



555 Young Street, Winnipeg, Manitoba

# Well-Situated Multi-Family Building in West Broadway

For Sale



## The Offering

ICI Properties is pleased to offer for sale 555 Young Street ("the Property"), a unique multi-family investment opportunity in Winnipeg's vibrant West Broadway neighbourhood. The Property features 17 suites, catering to a variety of tenant needs and providing diverse income potential.

The Property is well-positioned on the east side of Young Street between Sargent Avenue and Cumberland Avenue, offering convenient access to major transit routes along Portage Avenue. The location is within walking distance to numerous amenities, including local restaurants, cafes and bakeries, 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.

## 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.



## Property Details

**+/- 7,319 sq ft.**

LAND AREA

**+/- 7,176**

BUILDING AREA

**\$1,900,000**

ASKING PRICE

**\$18,514.78**

PROPERTY TAXES (EST. 2026)

**5 - Bachelor  
12 - One Bedroom**

SUITE MIX

**17**

NUMBER OF SUITES

**1956**

YEAR BUILT

**\$778.02 per suite**

AVERAGE RENT (BEFORE DISCOUNTS)

**9 surface stalls at rear**

PARKING

**R2 - Residential Two Family**

ZONING

## Features

- All suites separately metered for hydro with Tenants responsible to pay directly. Water is metered and paid by Landlord
- Recent building updates within the last 10 years include windows, hot water tank, some interior units and newly added suite from storage rooms
- Landlord owned laundry units
- On-site and street parking available
- Several long-term tenants as a result of pride of ownership and care of maintenance
- Well situated in West Broadway, just north of Sargent Avenue near Broadway, Portage Avenue and walking distance to the the Health Sciences Centre
- 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

## Highlights



### Located

IN THE WEST BROADWAY  
NEIGHBOURHOOD



### Short walk

TO SHOPS, PARKS &  
CULTURAL ATTRACTIONS



### Great Access

TO PUBLIC TRANSIT



### Street Parking

AVAILABLE



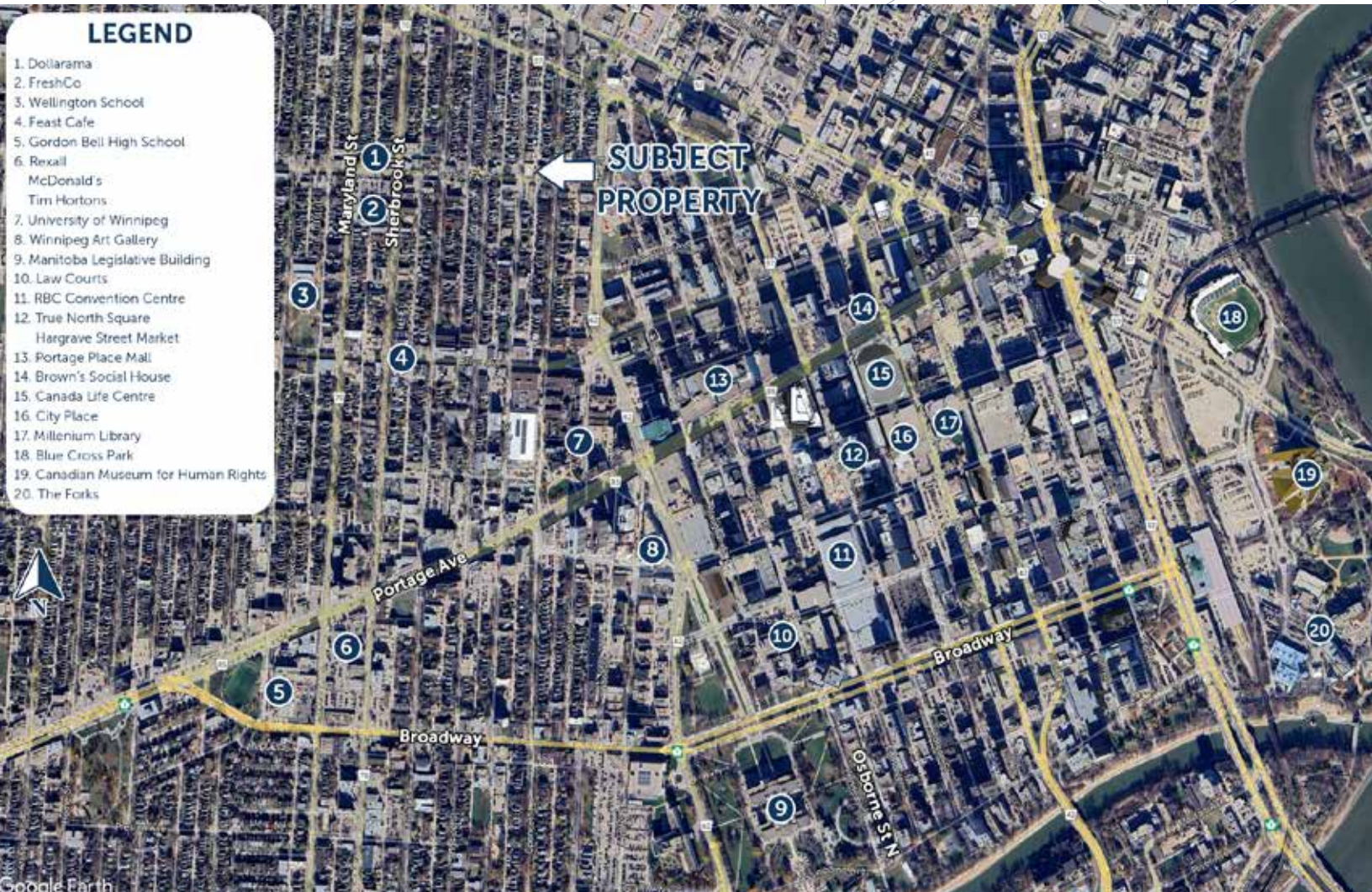


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## LEGEND

1. Dollarama
2. FreshCo
3. Wellington School
4. Feast Cafe
5. Gordon Bell High School
6. Rexall  
McDonald's
7. Tim Hortons
8. University of Winnipeg
9. Winnipeg Art Gallery
10. Manitoba Legislative Building
11. Law Courts
12. RBC Convention Centre
13. True North Square  
Hargrave Street Market
14. Portage Place Mall
15. Brown's Social House
16. Canada Life Centre
17. City Place
18. Millennium Library
19. Blue Cross Park
20. The Forks

# Connect with us today!

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