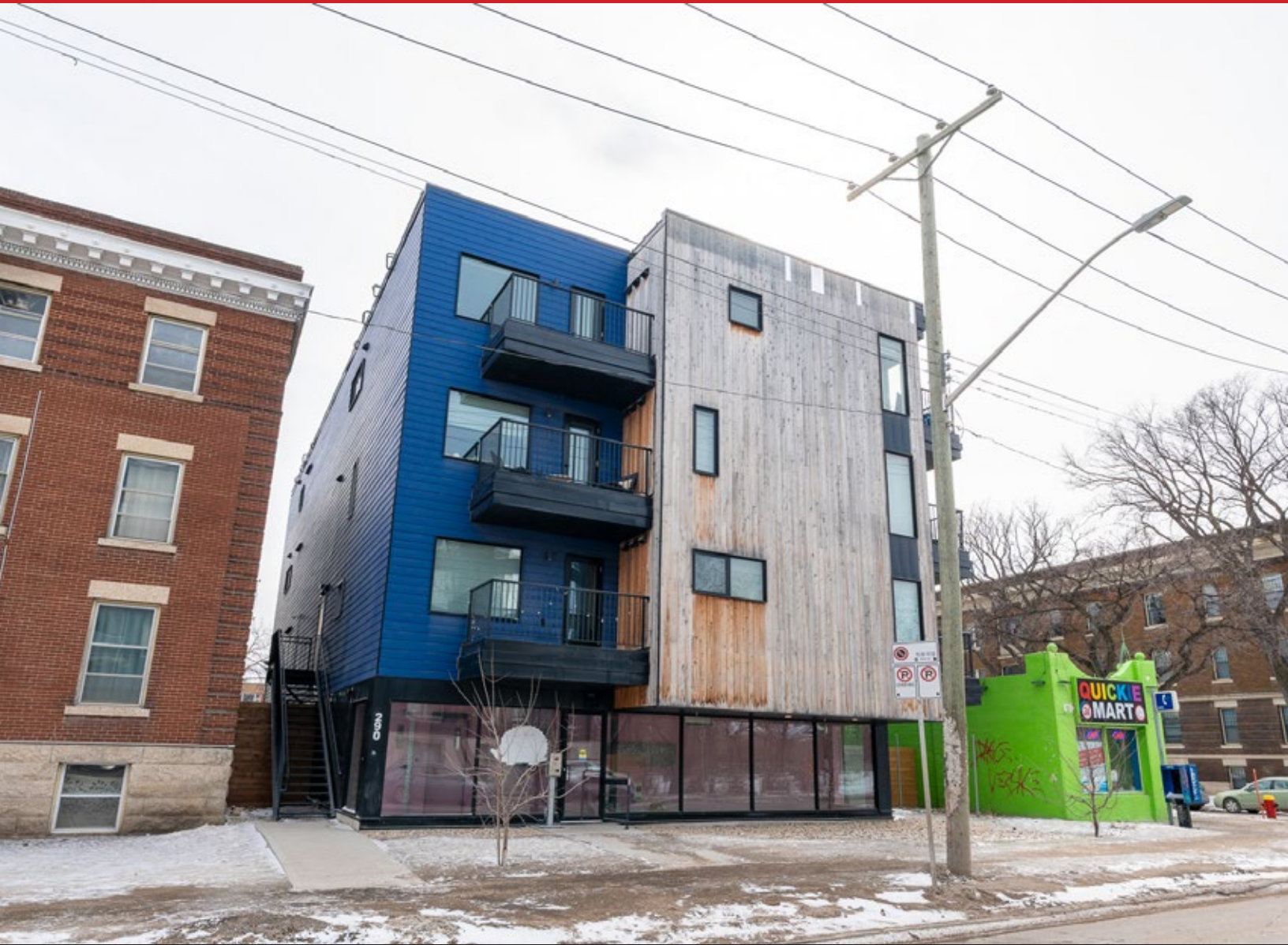


# FOR SALE

12 Unit Apartment Building

290 River Avenue, Winnipeg, Manitoba



**2022**  
CONSTRUCTION



**AMENITY**  
RICH AREA



**6+ TRANSIT**  
ROUTES NEARBY



**12 COVERED**  
PARKING STALLS

[www.shindico.com](http://www.shindico.com)

