



Offering Memorandum

300 Oakland Avenue | Winnipeg, MB

Newly Built Multi-Family with Assumable Debt

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Accelerating success.

Investment Overview

Colliers National Investment Services in Winnipeg is pleased to announce the offering of professionally constructed apartment building (“The Property”) in the well established and mature areas of East Kildonan.

Total Suites:

6 (All 2 Bed 1 Bath)

Sale Price:

\$1,600,000 (\$267K/suite)

Projected Annual Net Operating Income:

± \$88,331

Average Monthly Rent:

\$1,377 (\$1.72 PSF Average; Utilities Additional; Includes Parking)

Average Size of Suite

800 SF

Financing:

Assumable financing available

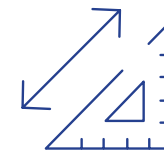
(low rate, long term CMHC-insured debt)

Investment Highlights



Ideal Location

- 300 Oakland Avenue is tucked into the quieter area of East Kildonan, a block from Henderson Highway, with similar walking access to grocery, schools, daycares, golf courses, parks, and restaurants.



Construction

- The building was completed in 2021 and has been fully occupied since completion.
- Unit designs are modern with large open-style kitchen/living rooms, two similarly sized bedrooms (140+ SF), one bathroom, laundry room, and master suite walk-in closet
- The building is considered highly efficient as there are no interior common areas, leading to lower operating expenses. Each unit therefore has an exterior entrance, which many tenants prefer as it allows for a more personal feel to your home.



Unique Advantages

- Each unit has its own heating and cooling systems, hot water tank, and washer/dryer set-up, and is separately metered for water and hydro. The suites therefore act individually making it simpler to maintain building systems and requiring no utility bills for the landlord to manage.



300 Oakland Ave.

Winnipeg, MB

300 Oakland Avenue offers tenants large suites and modern living in mature areas that have limited new build opportunities available, and therefore the tenant demand is quickly absorbed.

Oakland Avenue	
Year built	2021
Zoning	RMF-M
Land area	4,788 SF
Stories	3 (including lower level)
Financing	CMHC-insured financing
Number of units	6
Average rent	\$1,377
Average Suite Size	800 SF
Suite mix	2 Bed 1 Bath (6)
Suite features	Exterior entrance, fully contained HVAC, in-suite laundry
Parking	4 surface stalls

