



Offering Memorandum

447 Webb Place, Winnipeg, MB

Opportunity to acquire a highly versatile mixed use building with classrooms, residence, and offices.

Sean Kiewer – Winnipeg (co-lead)

Matt Odger – Winnipeg (co-lead)

Jordan Bergmann – Winnipeg

Steven Foubert – Winnipeg

Peter Davies – Toronto

Chris Luxton – Toronto

**Contact information on back cover*



A faint, light-colored architectural floor plan is visible in the background, overlaid on a solid blue background. The plan shows various rooms, corridors, and structural elements.

Part 1

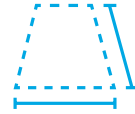
Investment **Highlights**

Investment Overview

Colliers Winnipeg (the “Listing Broker”) is pleased to have been retained to act as the exclusive agent in the sale of 447 Webb Place in Winnipeg, Manitoba.

\$3.1M

in recent renovations to classrooms, elevators, entrances, reception, exterior doors, lighting, and washrooms



Existing college/university build-out with fully functional gymnasium

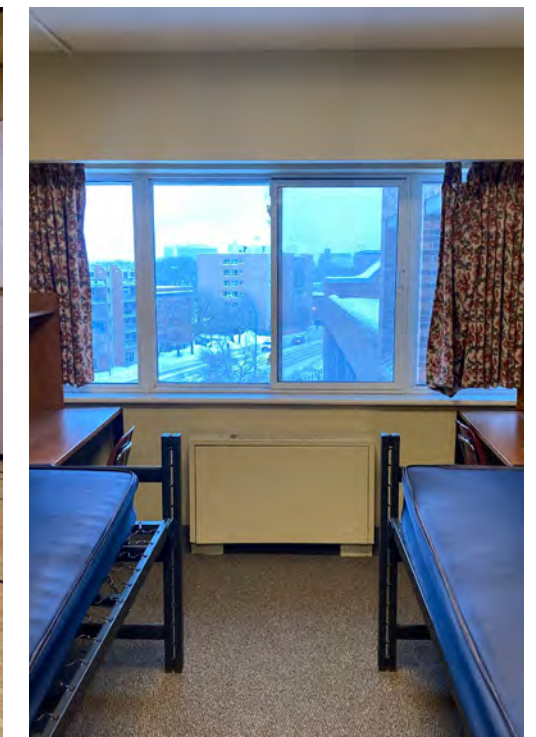
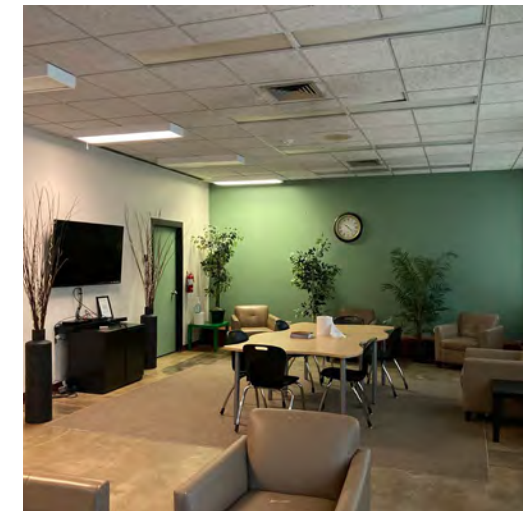


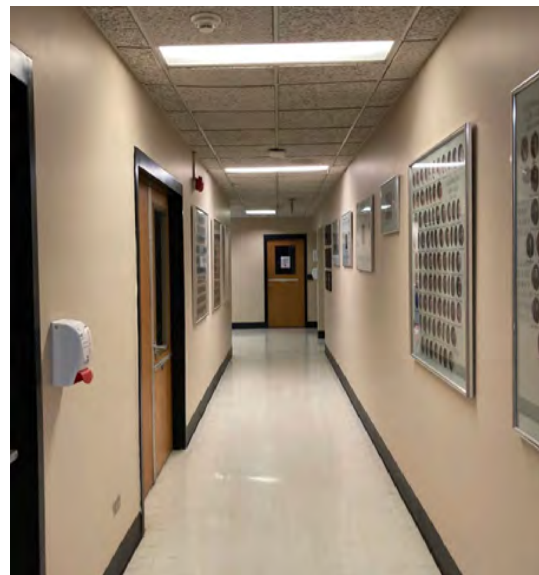
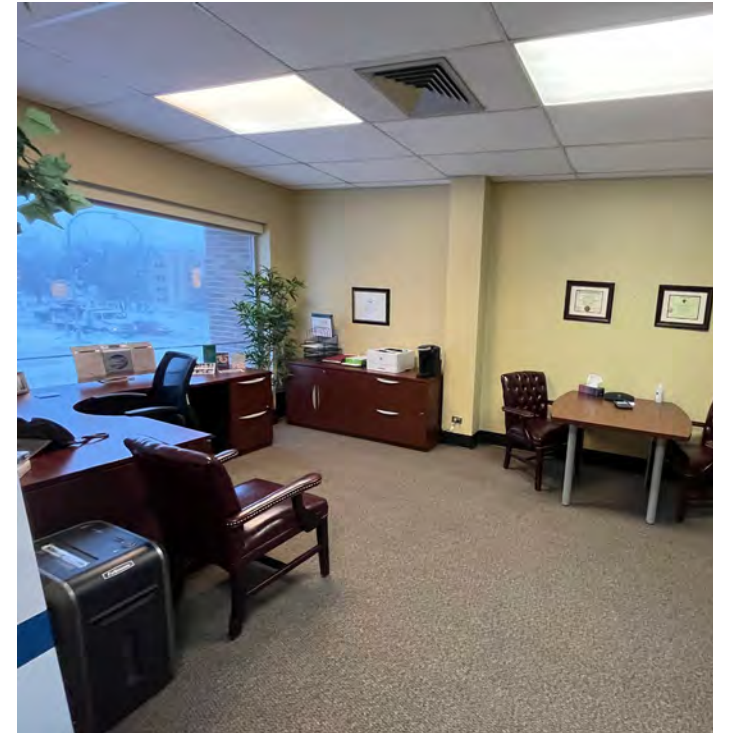
Downtown location with surrounding amenities



