



*marketing information package*



# **Winnipeg Mixed-Use Investment Opportunity**

**199 OVERDALE STREET, 2035 & 2037 PORTAGE AVENUE**

# Investment Highlights



**Stable Income Profile**  
The Offering consists of a 4 suite apartment and 2 commercial properties, providing investors a diversified, mixed-use investment.



**Location**  
The Properties are located on Portage Avenue with excellent exposure and visibility, on Winnipeg's highest traffic corridor in Portage Avenue



**Scale**  
The Opportunity allows investors to acquire 3 properties on 2 titles in the extremely desirable St. James area.

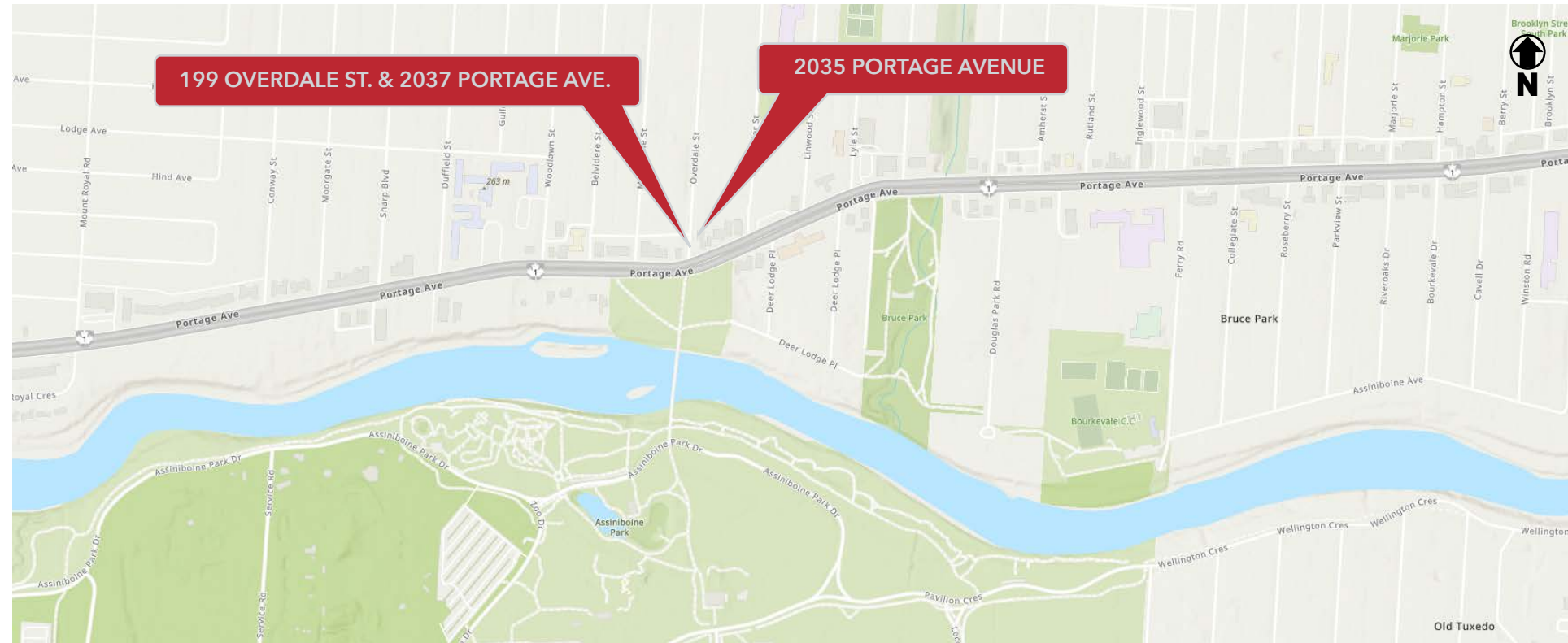


# St. James - Assiniboia Location Overview

199 Overdale Street and 2035-2037 Portage Avenue are located in Silver Heights, a well-established subdivision within St. James-Assiniboia in west Winnipeg, north of the Assiniboine River. Positioned along Portage Avenue, one of the city's primary east-west arterial corridors, the location provides convenient access to downtown Winnipeg and the western suburbs.

The neighbourhood benefits from immediate access to Assiniboine Park, one of Winnipeg's most prominent recreational amenities. Spanning approximately 1,100 acres along the Assiniboine River, the park offers year-round attractions including the Assiniboine Park Zoo, The Leaf botanical attraction, and an extensive network of scenic walking and cycling trails. The park's mature tree canopy, expansive green space, and riverfront setting contribute meaningfully to the area's overall livability.