**Shindico**

# FOR SALE

290 River Avenue, Winnipeg, Manitoba

## THE OFFERING

Shindico Realty Inc. ("Shindico") is pleased to offer for sale a 100% freehold interest in 290 River Avenue in Winnipeg, Manitoba (the "Property") on behalf the registered owner, 10035372 Manitoba Ltd. (the "Vendor").

The Property is presented on an "as is, where is" basis. The information herein is subject to errors, omissions, change of offering price/rental rates, or withdrawal without notice. All interest and offers will be reviewed and considered by the Vendor as received.

Further information on this opportunity is available upon execution of a [non-disclosure agreement](#).

## PROPERTY SUMMARY

Building Area	+/- 11,690 SF
Land Area	+/- 6,666 SF
Offering Price	\$3,875,000
Property Taxes (2024)	\$35,178
Zoning	RMF - L

## LOCATION

- Situated on the south side of River Avenue, between Clarke Street and Lewis Street.
- Conveniently positioned between the main arteries of Donald Street and Osborne Street.
- Across from Fort Rouge Park.
- Prime location in Osborne Village, one of Winnipeg's most vibrant neighborhoods.
- Walking distance to restaurants, cafes, shopping, and entertainment.
- Easy access to public transit and major roadways.
- Minutes from downtown Winnipeg, The Forks, and the Assiniboine River.
- Convenient access to schools and community amenities.

## FEATURES

- Recently constructed 4-storey apartment with occupancy in 2022.
- 12 units comprised of 2 bedrooms and 2 baths each.
- In suite laundry.
- Private balconies for each unit.
- Covered parking at grade (12 stalls).
- Storage areas in parkade.
- Individual heating and cooling system in each unit.
- 800-Amp main electrical service.

## DEMOGRAPHICS

	1 km. Radius	3 km. Radius
Total Population	20,745	119,572
Daytime Population	45,352	187,505
Households	12,983	59,176
Median Age	34.5	36.6
Avg. Household Income	\$72,638	\$83,012

Environics Analytics ©2024

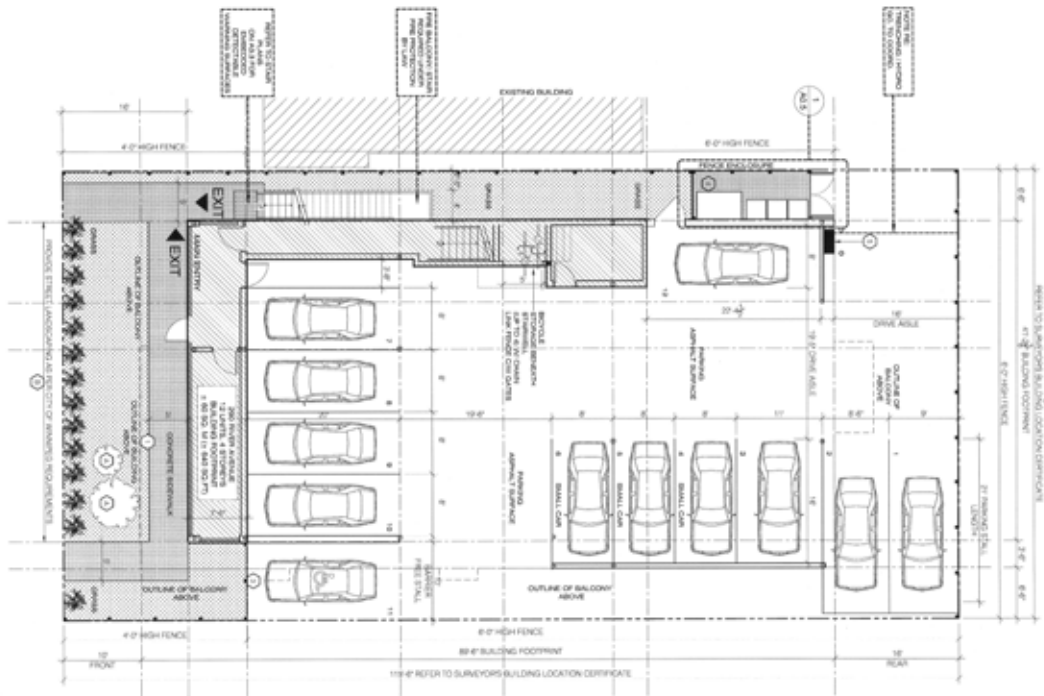
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**Shindico**