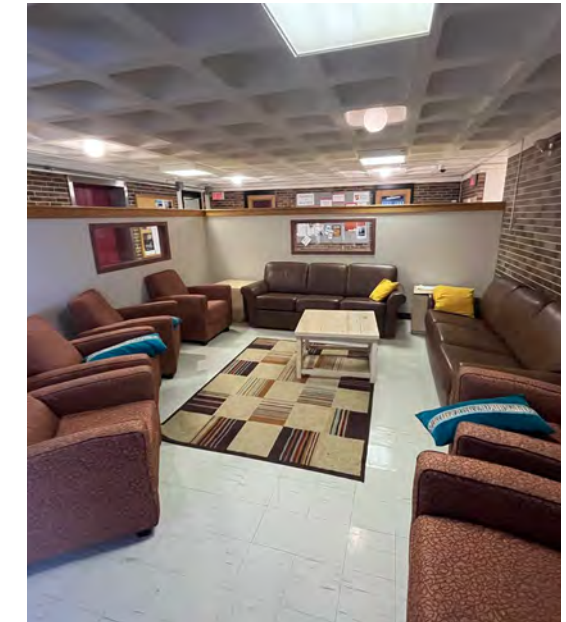
Concrete, steel, and brick structure

Offering Price	\$9,500,000 (\$109 PSF of total building area)*	
Land Size	18,476 SF (0.42 acres)	
Building Size	Above grade	69,285 SF
	Lower level 1	14,185 SF
	Lower level 2	3,695 SF
	Total SF	87,164 SF
Zoning	M - Multiple use	
Use	PIISC - School	
Year Built	1968 (Built originally for the YMCA)	
Scale	7 storeys (plus lower and sub-lower levels)	
Number of Residence Rooms	84 new fully furnished rooms	
Number of Classrooms	3 large scale classrooms with other small to medium sized rooms that can be converted to classrooms	
Possession	June - July 2024 (closing can occur earlier with short sale leaseback)	
Parking	Currently the college utilizes neighbouring surface and underground parking lots. There is no controlled parking on site.	
Furniture	Some furniture available in the sale	
Features	• Award-winning accessibility in newly renovated entrance	
	• 3,269 SF terrace	
	• Chapel holds up to 315 people	
	• Gym has 20'+ ceiling height	
	• Gym and classrooms can be rented out to community users	





Zoning Map



Part 2

The **Property**

Property Overview

Civic Address
447 Webb Place, Winnipeg

Site Area
18,476 SF

Building Area
87,164 SF

Financing
Treat as free and clear of encumbrances.

Walk Score



70

Transit Score



87

Bike Score



83

Property

A well-maintained operational college with updated classrooms, commercial kitchen and cafeteria, office space, lounge areas, residencies, and a gymnasium.

Location

Conveniently located with a short 5 minute walk from Portage Avenue, Winnipeg's busiest East/West transit corridor offering over 48 transit routes to every point in the City. The College is situated at the corner of Colony Street and Ellice Avenue which is across the street from the University of Winnipeg and adjacent to Investors Group's head office.

Construction

Reinforced concrete foundation, concrete and steel frame, concrete hollow core floors, and brick masonry exterior.

Roof

Built up asphalt and gravel supported by a steel deck and steam beams.

Elevators

Two full height, cable-driven elevators that service the building housed in a central concrete shaft. There is also a secondary service elevator at the rear.

Plumbing

Natural gas-fired hot

water tanks and various washroom facilities on each floor throughout the building. Water service is a mix of copper and galvanized piping. The basement is fire-protected through a wet sprinkler system.

Historical Status

Not listed on the Nominated, Commemorative, or Historical Resources lists.

Property Taxes

The current owner has a realty tax exempt status. It is suggested that a potential buyer investigate and satisfy itself on estimated realty property taxes.

Heating/Cooling

Natural gas-fired hot water and steam boilers feed heating coils and radiators. Cooling comes through the radiators. There is also an electric central air handling system, suspended unit heaters and cooling units equipped with a cooling tower located on the fourth floor that discharges to the roof.

Electrical

Suitable for the current use.

