

PRIME MIXED-USE DEVELOPMENT OPPORTUNITY

634 PORTAGE AVENUE, WINNIPEG, MB

SEPTEMBER 2025



P3 REALTY
103-99 OSBORNE STREET,
WINNIPEG, MB R3L 2R4

P3REALTYSERVICES.COM

 PRIVATE
PENSION
PARTNERS™
REALTY SERVICES

OFFERING

On behalf of 10049896 Manitoba Inc. (the “Vendor”), Private Pension Partners Realty Services Inc. (“P3 Realty”) is pleased to present a rare, shovel-ready opportunity to deliver a landmark mixed-use rental development in the heart of Winnipeg. Fully rezoned and entitled with all required variances in place, the site is approved for a 21-storey apartment tower, and up to 30 storeys.

Strategically located directly adjacent to the western border of the University of Winnipeg campus, 634 Portage will serve as a new gateway to Winnipeg’s central business district within a rapidly transforming trade area demanding a higher rental standard. This premium urban infill site offers tenants convenient access to key employment hubs in business, education, and healthcare, while positioning retailers and service providers within a growing residential community. With a proposed design featuring a 21-storey, 374-unit purpose-built rental building, ±6,000 SF of main floor commercial space, and a ±75-stall parkade, the project represents a turnkey opportunity to capitalize on Winnipeg’s strong demand for modern rental housing and vibrant mixed-use development.

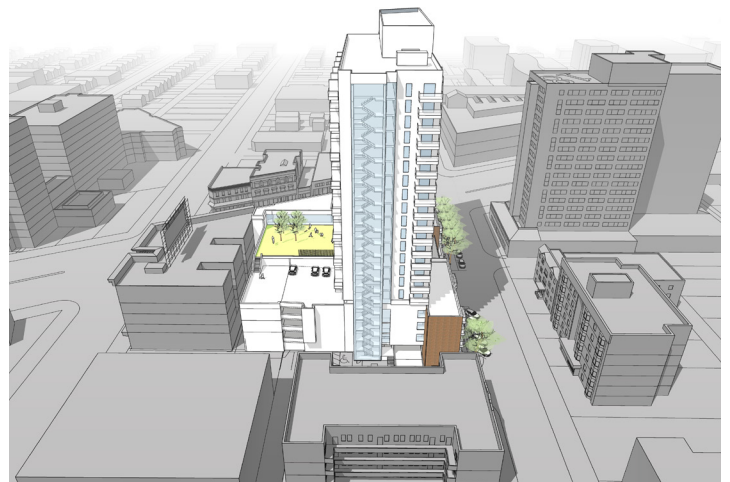


OFFERING SUMMARY

Owner	10049896 Manitoba Inc.
Property Type	Shovel Ready, Serviced Development Land
Location	634 Portage Avenue, Winnipeg, MB R3C 0G6
Site Area	0.8 acres (34,909 SF)
Zoning	RMF-M - Residential Mixed-Use
Site Status	Land re-zoned, existing building demolished, shovel ready for construction
Height	21 storeys, approved up to 30
Total Units	+/- 374 units
Commercial	+/- 6,000 SF of commercial space
Parking	+/- 75 stalls
Structural Type	Wood Framed
Amenities	Fitness Facility, Multi-Purpose Room, Hotelling Studios, Dog Run, Children's Playground, Rooftop Garden, Indoor Parking, Main Floor Commercial Tenancies
Architect	Cibinel Architecture Ltd.
Offering Price	\$6,500,000 inclusive of the land along with complete development package, including mechanical and electrical drawings, architectural renderings, full due diligence and all other supporting project documentation

Note: The proposed development information herein is based on the Vendor's plans and expectations as of the date of this offering summary and are subject to change based on financial, legal and/or market due diligence and other factors. P3 Realty makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information included, but not limited to, warranties of content, accuracy and reliability. All interested parties should undertake their own independent investigation to confirm the accuracy of the information during a Purchaser's due diligence period.