Property Overview

General Construction

Wood frame construction built on a concrete slab

Landscaping

Fully landscaped properties

Roof Structure

Pre-engineered wooden trusses and asphalt shingles

Heating System

Electric baseboard heat and HRV unit

Cooling System

Ductless mini-split air conditioning unit in the living room

Laundry Facilities

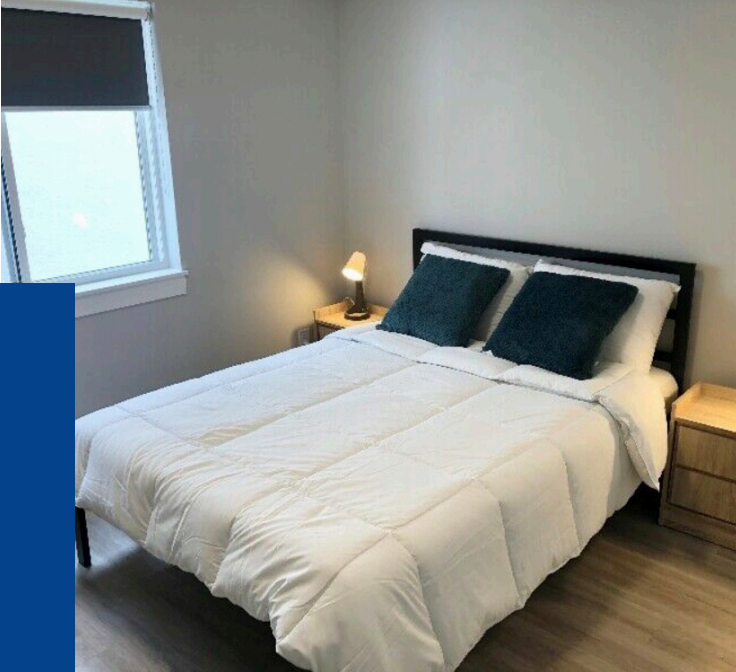
Stacked Samsung washer and dryers

Suite Configuration

Units are nearly identical in configuration

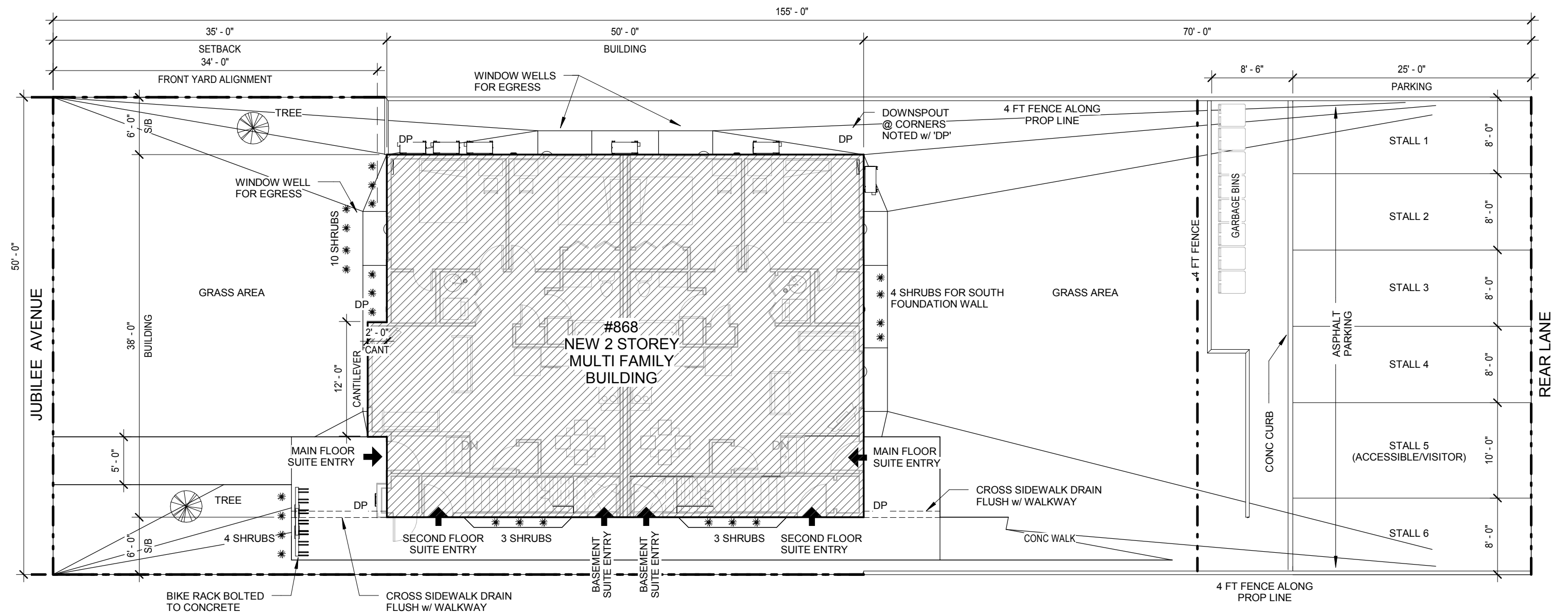
Leases

Leases are currently on an annual basis

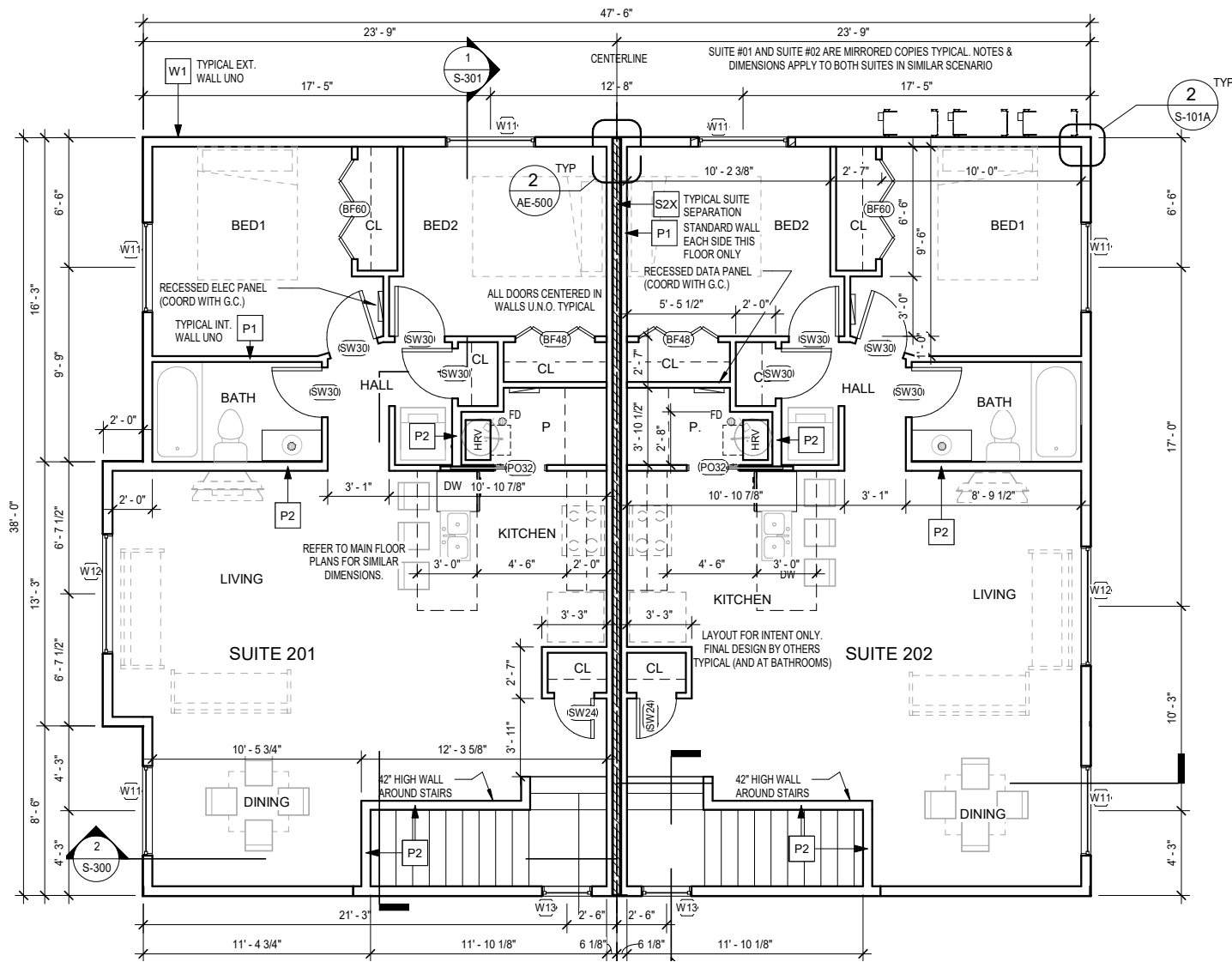