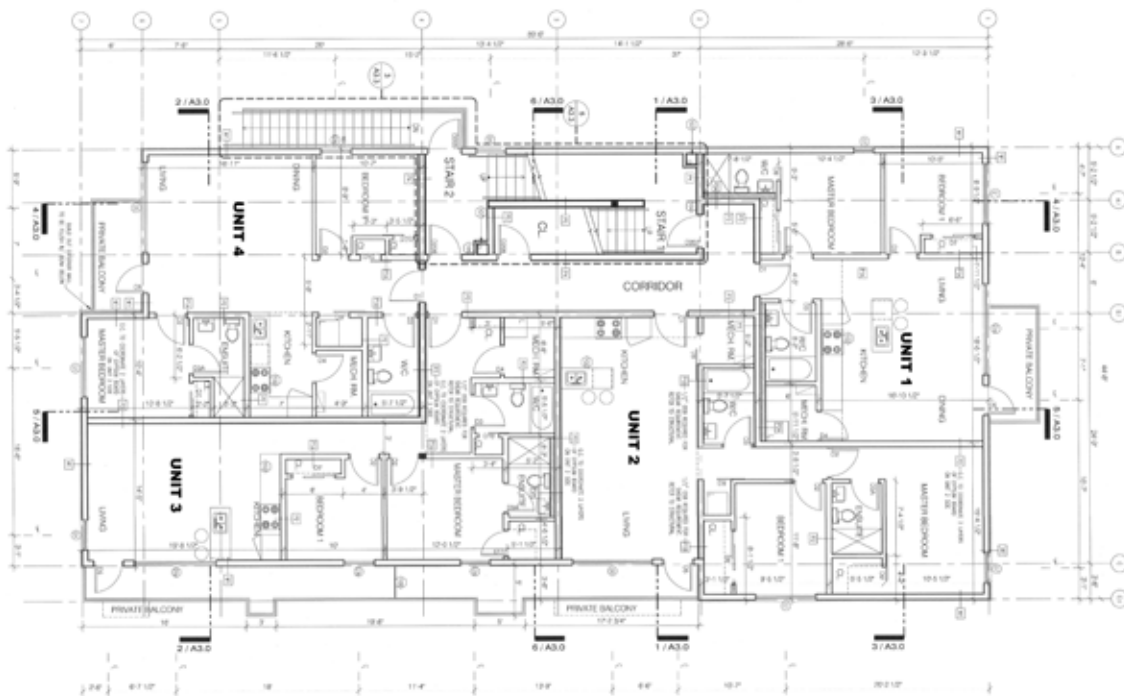
# FOR SALE

290 River Avenue, Winnipeg, Manitoba

## SITE PLAN AND PARKING AT GRADE



## SECOND FLOOR PLAN

