



# 404 Qu'Appelle Avenue

WINNIPEG, MB

## The Offering

Capital Commercial Investment Services ("Capital") is pleased to offer for sale a 100% interest in 404 Qu'Appelle Avenue in Winnipeg, Manitoba (the "Properties"). The Property is made up of 28 renovated residential suites. The Property is centrally located and benefits from easy access to an established residential neighbourhood, the University of Winnipeg, and downtown Winnipeg. The Property allows for significant upside and NOI growth by increasing the rental rates as they are currently well below market for their respective areas.

### PROPERTY HIGHLIGHTS



**6,038**

LAND AREA  
(SQ. FT.)



**18,304**

BUILDING AREA  
(SQ. FT.)



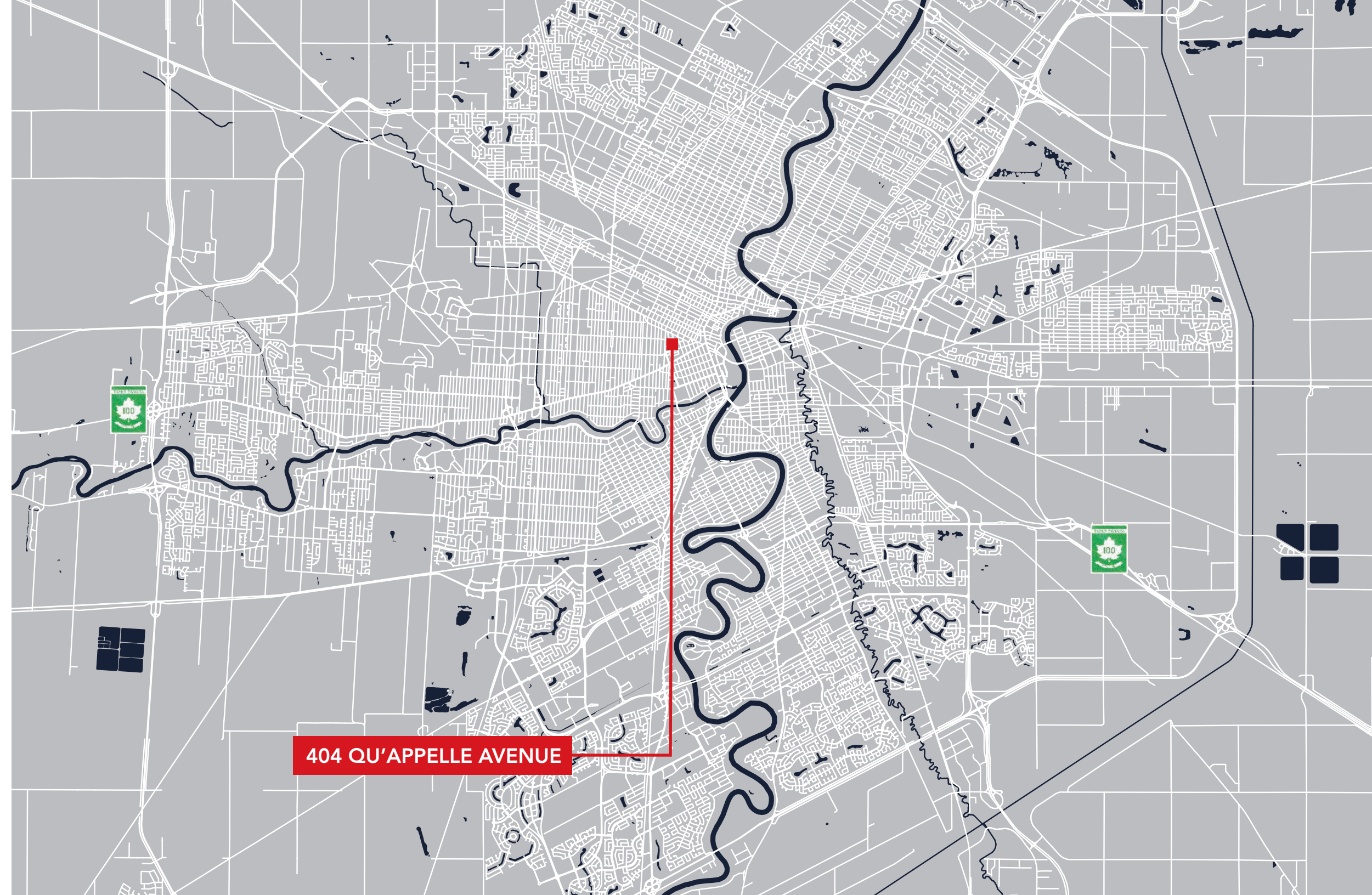
**28**

TOTAL RESIDENTIAL  
SUITES



**2004**

SUBSTANTIAL  
BUILDING  
RENOVATIONS



# Photographs

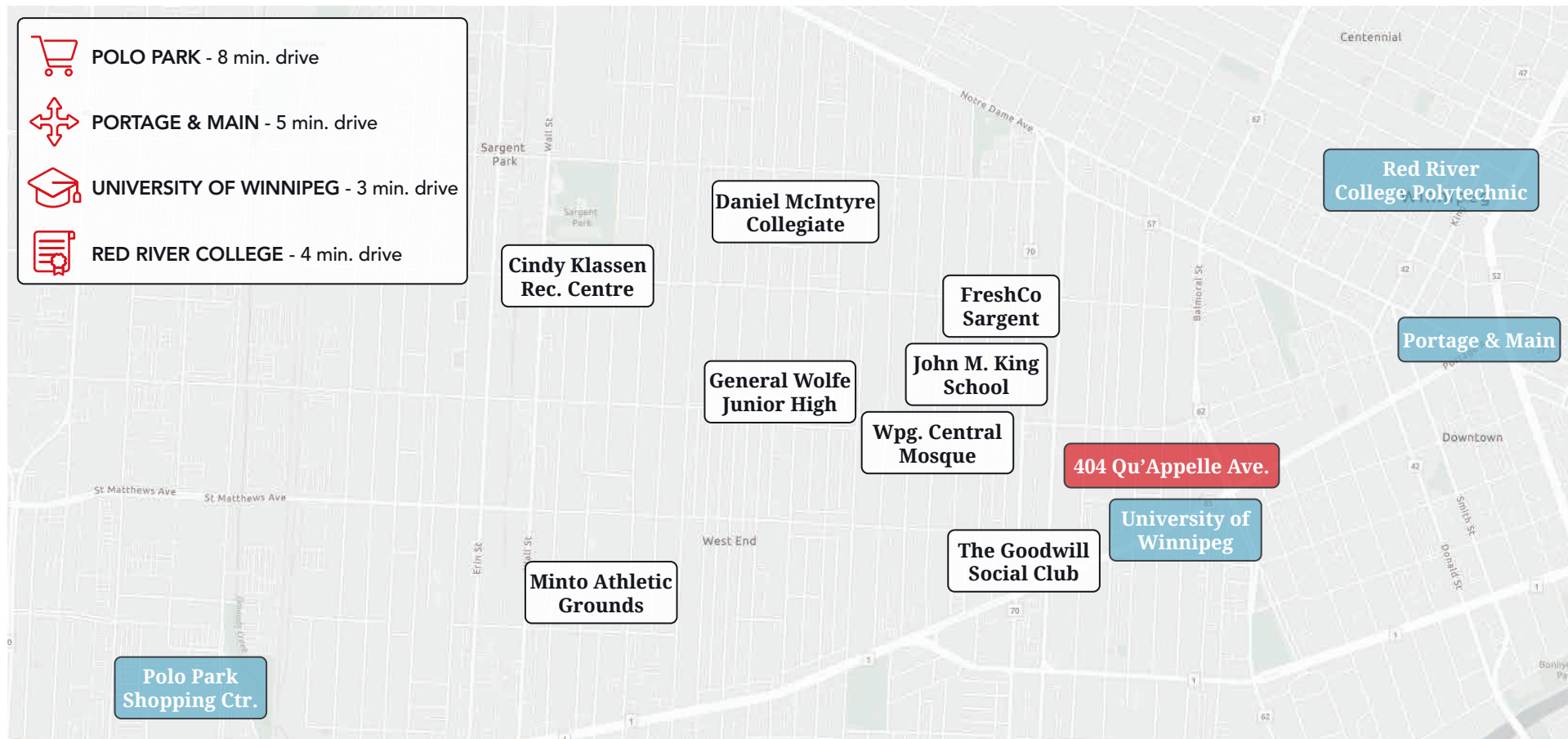


# Details

PROPERTY ADDRESS	404 Qu'Appelle Avenue
LAND AREA	6,038 sq. ft.
BUILDING AREA	18,304 sq. ft.
NUMBER OF SUITES	28
YEAR BUILT	1907
NUMBER OF STOREYS	4
ZONING	D - Downtown Living
SUITE MIX	7 Bachelor, 13 One-Bedroom, 5 Two-Bedroom, 3 Three-Bedroom
PARKING	None
