



Offering Memorandum

300 Oakland Avenue & 868 Jubilee Avenue
Winnipeg, MB

Newly Built Multi-Family with Assumable Debt

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Investment Overview

Colliers National Investment Services in Winnipeg is pleased to announce the offering of two professionally constructed apartment buildings (“The Properties”) in the well established and mature areas of Wildwood and East Kildonan.

Total Suites:

12 (All 2 Bed 1 Bath)

Sale Price:

\$3,400,000 (\$283K/suite)

- 300 Oakland Avenue- \$1,600,000
- 868 Jubilee Avenue - \$1,800,000

Projected Annual Net Operating Income:

± \$144,000

Average Monthly Rent:

\$1,445 (\$1.82 PSF Average; Utilities Additional; Includes Parking)

Average Size of Suite

797 SF

Financing:

Assumable financing available

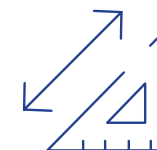
(low rate, long term CMHC-insured debt)

Investment Highlights



Ideal Locations

- 868 Jubilee Avenue is on the border of Wildwood and South Osborne, right next to the Jubilee Station, a part of Phase II of the Bus Rapid Transit system that provides fast access to both Downtown Winnipeg going North and the University of Manitoba/South Pembina corridors going South. There is grocery, schools, daycares, golf courses, parks, restaurants, and other very walkable amenities in close proximity.
- 300 Oakland Avenue is tucked into the quieter area of East Kildonan, a block from Henderson Highway, with similar walking access to grocery, schools, daycares, golf courses, parks, and restaurants.



Construction

- The buildings were completed between 2020-2021 and have been fully occupied since completion
- Unit designs are modern with large open-style kitchen/living rooms, two similarly sized bedrooms (140+ SF), one bathroom, laundry room, and master suite walk-in closet
- The buildings are considered highly efficient as there are no interior common areas, leading to lower operating expenses. Each unit therefore has an exterior entrance, which many tenants prefer as it allows for a more personal feel to your home.



Unique Advantages

- Each unit has its own heating and cooling systems, hot water tank, and washer/dryer set-up, and is separately metered for water and hydro. The suites therefore act individually making it simpler to maintain building systems and requiring no utility bills for the landlord to manage.
- As the intent is for the Properties to be purchased together, at 12 suites the buildings are an attractive size to create scale for a buyer while also remaining simple to manage.



300 Oakland Ave. 868 Jubilee Ave.

Winnipeg, MB

300 Oakland Avenue and 868 Jubilee Avenue offer tenants large suites and modern living in mature areas that have limited new build opportunities available, and therefore the tenant demand is quickly absorbed.

	Total	Oakland Avenue	Jubilee Avenue
Year built	-	2021	2020
Zoning	-	RMF-M	R2
Land area	12,496 SF	4,788 SF	7,708 SF
Stories	-	3 (including lower level)	3 (including lower level)
Financing	-	CMHC-insured financing	CMHC-insured financing
Number of units	12	6	6
Average rent	\$1,445	\$1,525	\$1,378
Average Suite Size	797 SF	792 SF	801 SF
Suite mix	-	2 Bed 1 Bath (6)	2 Bed 1 Bath (6)
Suite features	-	Exterior entrance, fully contained HVAC, in-suite laundry	Exterior entrance, fully contained HVAC, in-suite laundry
Parking	10 surface stalls	4 surface stalls	6 surface stalls

