



170 Niagara Street, Winnipeg, Manitoba

Multi-Family Investment Opportunity in North River Heights

For Sale



Property Details

+/- 6,932 sq. ft.

LAND AREA

+/- 6,100 sq. ft. plus full basement

BUILDING AREA

Unpriced

\$14,307.02*

PROPERTY TAXES (EST. 2026)

11 - 1 Bedroom

NUMBER OF SUITES

7 rear parking stalls

PARKING

RMF-S - Residential Multi-Family

ZONING

*PROPERTY WILL BE REASSESSED

Tours:

We will be offering tours week of September 28 and October 5, 2026

Offers:

Noon CT on October 14, 2026

Features

- Rare opportunity to own a fully renovated, 11 suite apartment building steps from Academy Road in North River Heights that will be delivered vacant to a new owner to lease to their preferred tenants
- The 4 suites on the main floor and 4 suites on the second floor are substantially completed, purchasers will have an opportunity to add their personal touch with some kitchen, bathroom and other finishings
- The 3 additional suites in the lower level are approved and framed with rough-in plumbing and ready for power, drywall and finishing
- Property will be delivered with, among other improvements: new ENERGY STAR® windows; a new upgraded high R-value roof; recently upgraded metal siding building envelope with additional high R-value insulation; new plumbing, DWV (Drain, Waste, and Vent) system and all sewers (to City line), including new hot water tanks, storage tanks and recirculation loop and pump with expansion tank; upgraded electrical (including new 3ph 600a 120/208v service to the property, new 100A, 1ph 120/208v panels in suites and 200a, 3ph 120/208v building panel (to accommodate EV chargers); new modern and efficient mechanical electric heating, cooling and ventilation systems; refinished hardwood flooring; new built-in closets, bathrooms (with underfloor heating and Kohler medicine cabinets) and kitchens with all new appliances and in-suite laundry
- Secure lower-level storage lockers and bicycle storage for tenant use

Highlights



Located

IN THE RIVER HEIGHTS
NEIGHBOURHOOD



Short walk

TO RESTAURANTS, BOUTIQUE
SHOP & PARKS



Great Access

TO PUBLIC TRANSIT



Parking

AVAILABLE







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