300 Oakland Ave.

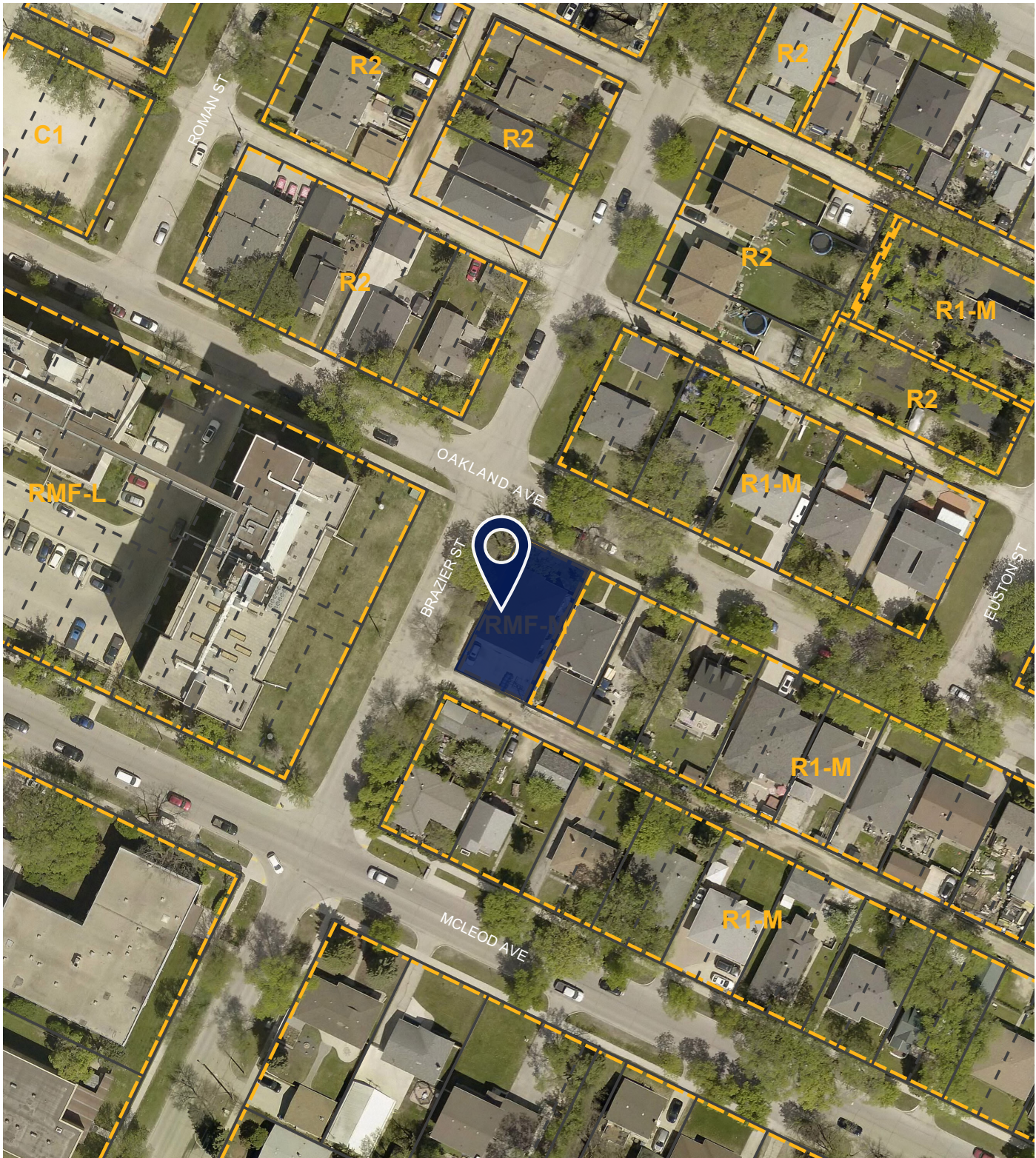
Site Plan



300 Oakland Ave. Sample Floor Plan



300 Oakland Ave. Zoning Map

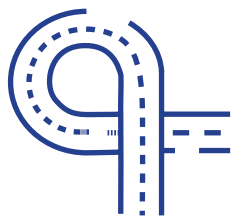


Location Overview

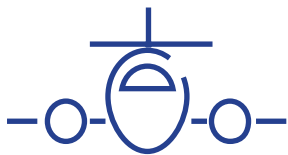
Excellent located with access to some of Winnipeg’s major transportation routes.