Property Overview

General Construction

Wood frame construction built on a concrete slab

Landscaping

Fully landscaped properties

Roof Structure

Pre-engineered wooden trusses and asphalt shingles

Heating System

Electric baseboard heat and HRV unit

Cooling System

Ductless mini-split air conditioning unit in the living room

Laundry Facilities

Stacked Samsung washer and dryers

Suite Configuration

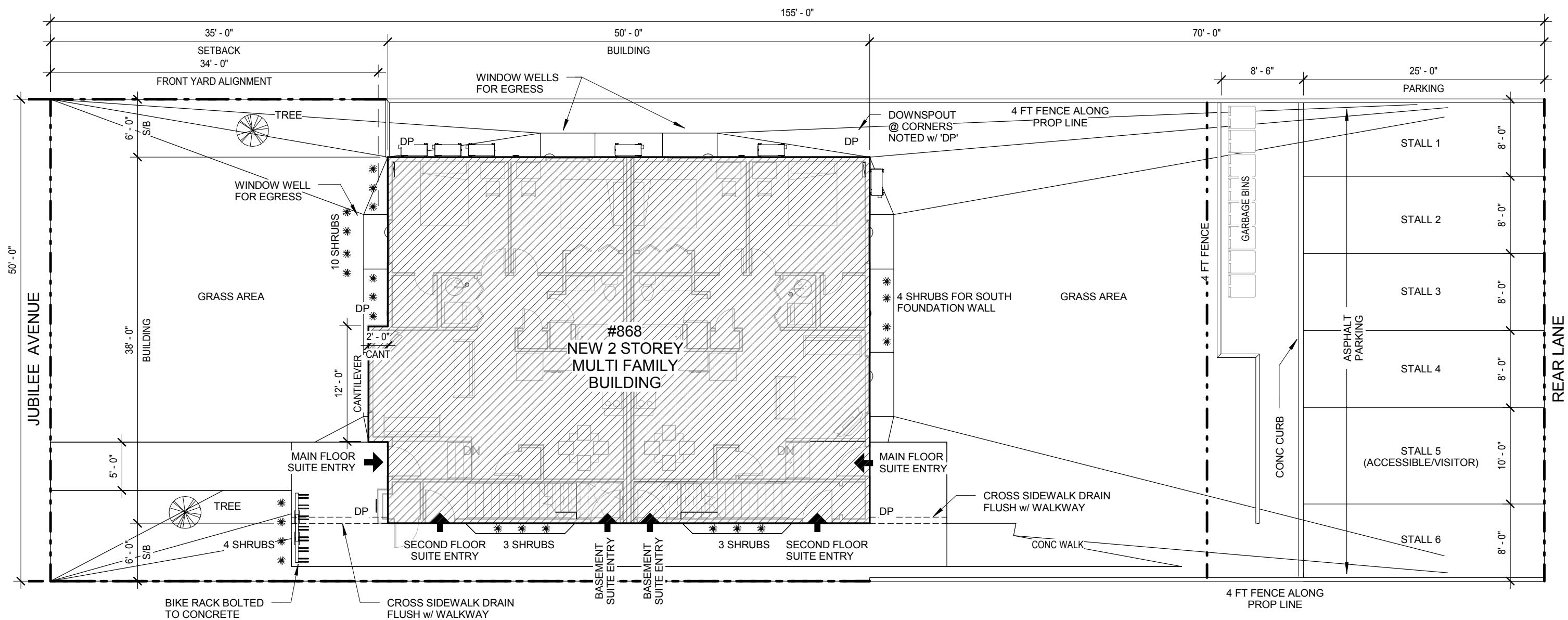
Units are nearly identical in configuration

