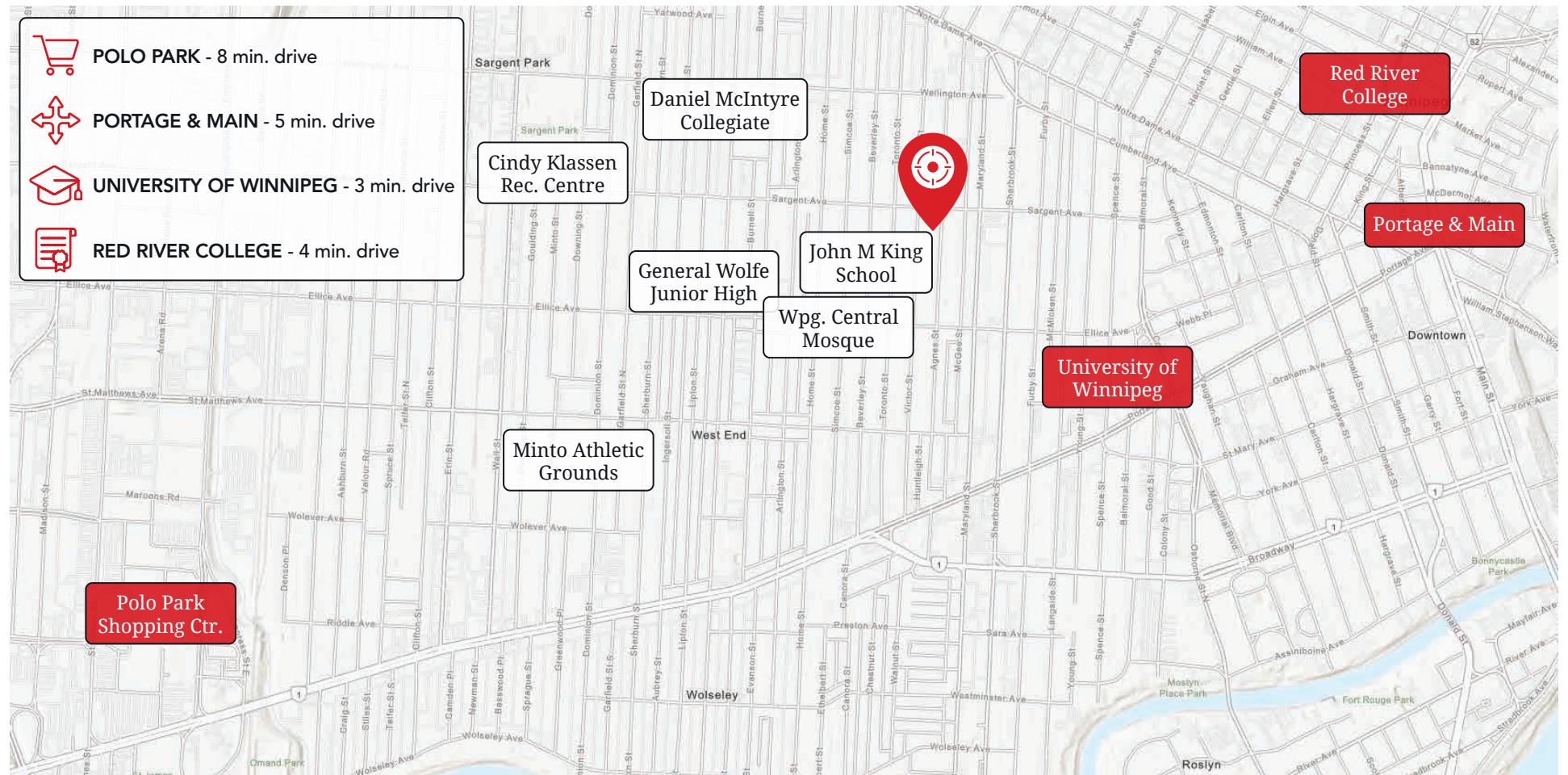


## RECENT CAPITAL EXPENDITURES

- » Electrical panel upgrades
- » Various suite upgrades
- » Masonry repointing
- » New water line from street to building in 2025
- » New hallway flooring and paint in 2025
- » Newer hot water tanks
- » Security camera - 2024
- » New water lines - 2017-2025

# Area Overview

Ella Apartments are in the West End neighbourhood of downtown Winnipeg mid-block on Agnes Street between Ellice and Sargent Avenues. The diverse neighborhood is one of Winnipeg's most desirable residential areas for its history, ethnic boutique restaurants, service-based amenities, and its proximity to Downtown. The area is bordered by Route 62 on the east, St. James Street on the west, the Assiniboine River on the south and Notre Dame Avenue on the north. Historically, immigrant families have made this neighborhood home since the neighborhood development in early 1900s. The community benefits from its adjacent to Winnipeg's best ethnic restaurant corridor, service-based retail amenities, established schools and community centres notably the Cindy Klassen Recreation Complex. The Property is walking distance to the University of Winnipeg. The site is also a quick drive west towards the Polo Park retail node and east to Downtown Winnipeg. This urban neighborhood has seen increased development and investment in recent years.



# Point of Interest Aerial





## Advisory Team Contacts

### TREVOR CLAY

Broker, Principal  
204-985-1365  
[trevor.clay@capitalgrp.ca](mailto:trevor.clay@capitalgrp.ca)

*Services provided by Trevor Clay Personal Real Estate Corporation*

### BRYN OLIVER

Principal  
204-985-1379  
[bryn.oliver@capitalgrp.ca](mailto: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](mailto:luke.paulsen@capitalgrp.ca)

*Services provided by Luke Paulsen Personal Real Estate Corporation*

## CAPITAL COMMERCIAL INVESTMENT SERVICES

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

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.