PROPOSED PROJECT RENDERINGS



*Please note that the above renderings are for illustration purposes only and may not be an accurate representation of the property. All renderings are subject to change.

THE NEIGHBOURHOOD

634 Portage Avenue is prominently located in central Winnipeg directly on Portage Avenue, Winnipeg's most prominent east/west traffic corridor. This urban development site is pedestrian and transit oriented, and offers convenient access to the University of Winnipeg, Winnipeg's central business district, and the Health Sciences Centre which is Manitoba's largest hospital employing over 8,000 individuals in addition to a wide array of supporting clinical offices, pharmacies, restaurants and retail options.

The site is also immediately adjacent to the popular Wolseley residential neighbourhood and Downtown Winnipeg with the trade area establishing itself as an emerging growth community over the last number of years through new construction and ongoing re-investment in local businesses. 634 Portage Avenue is primed to be a desirable community for young professionals, medical and clinical professionals, U of W faculty, and students.



WALK TIME ANALYSIS

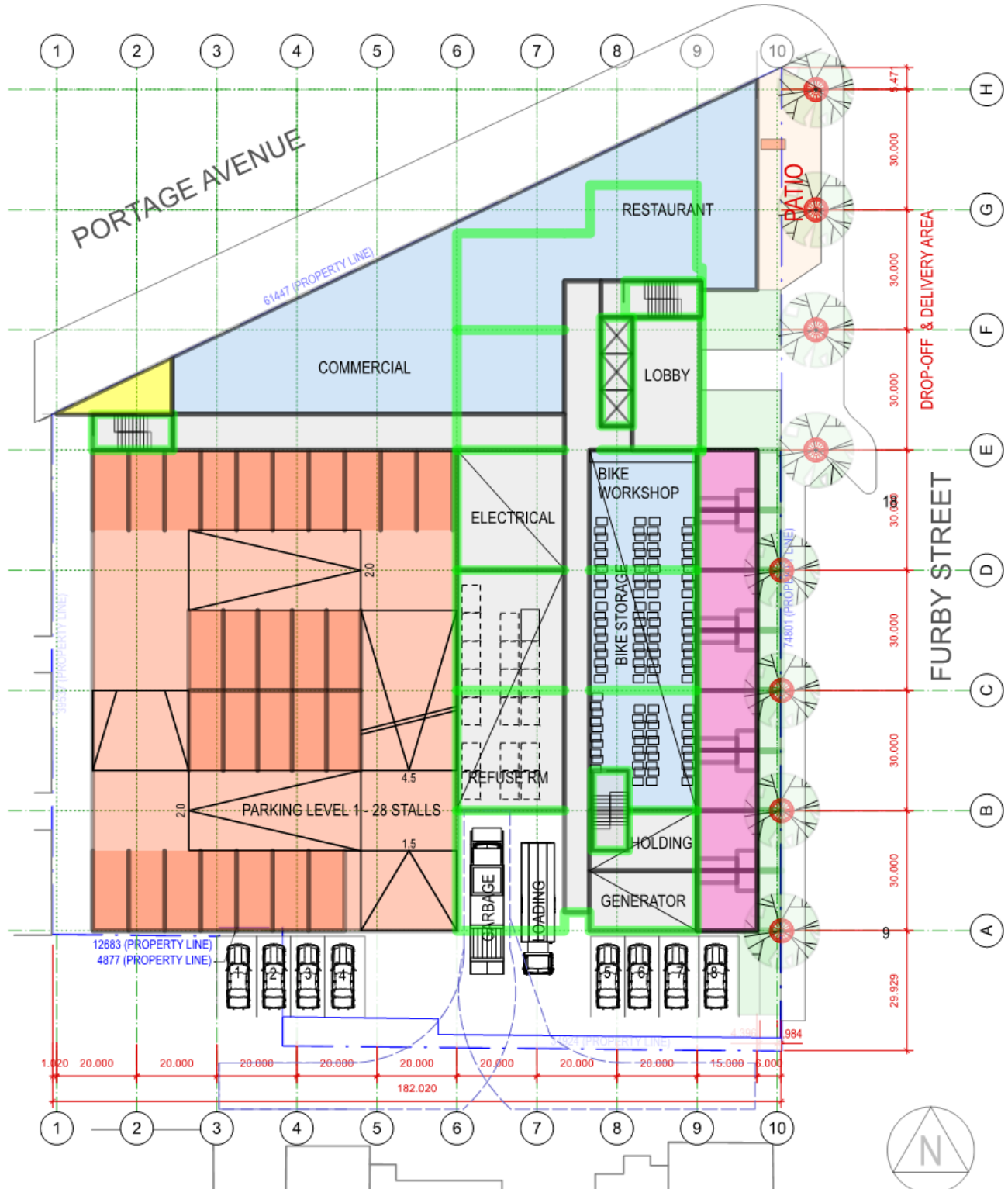
- 1 University of Winnipeg5 min
- 2 Wolseley10 min
- 3 Canada Life Centre14 min
- 4 Health Sciences Centre20 min
- 5 Osborne Village20 min