Leases

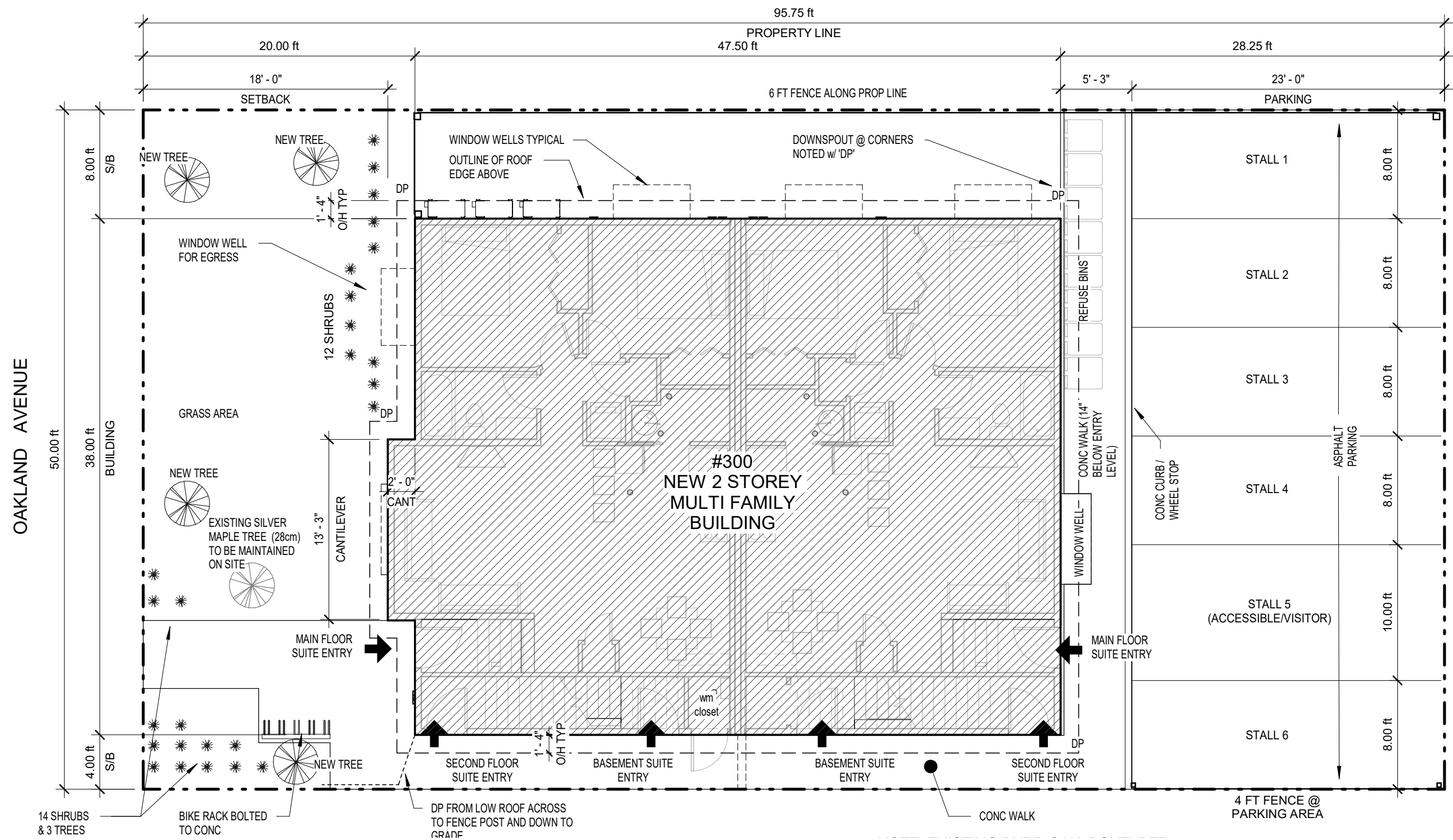
Leases are currently on an annual basis



