

BROCHURE

National Investment Services

680-692

Mission Street

WINNIPEG, MB

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# FOR SALE

DECEMBER 2019

## 680-692 MISSION STREET, WINNIPEG, MANITOBA



Colliers' National Investment Services in Winnipeg is pleased to announce that it has been retained to act as the exclusive agent in the sale of 680-692 Mission Street in Winnipeg, Manitoba. This single tenant investment property is occupied by Carfair Composites Inc., a vertically integrated and wholly owned subsidiary of NFI Group Inc., formerly New Flyer Industries Inc. The subject property has been home to Carfair and its predecessor companies for more than 15 years. Since NFI's acquisition in 2017, Carfair has and continues to make significant upgrades to its manufacturing operation in Mission.

### LOCATION

680-692 Mission Street is located within the Mission Industrial Area of St. Boniface on the south side of Mission Street between Archibald Street and Panet Road. The site features convenient access to Lagimodiere Boulevard (Hwy 59), and New Flyer's manufacturing facility at 711 Kernaghan Avenue in East Winnipeg.

### INVESTMENT HIGHLIGHTS

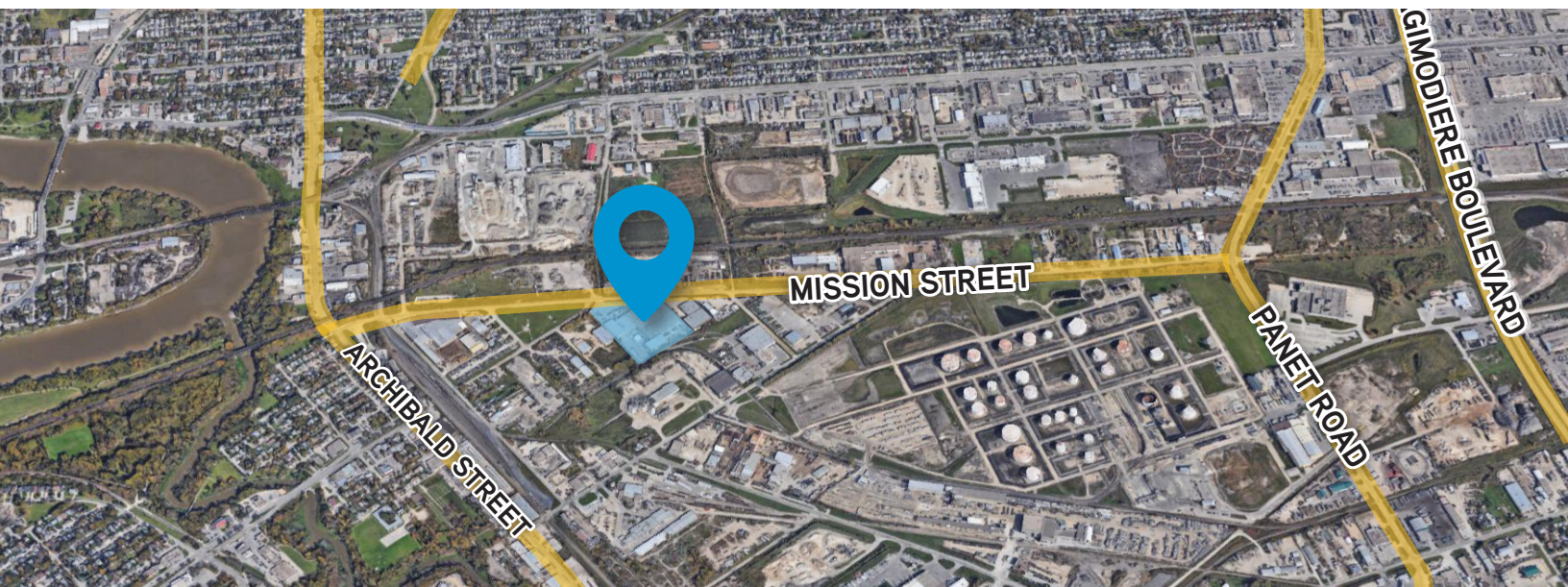
- A long-term lease extending until December 2022 with Carfair Composites Inc. offering prospective purchasers a financially stable, high quality income stream;
- Significant capital reinvestment since 2005 with approximately \$2.4 million spent on building system improvements and renovations such as partial roof and window replacement, parking lot resurfacing, electrical and mechanical upgrades;
- Amortized recovery of capital improvements together with management efficiencies enhance available yield; and
- Offered clear of mortgage and management encumbrances.

### OFFERING PROCESS

Offered for sale at \$9,500,000 (\$77 Per SF) with all expressions of interest to be reviewed and considered by the Vendor as received.

## SALIENT FACTS

Property Address:	680-692 Mission Street, Winnipeg, Manitoba
Year Built:	1971 with additions in 1976
Rentable Area:	122,675 SF
Occupancy Status:	100%
Tenant Profile:	Carfair Composites Inc. (wholly owned subsidiary of New Flyer Holdings Canada Inc.)
Zoning:	M3 - Manufacturing Heavy
Projected NOI:	\$743,868
Offering Price:	\$9,500,000 (\$77 Per SF)



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