DRIVE TIME ANALYSIS

- 6 The Forks7 min
- 7 Polo Park7 min
- 8 James Richardson International
Airport15 min
- 9 Outlet Collection Winnipeg ..15 min

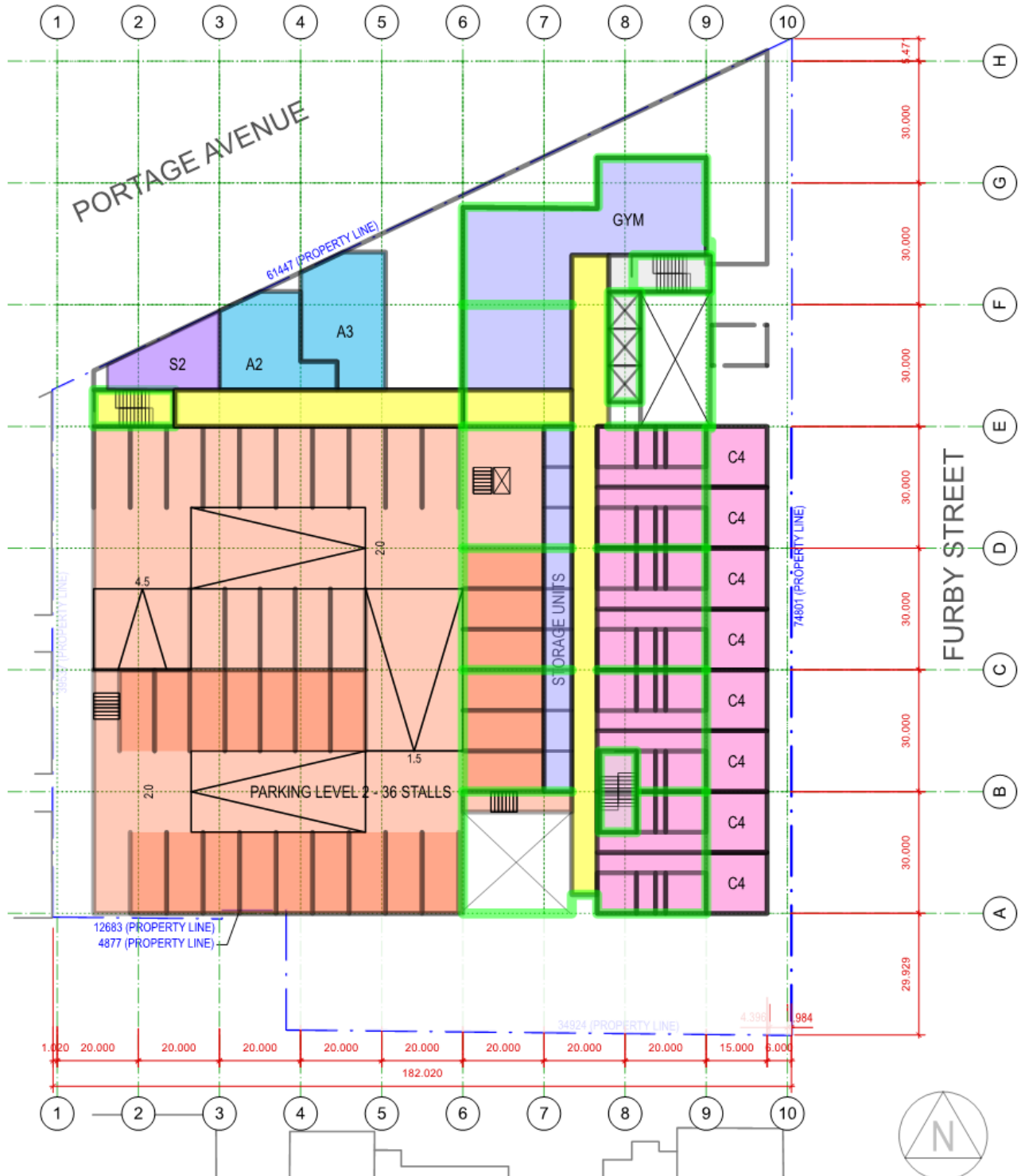


634 PORTAGE AVENUE - PROPOSED SITE PLAN (MAIN FLOOR)