300 Oakland Ave. Site Plan



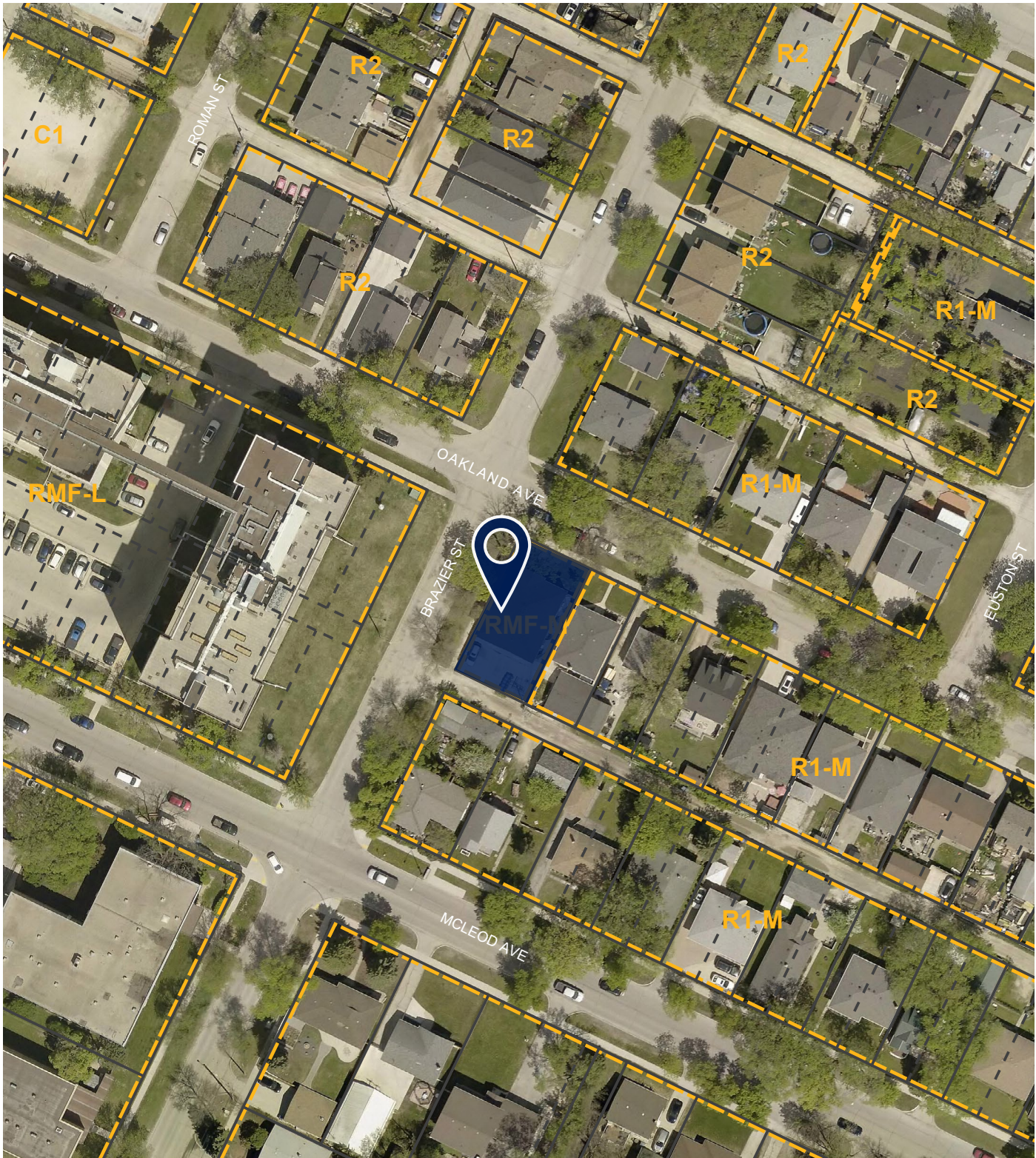
868 Jubilee Ave. Site Plan