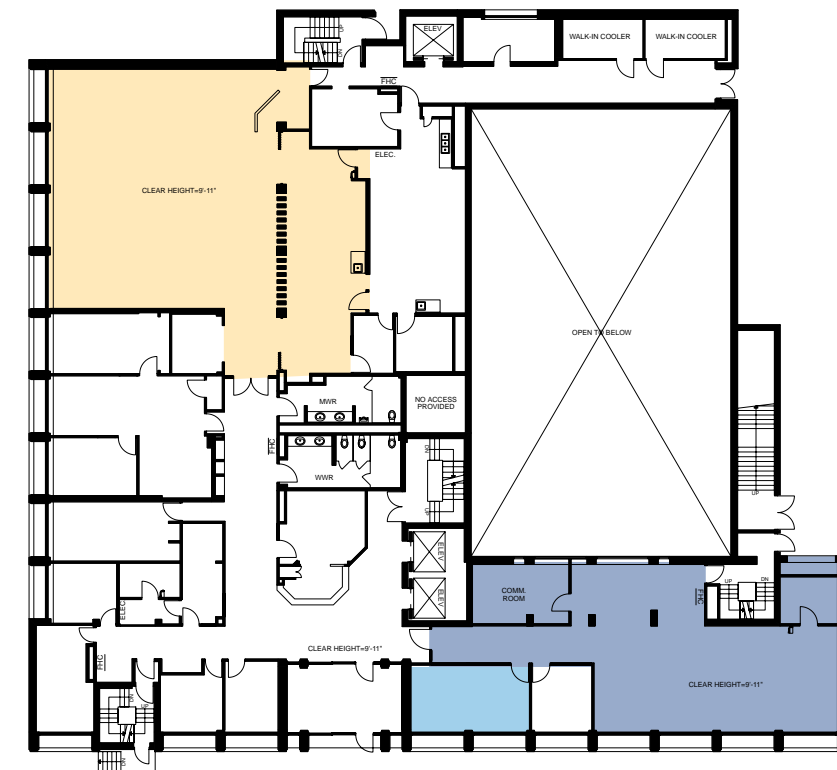
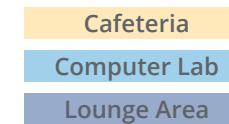
Security

Interior and exterior cameras, as well as fob controlled access.

Floor Plans

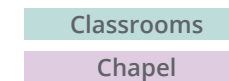
Floor 1

Ground level offices, cafeteria, lounge, computer lab, and commercial kitchen



Floor 2

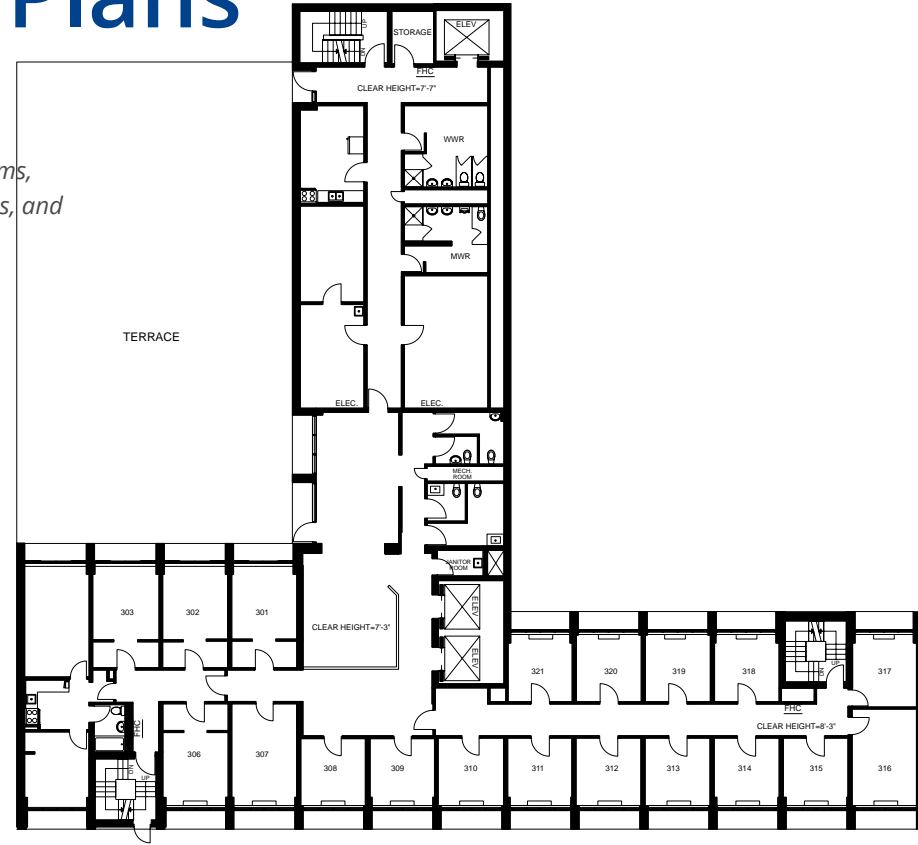
Chapel/multipurpose room, classrooms, and offices