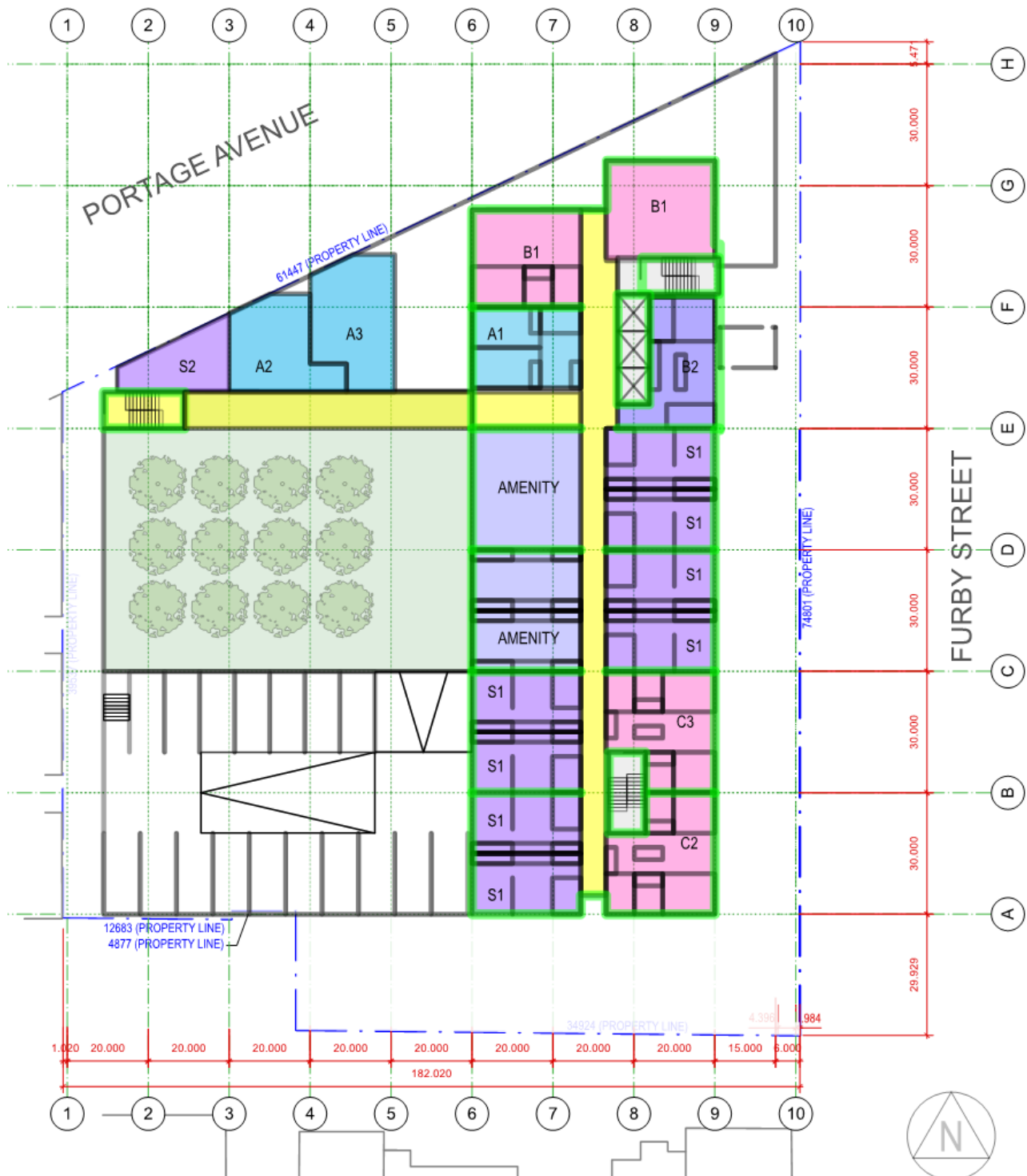
*Please note that the above plan are for illustration purposes only and may not be an accurate representation of the property. All plans are subject to change.