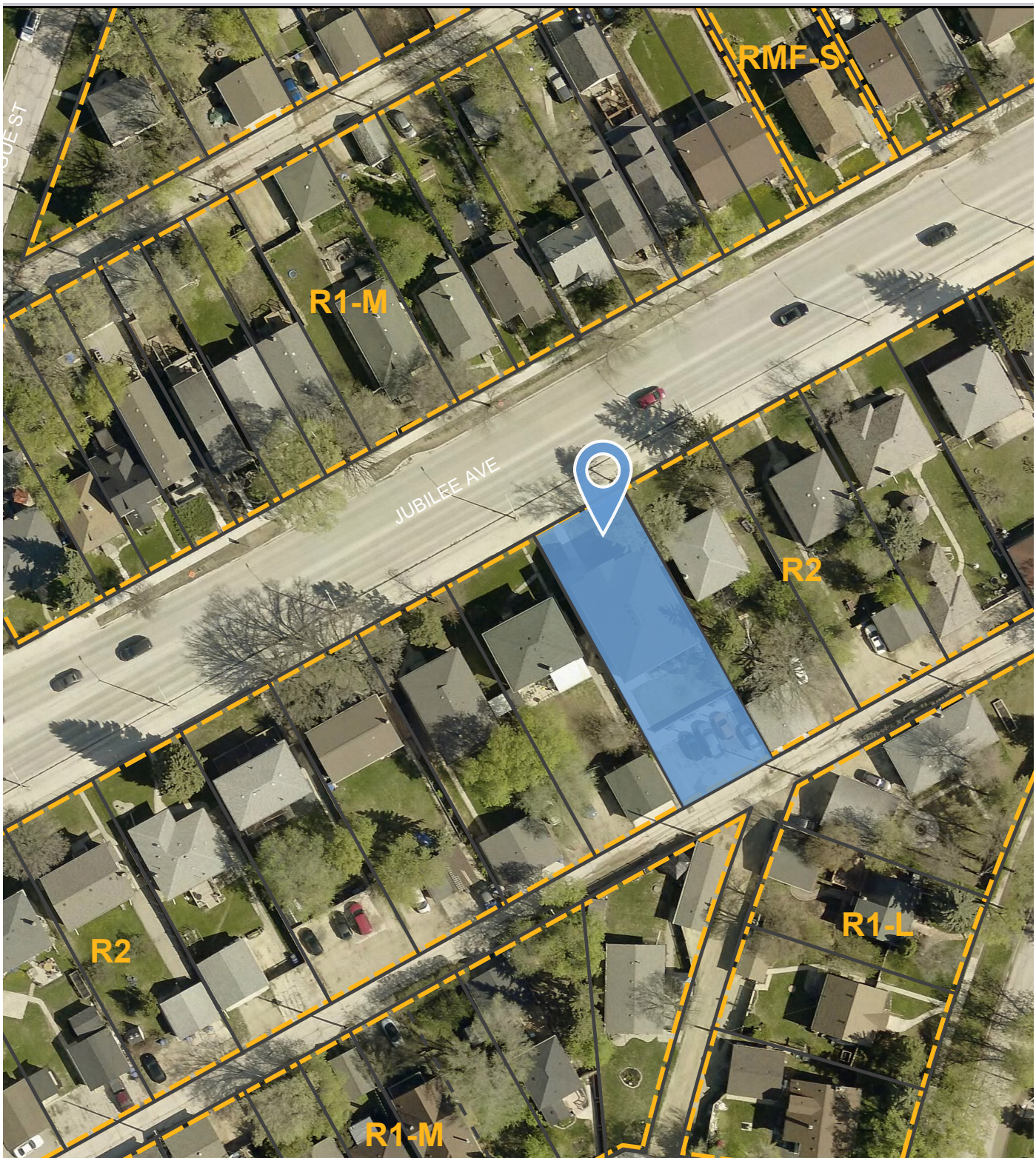
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300 Oakland Ave. Zoning Map



