

~ 7 Unit Multifamily Property in West Broadway ~



180 Balmoral Street

WINNIPEG, MB

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

Property Details

LEGAL DESCRIPTION SP LOT 69 PLAN 33124 WLTO IN RL 84 AND 85
PARISH OF ST JAMES

NUMBER OF SUITES 7

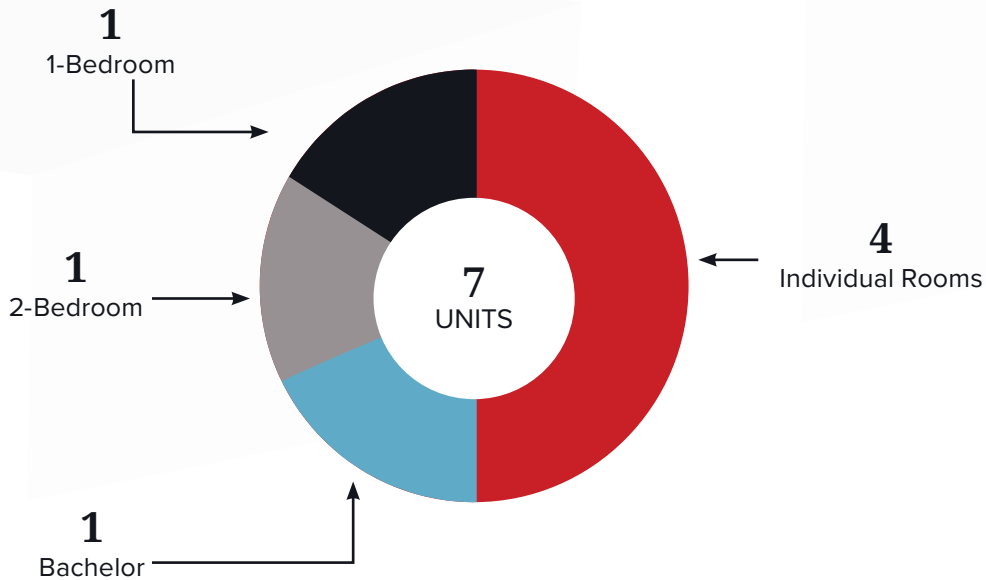
NOI \$25,000

SALE PRICE ~~\$329,000~~ \$299,900

CAPITAL UPGRADES

- Newer shingles
- Newer AC
- Newer forced air High Efficiency Furnace
- Newer hot water tank
- Newer main electrical panel with a new sub panel
- New commercial coin op washing machine (\$1,750 value)

SUITE MIX

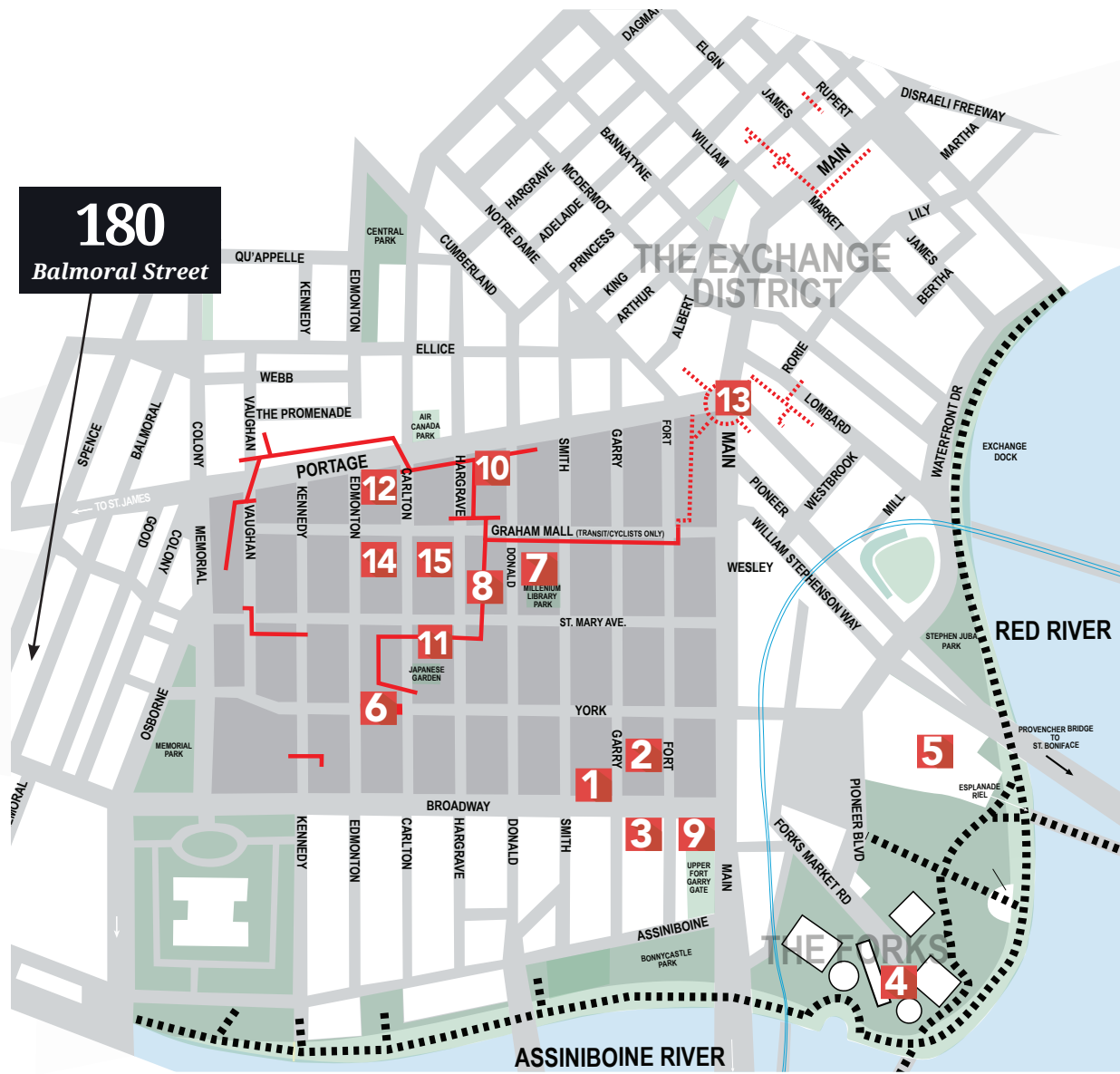


Area Overview




180 Balmoral Street is centrally located on Winnipeg's west side in the vibrant West Broadway neighborhood, within the midland rental market. This established and densely populated residential area is near downtown Winnipeg, providing easy access to various educational and employment centers. The property is situated in one of Winnipeg's top-performing multifamily rental markets.



Area Amenities



- 1 Capital Bar and Grill
- 2 The Keg Steakhouse & Bar
- 3 Fort Garry Hotel
- 4 The Forks
- 5 Canadian Museum Of Human Rights
- 6 RBC Convention Centre
- 7 Millennium Library
- 8 Cityplace
- 9 The Manitoba Club
- 10 Canada Life Centre
- 11 Delta Winnipeg
- 12 Manitoba Hydro Building
- 13 Portage and Main
- 14 Royal Winnipeg Ballet
- 15 True North Square

 WALK SCORE	 TRANSIT SCORE	 BIKE SCORE
95	85	99

— Skywalk - - - - - Underground Walkway



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Services provided by Trevor Clay Personal Real Estate Corporation

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