ICI PROPERTIES



485 Sherbrook Street, Winnipeg, Manitoba

Multi-Family Building in the Heart of West Broadway

For Sale

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The Offering

ICI Properties is pleased to offer for sale 485 Sherbrook Street ("the Property"), a unique multi-family investment opportunity in Winnipeg's vibrant West Broadway neighbourhood. The Property features 20 suites with a mix of 3-bedroom, 2-bedroom and 1-bedroom units offering different tenant classes opportunity for a suite that meets their exact needs.

The Property is well-positioned on the east side of Sherbrook Street between Ellice Avenue and Sargent Avenue, offering convenient access to major transit routes, including Portage Avenue and the Maryland Bridge. The location is within walking distance to numerous amenities, including local cafes, retail shops, healthcare services, and educational institutions such as the University of Winnipeg. The surrounding area is characterized by a mix of multi-family residential and commercial developments, making it an ideal setting for tenants and investors alike. The Property benefits from a prominent corner location, with multiple access points and excellent frontage along Sherbrook Street.

Offering Process

All offers to purchase for the Property are to be submitted to the Listing Agents and will be reviewed and considered by the Vendor as they are received. The Vendor reserves the right to establish an offer date.

Physical inspections of the Property will be made available for qualified purchasers.

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Property Details

+/- 7,882 sq ft.
LAND AREA

+/- 11,434 sq. ft.
BUILDING AREA

$1,495,000
ASKING PRICE

$15,842.24
PROPERTY TAXES (EST. 2023)

9 - 1 Bedroom
7 - 2 Bedroom
2 - 2 Bedroom with dens
2 - 3 Bedroom
SUITE MIX

20
NUMBER OF SUITES

1906
YEAR BUILT

$927 per suite
AVERAGE RENT

RMFM - Residential Multi-Family
ZONING

Features

- Water is currently covered by the Landlord, providing added value to Tenants, while balance of utilities are covered by the Tenants
- Recent capital improvements include a new roof and replacement of 50% of the windows within the last two years, enhancing the Property's durability and energy efficiency.
- Ideally situated in the vibrant West Broadway neighbourhood, the Property is in close proximity to downtown Winnipeg and the University of Winnipeg.
- Convenient access to public transit, connecting the Property to all areas of Winnipeg with ease.
- Surrounded by a diverse mix of amenities, including restaurants, coffee shops, breweries, and boutique retailers, creating a dynamic community atmosphere attracting tenants.
- Nearby green spaces such as Central Park, Memorial Park, and Vimy Ridge Memorial Park offer ample opportunities for recreation and leisure.

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Highlights

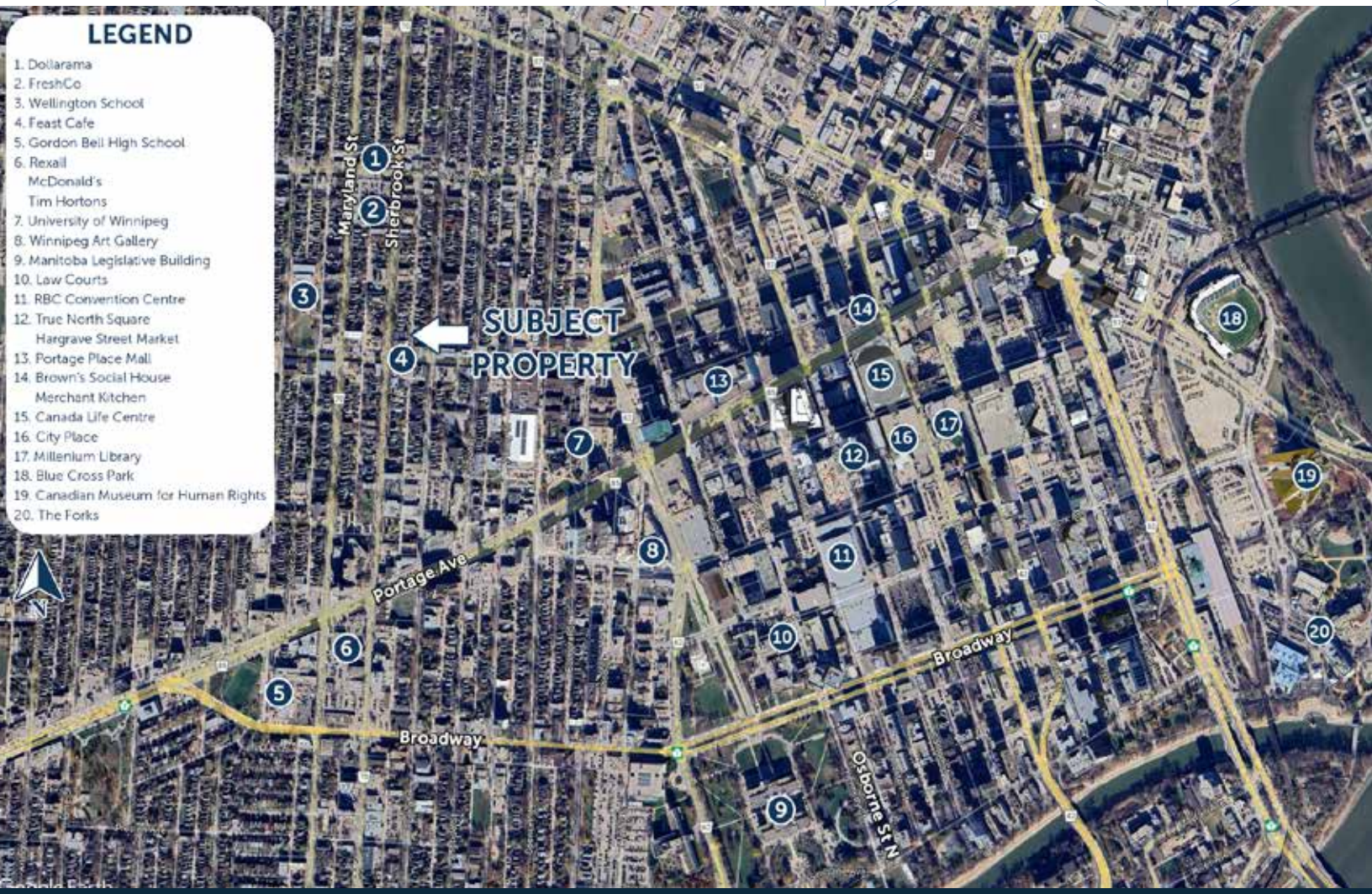
Located
IN THE WEST BROADWAY NEIGHBOURHOOD

Short walk
TO SHOPS, PARKS & CULTURAL ATRACTIONS

Access
TO PUBLIC TRANSIT

Street Parking
AVAILABLE

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Connect with us today!

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