868 Jubilee Ave. Zoning Map



Location Overview

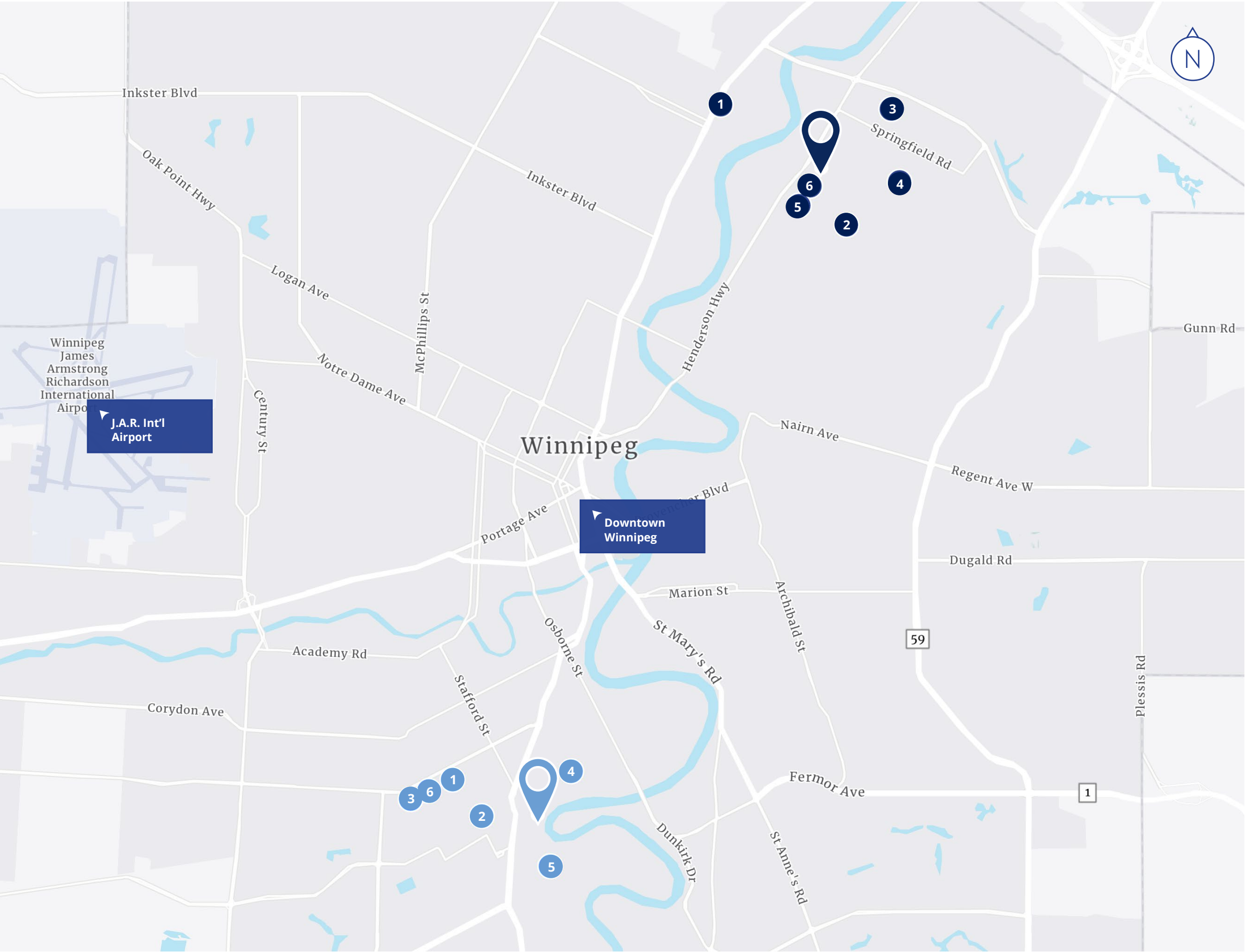
Excellent location with access to some of Winnipeg's major transportation routes.

300 Oakland Avenue

- 1 Kildonan Park
- 2 Rossmere Golf & Country Club
- 3 River East Arena
- 4 École John Henderson School
- 5 École Springfield Heights School
- 6 Sobey's Northdale

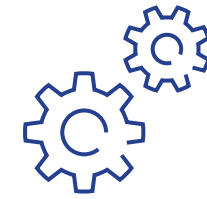
868 Jubilee Avenue

- 1 Grant Park Shopping Centre
- 2 Walmart Supercentre
- 3 Pan Am Pool
- 4 Lord Roberts School
- 5 École Viscount Alexander
- 6 Grant Park Highschool





300 Oakland Ave.



Offering Process

300 Oakland and 868 Jubilee are being offered collectively at \$3,400,000. Any prospective sale will be an asset sale and subject to Manitoba Land Transfer Tax. Prospective purchasers are invited to sign a confidentiality agreement to review further documentation for the property, including site and building plans, a rent roll, and an operating budget. Prospective purchasers may submit offers to purchase through Colliers for consideration by the vendor as received.



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