Silver Heights is primarily residential in character and is supported by a full range of nearby amenities, including established schools and significant retail offerings along the Portage Avenue corridor. The area is also in close proximity to CF Polo Park, Winnipeg's largest regional shopping centre. Major employment nodes, including Grace Hospital and industrial uses within Murray Industrial Park, are located nearby. Connectivity is further enhanced by access to Moray Street, linking the area to Charleswood and Tuxedo, as well as proximity to Winnipeg James Armstrong Richardson International Airport, located just north of the neighbourhood.



# 199 OVERDALE ST. & 2037 PORTAGE AVE.



## Site Overview

### DESCRIPTION

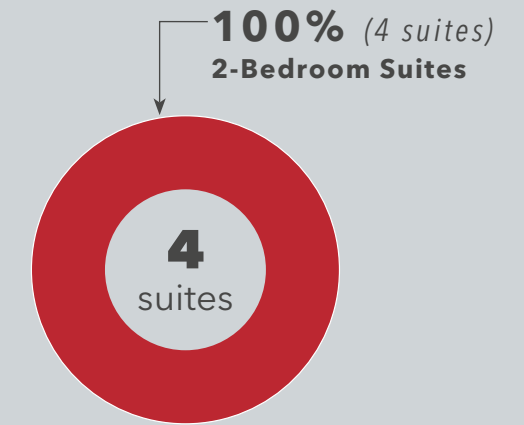
199 Overdale Street & 2037 Portage Avenue are located at the intersection of Overdale Street and Portage Avenue, directly across the street from a primary entrance to Assiniboine Park and the pedestrian bridge spanning the Assiniboine River. The site benefits from convenient access to public transit and nearby arterial roadways, supporting connectivity to downtown Winnipeg and surrounding neighbourhoods.

The Property features a single-tenanted commercial building and a low-density apartment building offering residential accommodations with practical in-building amenities, including a secure entrance, on-site laundry facility, and storage locker facility, appealing to tenants seeking a quiet residential setting within an established neighbourhood.

### DETAILS

<b>BUILDING NAMES</b>	199 Overdale: The Oaks 2037 Portage: Joe Black's Coffee
<b>YEAR BUILT</b>	199 Overdale: 1925 2037 Portage: 1988
<b>NO. OF STOREYS</b>	199 Overdale: 2 2037 Portage: 1
<b>LAND AREA</b>	0.14 acres
<b>ZONING</b>	C2 - Community
<b>FOUNDATION</b>	Concrete
<b>SUPERSTRUCTURE</b>	Wood-frame
<b>PARKING</b>	None
<b>ROOF</b>	199 Overdale: Shingles 2037 Portage: Tar & Gravel
<b>HEATING &amp; COOLING</b>	199 Overdale: Boiler and portable A/C units 2037 Portage: Rooftop Unit
<b>WINDOWS</b>	PVC
<b>LEGAL DESCRIPTION</b>	LOT 1 BLOCK 5 PLAN 1617 WLTO IN RL 22 TO 25 PARISH OF ST JAMES

### SUITE MIX



### AVERAGE SUITE SIZE

199 Overdale: 818 sq. ft.  
2037 Portage : 1,872 sq. ft.

# 2035 PORTAGE AVENUE



## Site Overview

### DESCRIPTION

2035 Portage Avenue is prominently located on the north side of Portage Avenue, positioned mid-block between Overdale Street and Winchester Street along one of Winnipeg's primary east-west arterial corridors. The Site benefits from direct frontage on Portage Avenue and is situated directly across the street from a primary entrance to Assiniboine Park and the pedestrian bridge spanning the Assiniboine River.

The Property is a single-tenant commercial building within an established west Winnipeg corridor characterized by surrounding residential neighbourhoods, nearby commercial services, and major recreational amenities anchored by Assiniboine Park, and benefits from convenient access to public transit and proximity to Route 90, providing efficient north-south connectivity.

### DETAILS

TENANT NAME	RM of Victoria Beach
YEAR BUILT	1919
NO. OF STOREYS	1
AVERAGE UNIT SIZE	1,451 sq. ft.
LAND AREA	0.10 acres
ZONING	C2 - Community
FOUNDATION	Concrete
SUPERSTRUCTURE	Concrete
PARKING	4 stalls
ROOF	Spray Foam
HEATING & COOLING	Forced Air Furnace
WINDOWS	PVC
LEGAL DESCRIPTION	SP LOT 8 PLAN 37601 WLTO IN RL 22 TO 25 PARISH OF ST JAMES



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## Advisory Team Contacts

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