Floor Plans

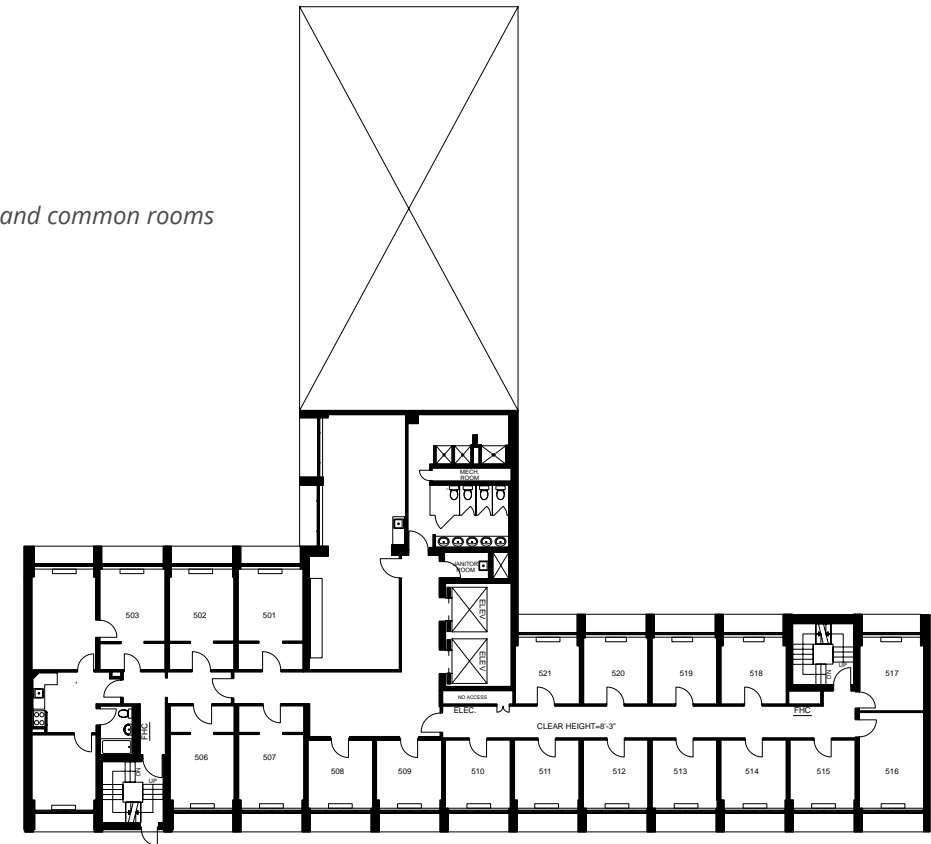
Floor 3

Offices, common rooms, accessible washrooms, and outdoor terrace



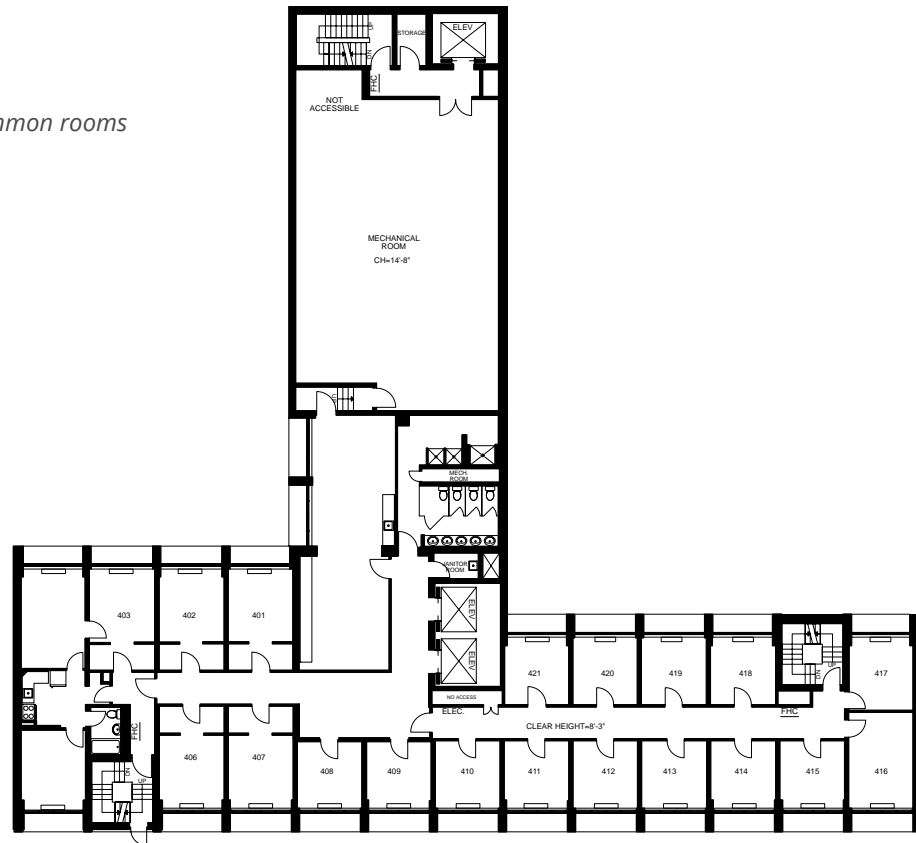
Floor 5

Residences and common rooms



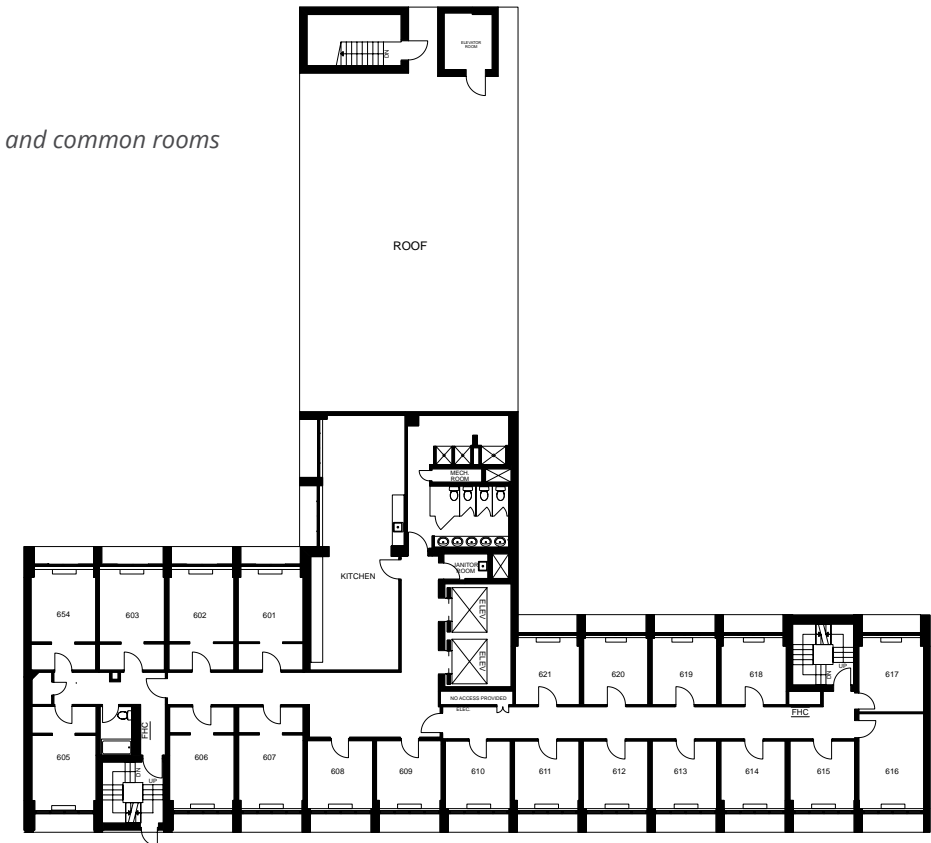
Floor 4

Residences and common rooms



Floor 6

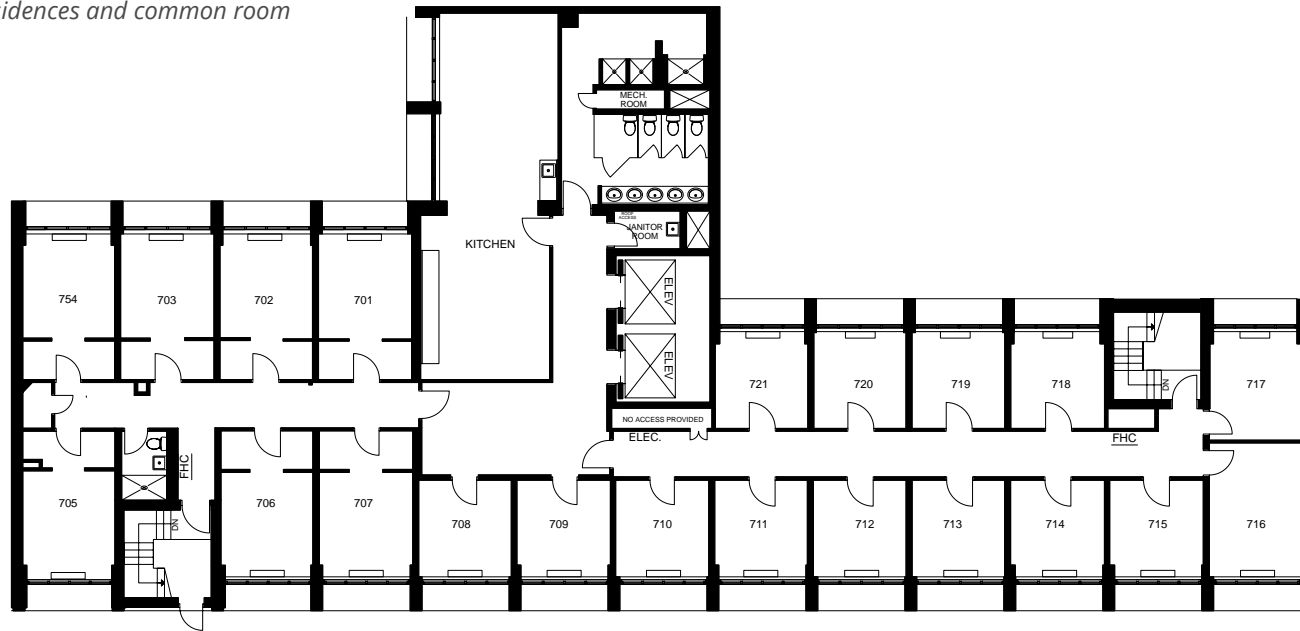
Residences and common rooms



Floor Plans

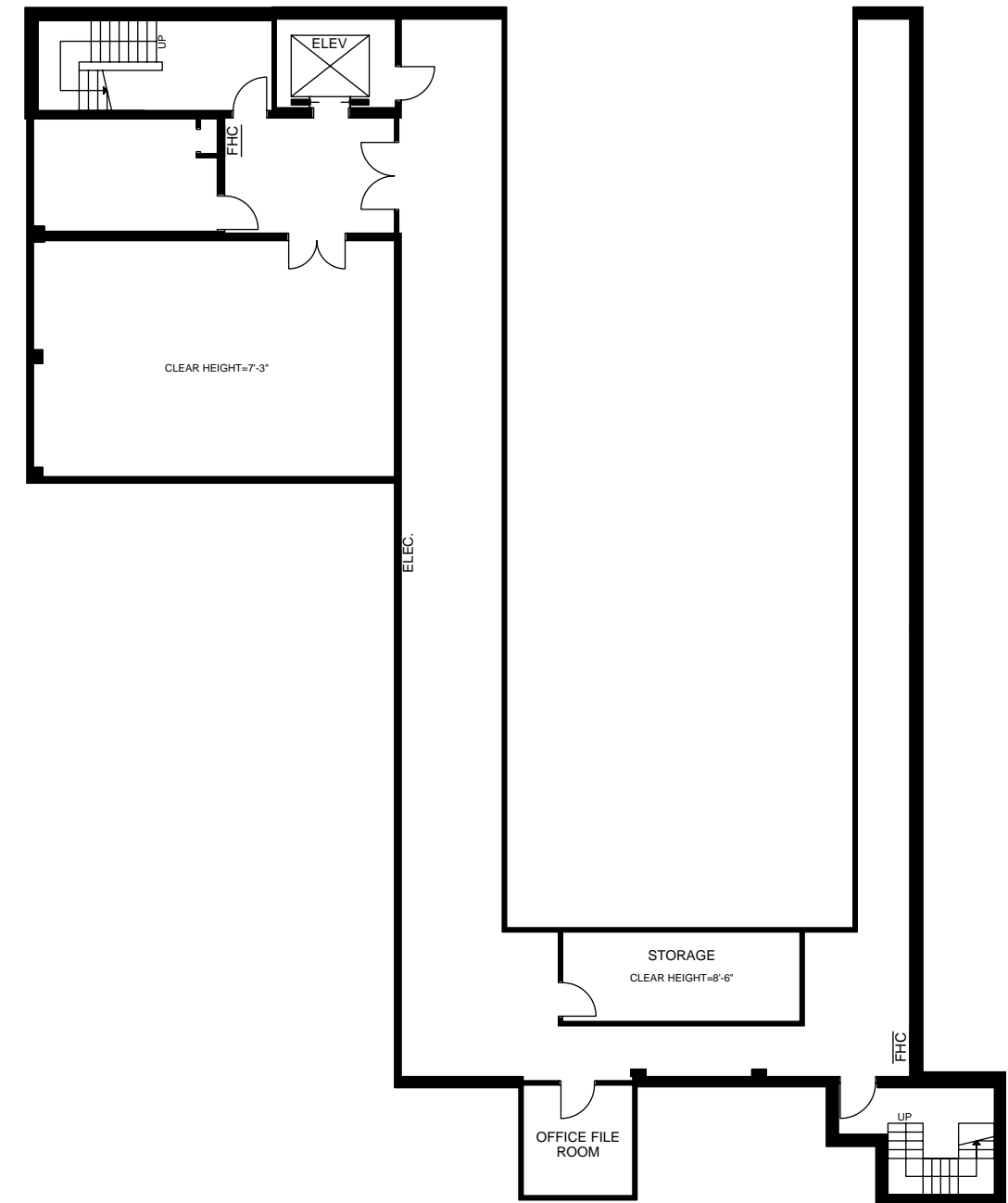
Floor 7

Residences and common room



Lower Level 2

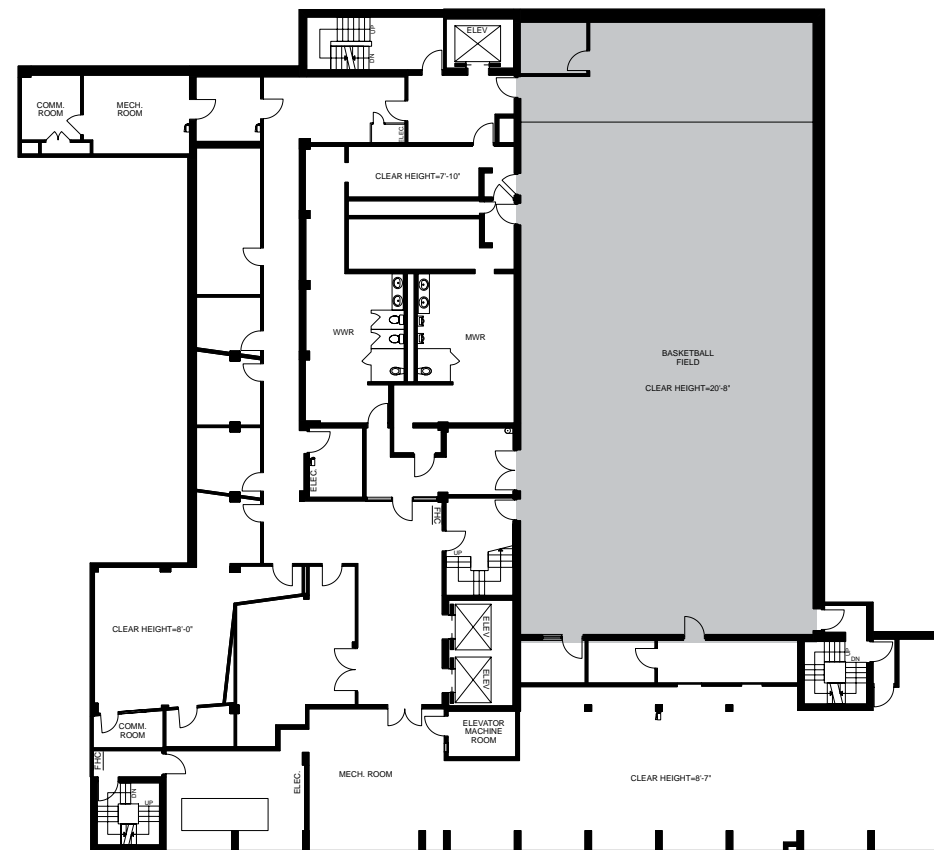
Mechanical rooms



Lower Level 1

Gymnasium, offices, and mechanical rooms

Gymnasium



Area Amenities

Downtown Winnipeg