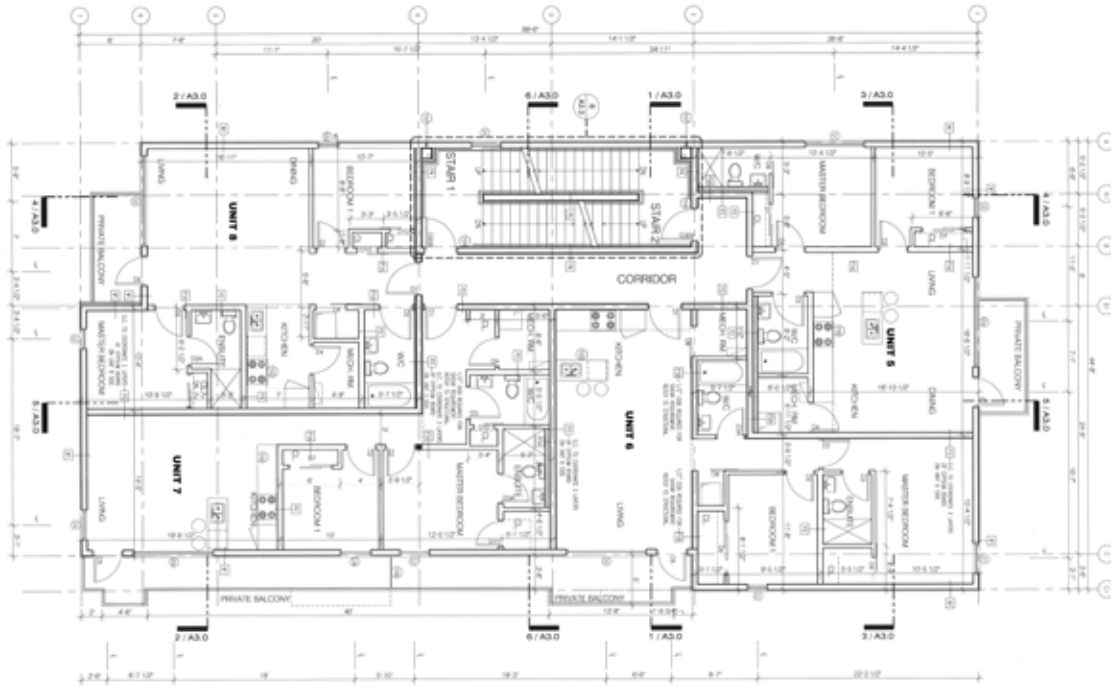




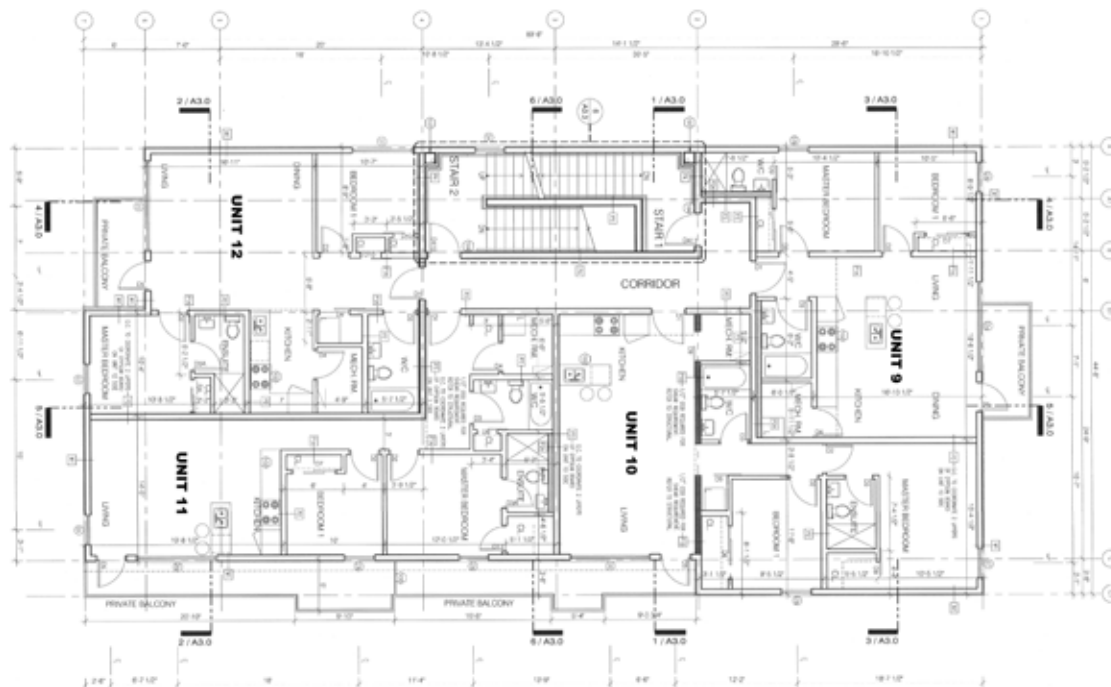
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## THIRD FLOOR PLAN



