

INVESTMENT OPPORTUNITY


Capital
COMMERCIAL INVESTMENT
SERVICES

 JLL®



URBAN SQUARE

230 GOOD STREET
WINNIPEG, MANITOBA

The Opportunity

Capital Commercial Investment Services (CCIS) and JLL have been exclusively retained by the Vendor to market for sale a 100% interest in Urban Square, located at 230 Good Street in Winnipeg, MB (the "Property"). The Property is located in the neighborhood of West Broadway, in close proximity to Downtown, University of Winnipeg and Canada Life's National Head Office. The asset is comprised of 143 well designed suites, underground parking and a long list of first class building amenities.



143
Total Suites



775 sq. ft.
Avg. Suite Size



2021
Year Built



In-Suite
Laundry

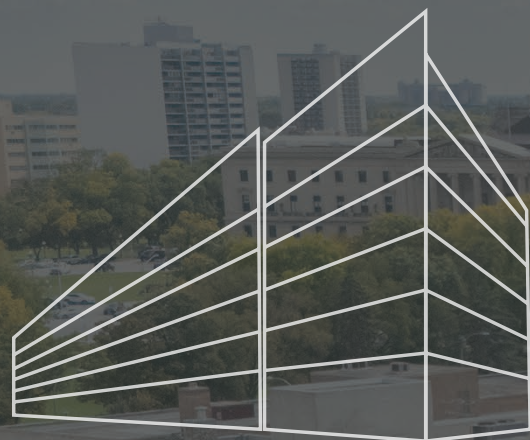


116
Parking Stalls



2
Elevators





INVESTMENT HIGHLIGHTS



VALUE UPSIDE

The Property is out of rent control for the next 15 years allowing for market rents to be charged without major capital investment



SUPERIOR QUALITY

The Property is less than 5 years old, with high quality interior suite finishes and offers tenants over 21 different suite layouts



WELL-LOCATED

Situated steps from Downtown Winnipeg and the University of Winnipeg, the West Broadway neighborhood is the closest rental area to significant employment and education providers