Downtown Winnipeg is expansive, and wildly diverse. It's home to the SHED (Sports, Hospitality and Entertainment District), which is exemplified by the brand new True North Square – a collection of 4 mixed use towers, totaling over one million square feet, as well as the Canada Life Center, home of the Winnipeg Jets.

It is also home to the Exchange District, a National Historic Site filled with brick buildings that house some of the city's best restaurants, galleries and cafes. 447 Webb Place is on the cusp of the two areas, and directly surrounded by major development at the Hudson Bay Building (\$130M+ in mixed-use construction planned through the Southern Chiefs Organization) and Portage Place Mall (discussions with True North Sports and Entertainment for purchase and re-development).



Hudson Bay Building Redevelopment
Mixed use concept in progress

Portage Place Mall
Redevelopment plan for mixed use concept in progress

University of Winnipeg
±9,000 students, ±1,000 staff

- | | |
|------------------------------------|---------------------------------|
| 1 University of Winnipeg | 11 Canada Life Centre |
| 2 Winnipeg Adult Education Centre | 12 CityPlace |
| 3 Investor's Group Head Office | 13 Millennium Library |
| 4 Manitoba Legislative Building | 14 The Forks |
| 5 National Research Council Canada | 15 Canadian Human Rights Museum |
| 6 Portage Place Mall | 16 Portage & Main |
| 7 RBC Convention Centre | 17 The Exchange District |
| 8 Manitoba Hydro | 18 Shaw Park |
| 9 Central Park | 19 Centennial Concert Hall |
| 10 True North Square | |



Winnipeg One Great City

Downtown Winnipeg offers a unique blend of culture, history, and modernity, making it an exciting destination.

Visitors can explore The Forks, a historic meeting place of the Red and Assiniboine Rivers, or take a stroll through the Exchange District, a National Historic Site with stunning architecture and trendy boutiques. Downtown Winnipeg is also home to world-class museums, galleries, and restaurants, providing a diverse range of experiences for people to enjoy.