## FOURTH FLOOR PLAN



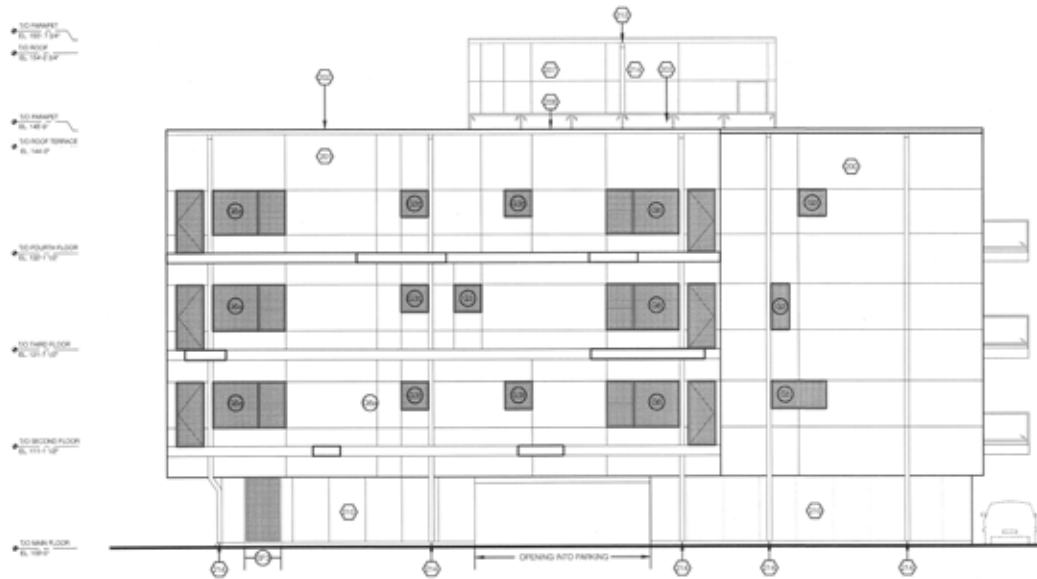
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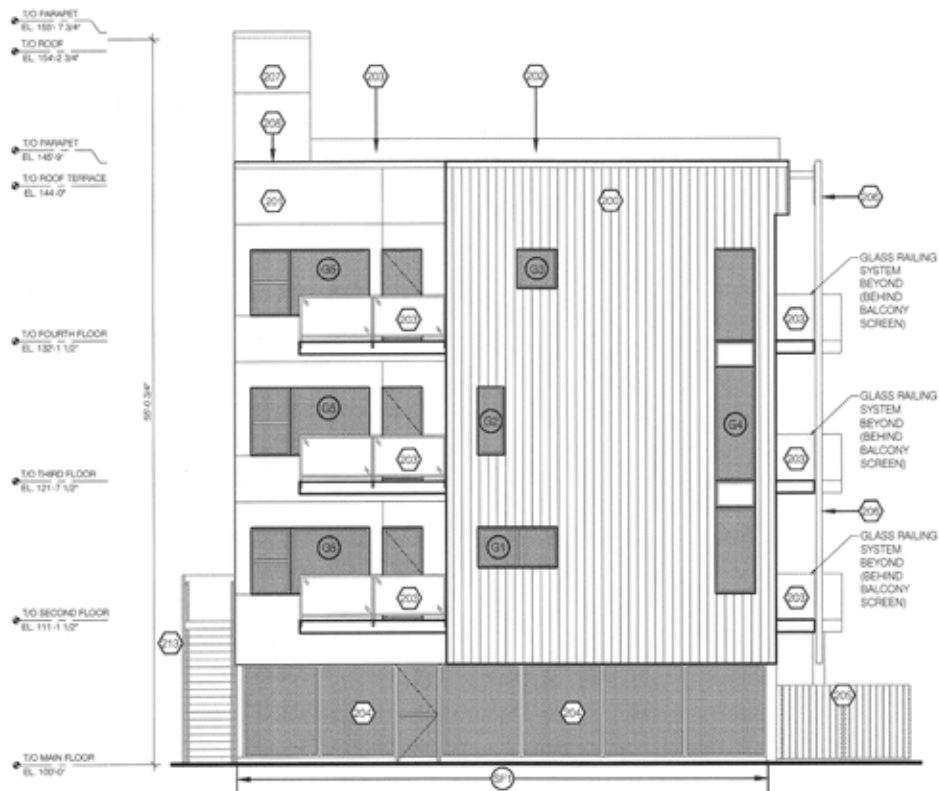
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290 River Avenue, Winnipeg, Manitoba