LAUNDRY	Shared
MECHANICAL	Hot water boiler
UTILITIES	Included in rent
CAPITAL EXPENDITURES (2004)	<ul style="list-style-type: none"> <li>• New electrical</li> <li>• New plumbing</li> <li>• New roof</li> <li>• New boiler</li> <li>• New windows</li> <li>• Full unit renovations</li> <li>• Fire protection and alarm systems</li> </ul>
ASKING PRICE	\$1,795,000



# Area Overview



# Points of Interest Aerial



## CAPITAL COMMERCIAL INVESTMENT SERVICES

300-570 Portage Avenue, Winnipeg, MB R3C 0G4  
T (204) 943-5700 | F (204) 956-2783 | [capitalgrp.ca](http://capitalgrp.ca)

### ADVISORY TEAM CONTACTS

#### LUKE PAULSEN

Vice President, Sales & Leasing  
204-985-1358  
[luke.paulsen@capitalgrp.ca](mailto:luke.paulsen@capitalgrp.ca)

*Services provided by Luke Paulsen Personal Real Estate Corporation*

#### TREVOR CLAY

Broker, Principal  
204-985-1365  
[trevor.clay@capitalgrp.ca](mailto:trevor.clay@capitalgrp.ca)

*Services provided by Trevor Clay Personal Real Estate Corporation*

#### BRYN OLIVER

Principal  
204-985-1379  
[bryn.oliver@capitalgrp.ca](mailto:bryn.oliver@capitalgrp.ca)

*Services provided by Bryn Oliver Personal Real Estate Corporation*