**Bike
Score**

87



**Transit
Score**

88

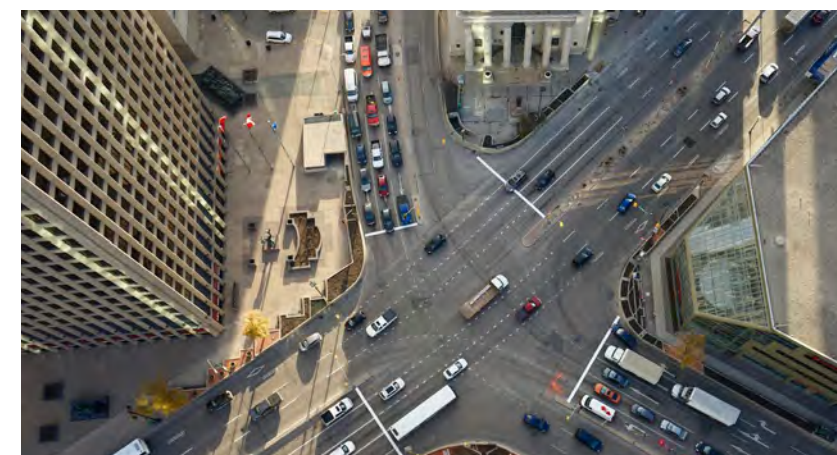
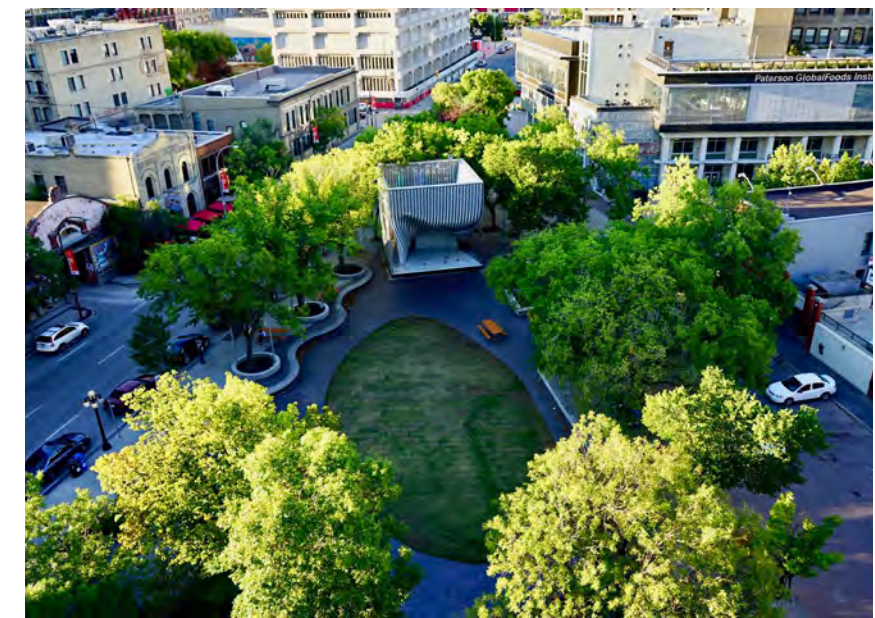
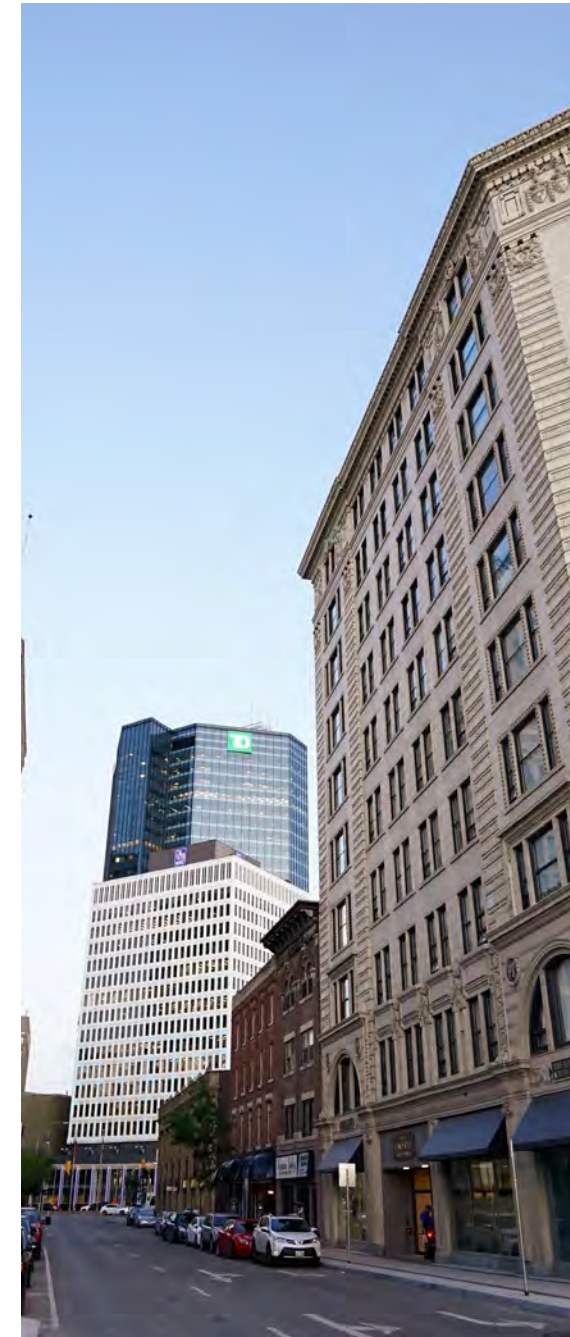


60,000+

People working and living in downtown

350+

Restaurant, retail, and entertainment
locations in downtown





Part 6

Offering Process

Offering Process

Additional property sale due diligence information is available.

Please contact us should you require access to this supplemental information.

Supplemental information includes:

- Title search
- Property Tax & Assessment Statements
- Drawings and Floor Plans
- Environmental Reports
- Building Reports
- Zoning Map

This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is furnished solely for the purpose of a review by a prospective purchaser of the Property. The material is based in part upon information supplied by the Vendor and in part upon information obtained by the Listing Brokers from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

The Vendor and the Listing Brokers expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Vendor or the Listing Brokers or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

To allow reasonable time for perspective Purchaser's to inspect the property and have the opportunity to review the additional documentation, the Vendor will review offers as received no earlier than April 24, 2023.



The Colliers logo consists of the word "Colliers" in a white serif font, centered within a white rounded rectangle. Below the rectangle are three horizontal stripes: a yellow stripe on top, a red stripe in the middle, and a blue stripe on the bottom.

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