634 PORTAGE AVENUE - PROPOSED SITE PLAN (2ND FLOOR)



*Please note that the above plan are for illustration purposes only and may not be an accurate representation of the property. All plans are subject to change.

634 PORTAGE AVENUE - PROPOSED SITE PLAN (3RD FLOOR)



*Please note that the above plan are for illustration purposes only and may not be an accurate representation of the property. All plans are subject to change.

PORTAGE AVENUE

61447 (PROPERTY LINE)

S2

A2

A3

B1

A1

B2

S1

S1

S1

S1

S1

S1

S1

C1

C2

C3

74801 (PROPERTY LINE)

FURBY STREET

12683 (PROPERTY LINE)

4877 (PROPERTY LINE)

34924 (PROPERTY LINE)

4.396

984

1.020

20.000

20.000

20.000

20.000

20.000

20.000

20.000

20.000

20.000

15.000

6.000

182.020

29.929

30.000

30.000

30.000

30.000

30.000

30.000

5.471

1

2

3

4

5

6

7

8

9

10

1

2

3

4

5

6

7

8

9

10

A

B

C

D

E

F

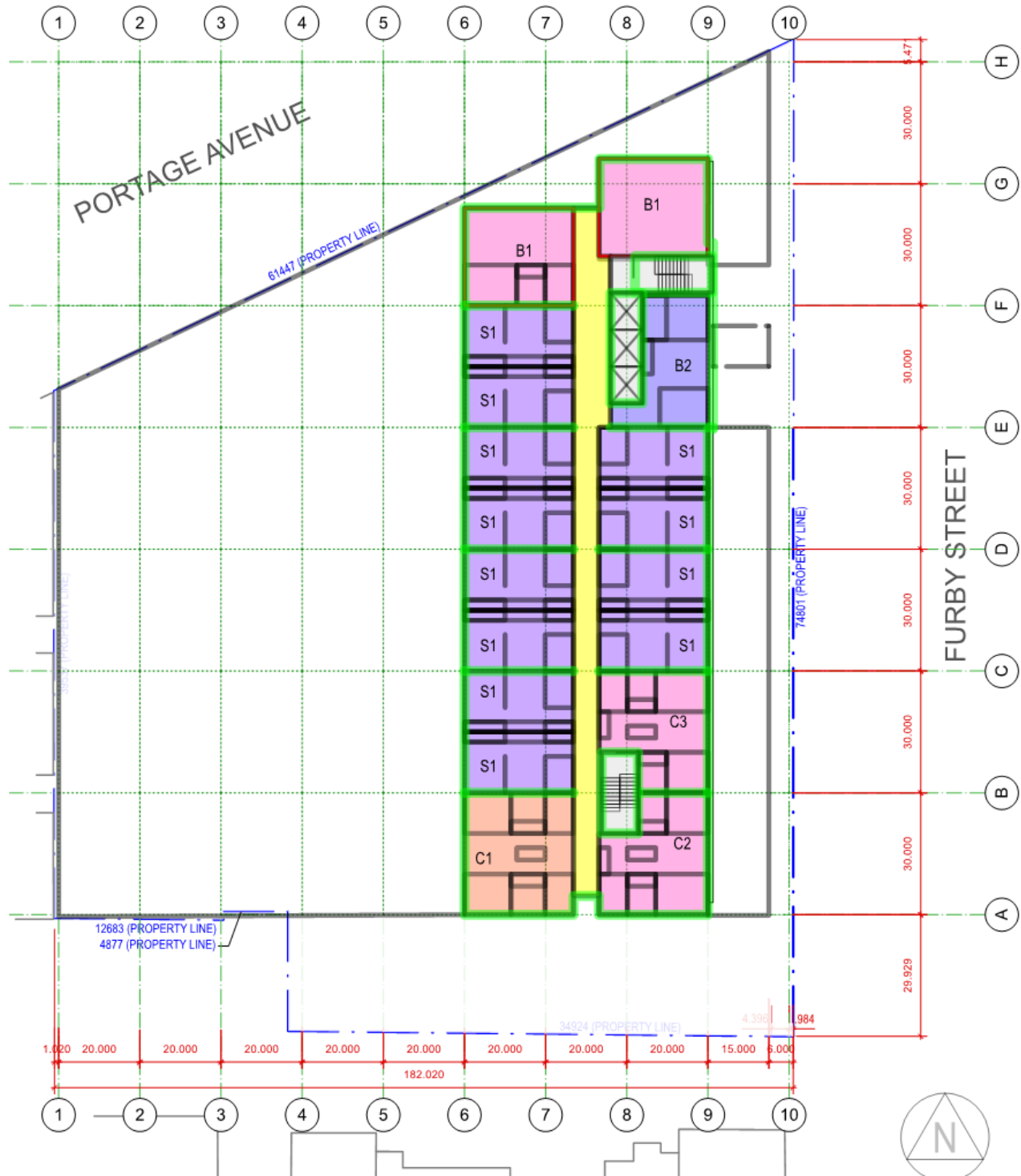
G

H

N

634 PORTAGE AVENUE | DEVELOPMENT OPPORTUNITY | SEPTEMBER 2025

634 PORTAGE AVENUE - PROPOSED SITE PLAN (5TH - 21ST FLOOR)



*Please note that the above plan are for illustration purposes only and may not be an accurate representation of the property. All plans are subject to change.

DATA ROOM

Additional property information is available via a data room upon receipt of a signed confidentiality agreement.

OFFERING PROCESS

The property is being offered for sale with offers reviewed as received. Interested parties are encouraged to submit their proposals promptly, as the Vendor reserves the right to accept an offer at any time without further notice.

CONTACT

Brennan Pratt
Associate
(204) 471-6687
brennan@privatepensionpartners.com

INFORMATION DISCLAIMER

This offering overview does not create any legal obligation of the Vendor or a respective purchaser to complete the proposed transaction. Such legal obligation between the parties will only arise upon the execution of a definitive agreement of purchase and sale by each of the parties.



P3 REALTY

103 - 99 OSBORNE STREET
WINNIPEG, MB R3L 2R4
P: (204) 813-1110

BRENNAN PRATT
ASSOCIATE
(204) 471-6687
BRENNAN@PRIVATEPENSIONPARTNERS.COM

Copyright ©2025 Private Pension Partners Realty Services Inc. This document has been prepared by Private Pension Partners Realty Services Inc. for advertising and general information only. Private Pension Partners Realty Services Inc. makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Private Pension Partners Realty Services Inc. excludes unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and excludes all liability for loss and damages arising there from.

This publication is the copyrighted property of Private Pension Partners Realty Services Inc.