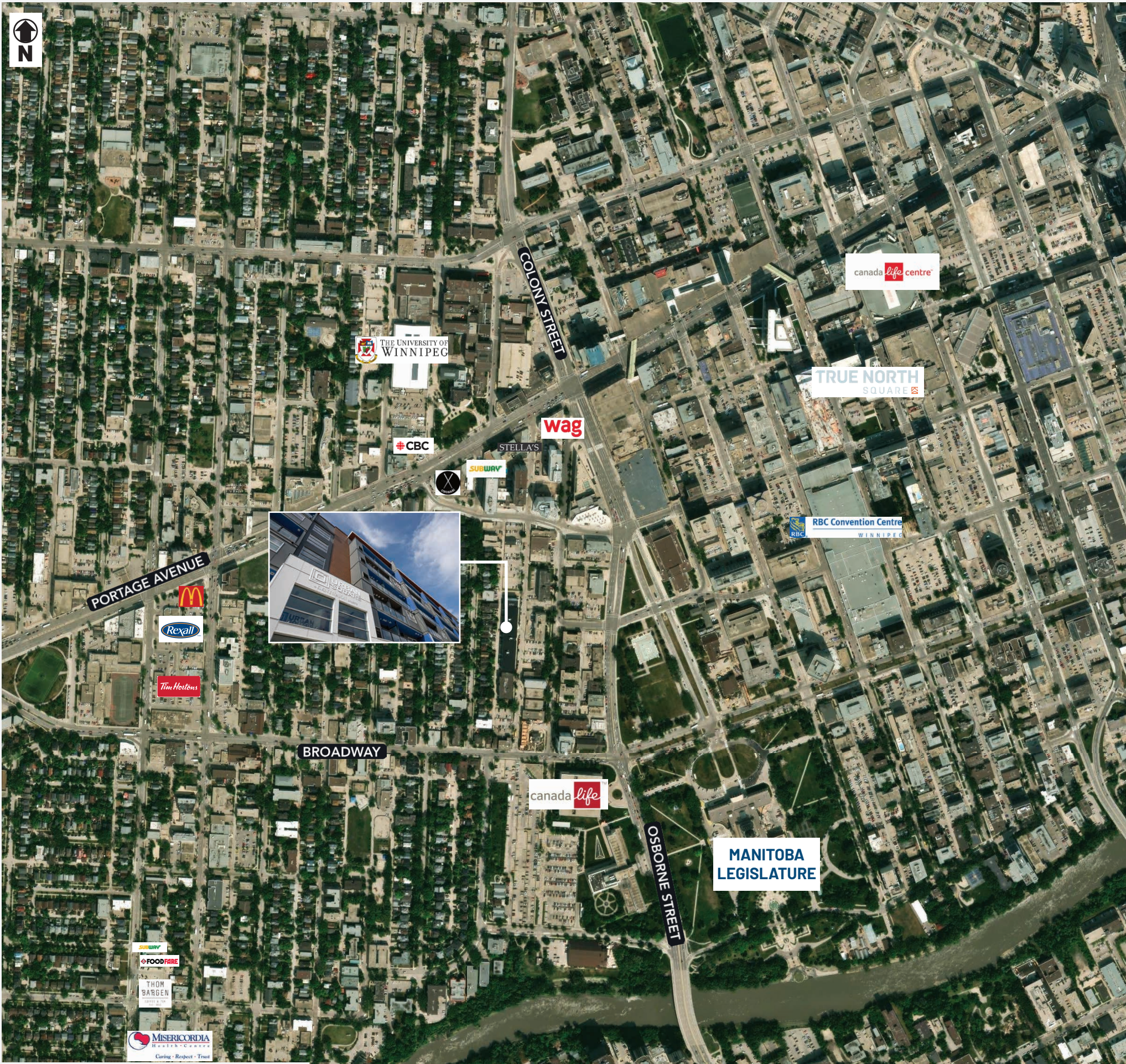


COMPETITIVE ADVANTAGE

Large suite sizes and the amenity rich nature of the building compared to competitors can command higher rents and attract long-term tenants.

Urban Square is ideally located in West Broadway, a diverse and family-friendly neighborhood in Central Winnipeg.

The area is known for its ease of access to Downtown Winnipeg, the largest employment area in the City, along with its proximity to the University of Winnipeg, the second largest University in the City. Families are drawn to the quiet, tree-lined streets, and strong community feel. Transit is convenient, with multiple Winnipeg Transit routes nearby. With a low vacancy rate of just 2.9% in the Winnipeg Core, as of the end of 2024, West Broadway remains a desirable rental market, offering stable demand and strong investment potential.



Property Profile

Urban Square is a newly built, amenity rich building in the West Broadway area of Winnipeg. It offers a selection of bachelor, one, two and three bedroom suites, each equipped with modern amenities like in-suite laundry, quartz countertops, separate mechanical system and a private balcony.



THEATRE ROOM



SPACIOUS
BALCONY



IN-SUITE
LAUNDRY



FITNESS CENTRE



COMMON ROOM /
SOCIAL LOUNGE



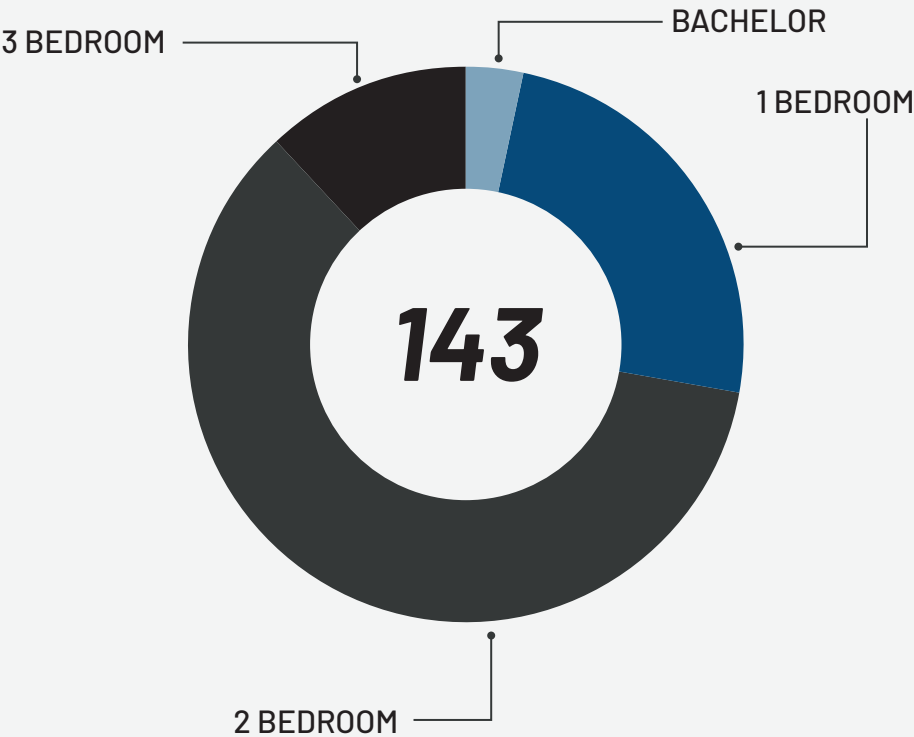
PROFESSIONAL ON-SITE
MANAGEMENT



PET FRIENDLY



SUITE BREAKDOWN



		Suite Size		
	# of Suites	Low	Average	High
Bachelor	5	392 sq. ft.	392 sq. ft.	392 sq. ft.
1 Bedroom	35	471 sq. ft.	542 sq. ft.	595 sq. ft.
2 Bedroom / 1 Bath	11	720 sq. ft.	745 sq. ft.	774 sq. ft.
2 Bedroom / 2 Bath	75	842 sq. ft.	859 sq. ft.	885 sq. ft.
3 Bedroom	17	938 sq. ft.	1,015 sq. ft.	1,022 sq. ft.



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