## WEST ELEVATION



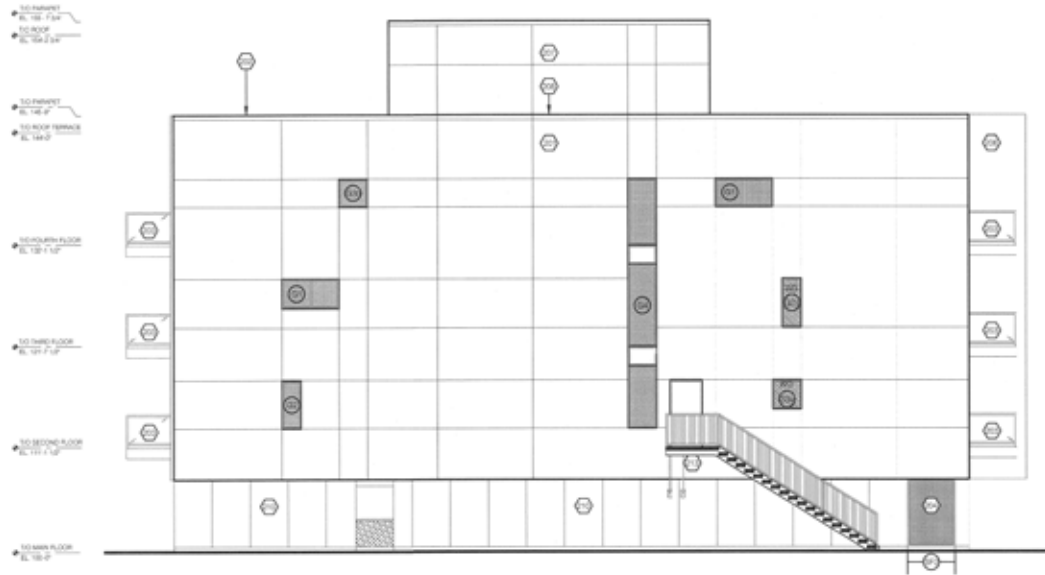
## NORTH ELEVATION



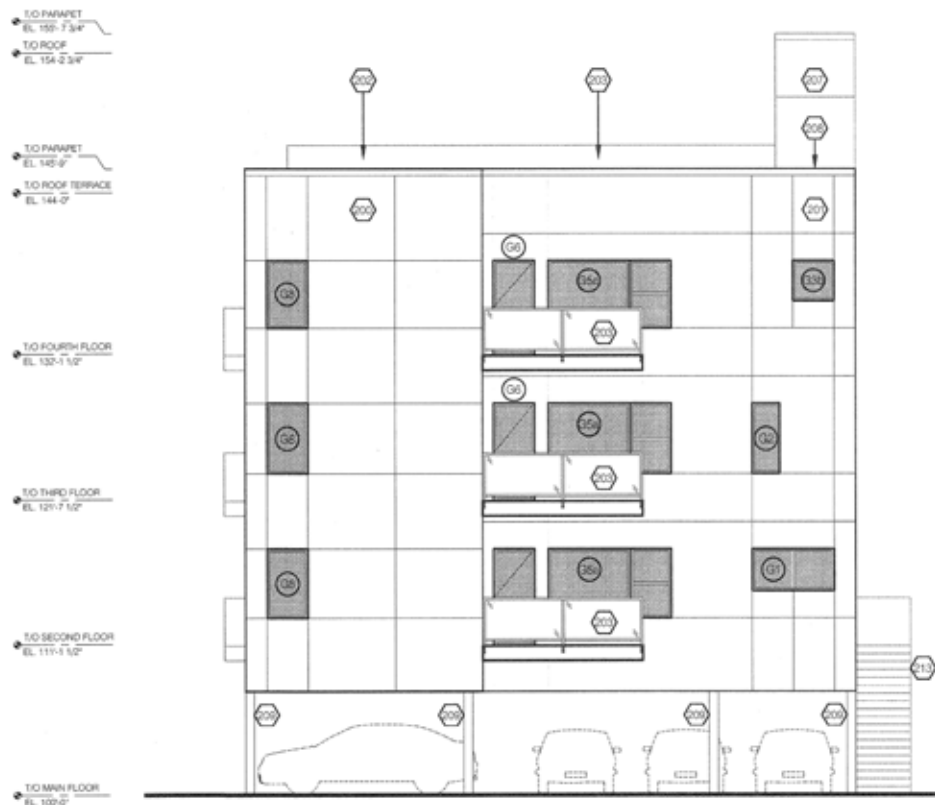
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## EAST ELEVATION



## SOUTH ELEVATION



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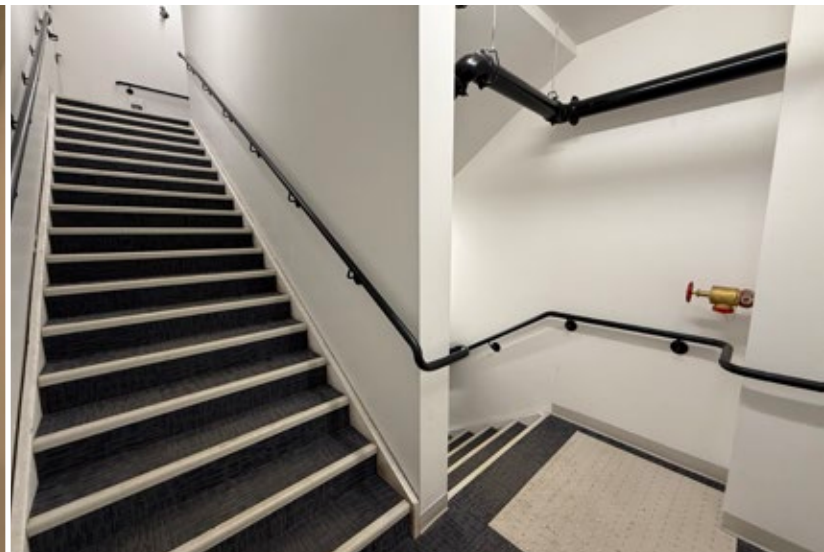
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# FOR SALE

290 River Avenue, Winnipeg, Manitoba



## INDEMNIFICATION AND DISCLAIMER STATEMENT

The information contained herein is presented solely for the purpose of review by prospective buyers of the Property. Buyers should consult with their own independent legal and accounting professionals. This information shall not be made available to any other person without the consent of the Vendor or Shindico.

Shindico makes no representation or warranty as to the accuracy or completeness of the information herein and no legal liability is assumed or shall be implied with respect thereto.