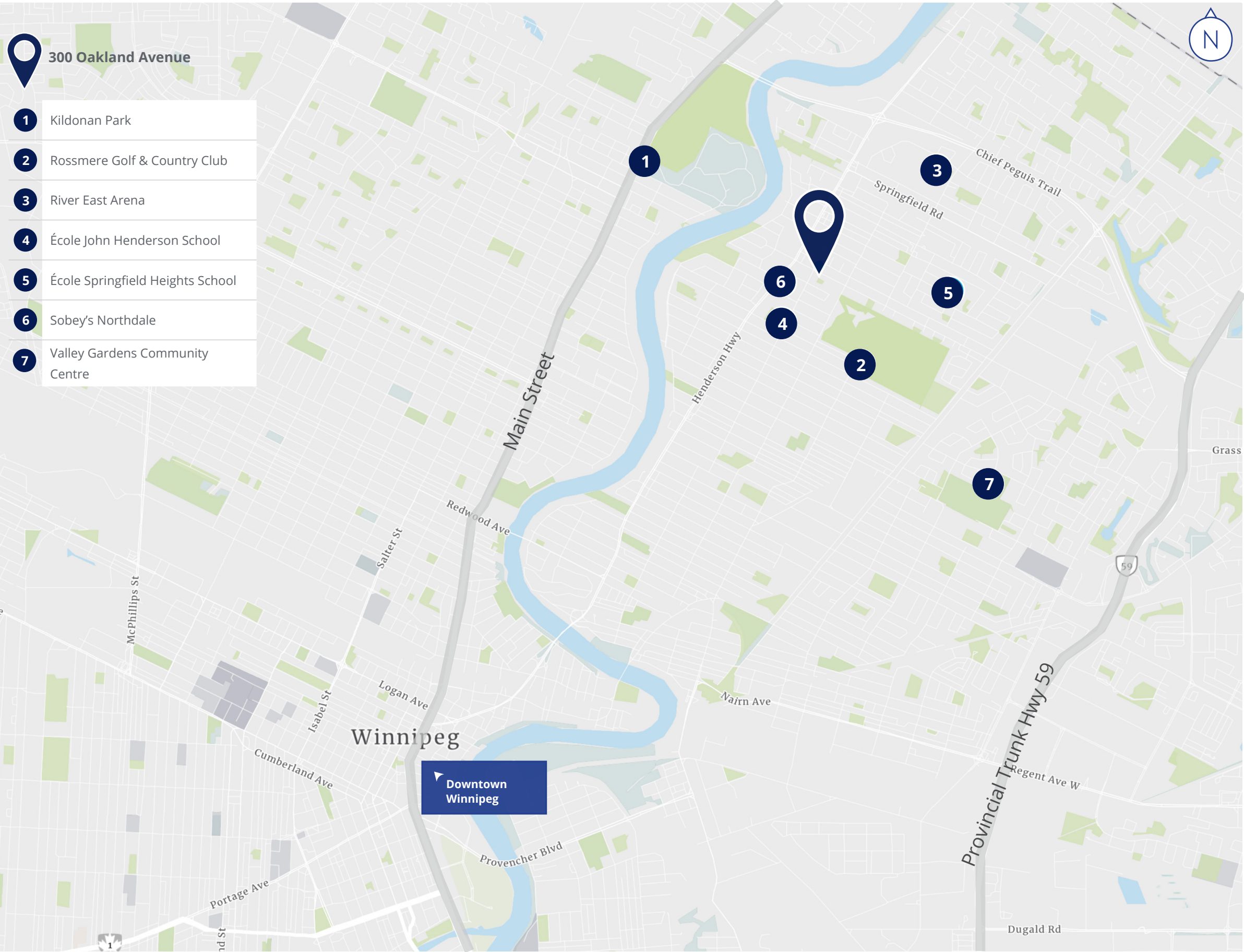
Provincial Trunk Hwy 59
8 minutes

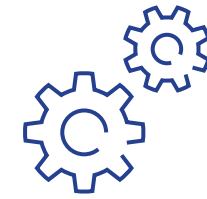


Main St
5 minutes



Winnipeg Airport
20 minutes





Offering Process

300 Oakland is being offered at \$1,600,000. Any prospective sale will be an asset sale and subject to Manitoba Land Transfer Tax. Prospective purchasers are invited to sign a confidentiality agreement to review further documentation for the property, including site and building plans, a rent roll, and an operating budget. Prospective purchasers may submit offers to purchase through Colliers for consideration by the vendor as received.





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