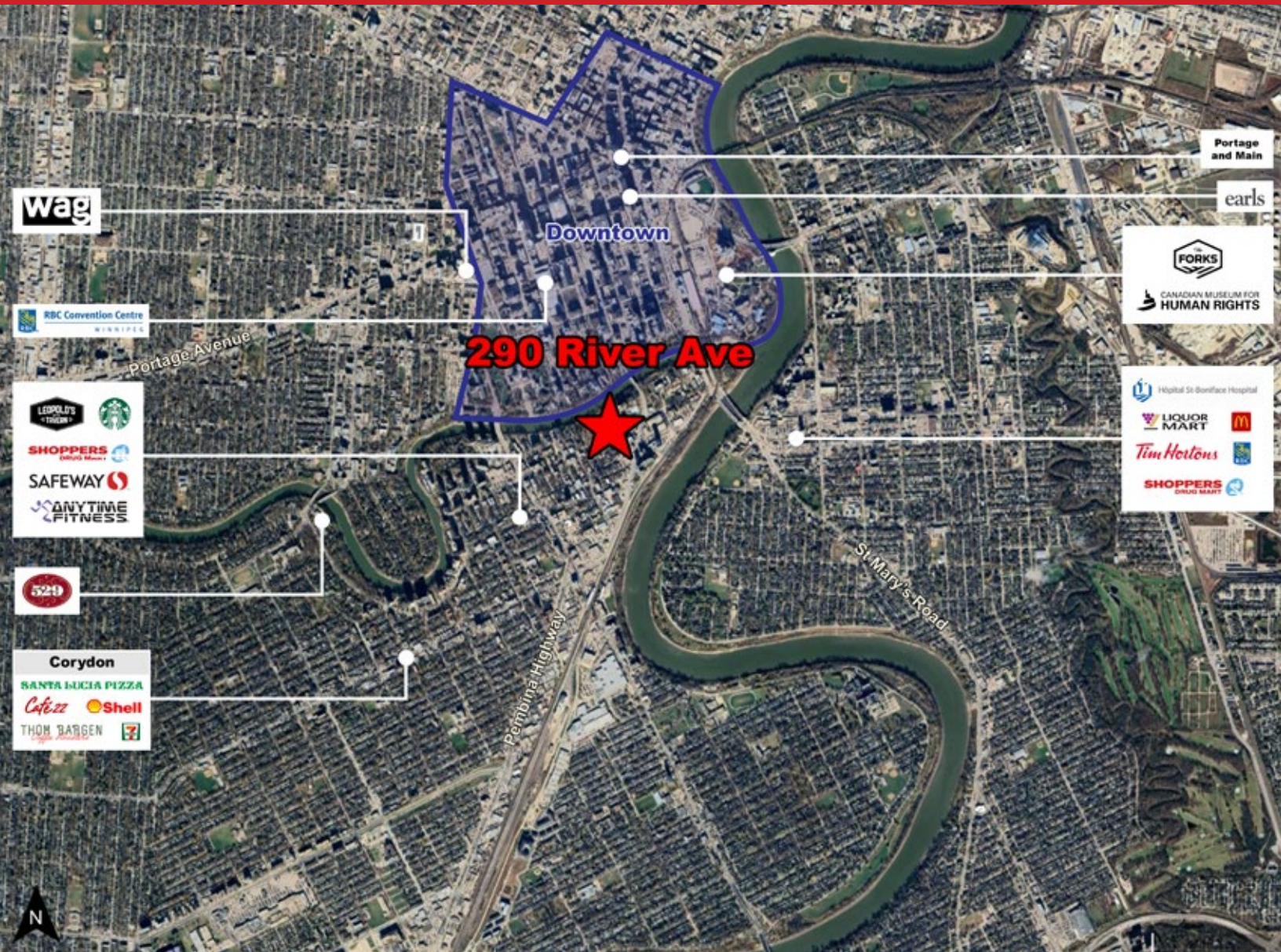
Additional Property information can be made available to prospective buyers:

- Rent Roll
- Financial Proforma
- Construction Plans and Layouts
- Financials Statements
- Operating Statements
- Tenant Leases
- Property Tax Statement
- Title Searches



# FOR SALE

290 River Avenue, Winnipeg, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

**Dino Alevizos\***

\*Services provided by Dino Alevizos Personal Real Estate Corporation

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## Shindico

*Succeeding by Helping Others Succeed*



*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

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