

FOR SALE

4-Storey Mixed-Use Building & Parking Lot

346 Broadway & 84 Hargrave Street, Winnipeg, Manitoba

**30 SUITE MULTIFAMILY INVESTMENT
WITH MAIN FLOOR OWNER/OCCUPIER OPPORTUNITY**



30
RESIDENTIAL
SUITES



8,000 SF
MAIN FLOOR
OFFICE



29 PARKING
STALLS



**WALKERS
PARADISE**
Source: walkscore.com



**EXCELLENT
TRANSIT**
Source: walkscore.com

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346 Broadway & 84 Hargrave Street, Winnipeg, Manitoba



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PROPERTY SUMMARY

Building Size	+/- 38,834 SF
30 residential suites	12 - 1 bedroom
	18 - 2 bedroom
Main Floor Office	+/- 8,000 SF

Land Area	+/- 22,584 SF
346 Broadway	+/- 16,553 SF
84 Hargrave St.	+/- 6,031 SF

Property Taxes (2025)	
346 Broadway	\$51,984.87
84 Hargrave St.	\$5,475.17

Zoning	
346 Broadway	M - Multiple Use Sector
84 Hargrave St.	D - Downtown Living Sector

Parking	
346 Broadway	3 stalls
84 Hargrave St.	26 stalls

Year Built	1949
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Main Floor Office Addition/Renovation	2008
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Sale Price	Unpriced
Offers reviewed on or after February 11, 2026	

*The Purchaser is responsible for confirming the accuracy of size and all other information during its due diligence

DEMOGRAPHICS

	Downtown Trade Area
Total Population	32,855
Daytime Population	98,389
Households	16,454
Median Age	34.5
Avg. Household Income	\$56,629

Environics Analytics ©2025

FEATURES

- 4-storey multifamily building with 30 residential suites and an +/- 8,000 square foot fully-developed office space on the main floor.
- Masonry and concrete construction with brick finish and concrete foundation.
- Property has been owner occupied and professionally managed since original construction.
- **Owner-Occupier Opportunity:** Possession of the main floor office as early as the Fall of 2026, offering synergistic office space for your business while minimizing monthly overhead.
- **Built-in Cash Flow:** The existing residential suites offer high occupancy rates and a diverse income stream, providing financial stability and significant future value-add potential. Rental upside as rents are ~40% below approved RTB limits.
- **On-site parking:** 29 stalls including 26 stall surface parking lot provides dedicated parking for tenants and additional revenue in Winnipeg's high-demand downtown parking market.
- Boiler replaced in 2014.
- Roof replaced (Building B) in 2018.
- Windows replaced in 2014.
- All (4) hot water tanks replaced in 2021-2022.
- Suite renovations including new electrical panels in 2014.
- **First time to market!**

LOCATION

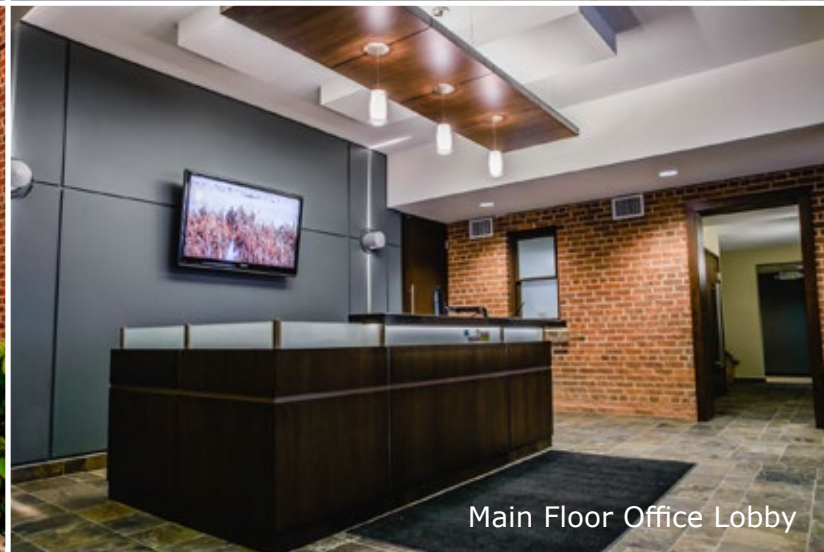
- Centrally located in Winnipeg's downtown on one of the city's most iconic and scenic streets, Broadway.
- Walking distance to the Canada Life Centre, RBC Convention Centre, Manitoba Legislature, The Forks, Family Foods, and numerous hotels, restaurants, and office complexes.
- Easy access to transit.

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Main Floor Office Lobby



Apartment Living Room



Apartment Kitchen

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THE OFFERING

Shindico Realty Inc. is pleased to offer for sale a 100% freehold interest in *The Townhouse*, 346 Broadway and 84 Hargrave Street in Winnipeg, Manitoba (the "Property") on behalf of the registered owner, T.H. Apartments Ltd. (the "Vendor"). Purchasers may consider the acquisition of the Property by way of a share sale, potentially negating the requirement of payment of Manitoba Land Transfer Tax (Purchasers should assume that the main floor will be vacant in the Fall of 2026).

OFFERING PROCESS

Offers will be reviewed by the Vendor on or after February 11, 2026 at 4:00 PM CST. Offers must be submitted to the attention of Michael Stronger (mstronger@shindico.com) and Dino Alevizos (dalevizos@shindico.com) for consideration by the Vendor.

The Vendor reserves the right to negotiate with the purchaser(s) whom they deem most attractive in their sole and absolute discretion. The Vendor shall not be obligated to accept any Offers received and reserves the right to reject any and all Offers. The Vendor reserves the right to end the sale process regarding the Property at any time prior to accepting an Offer, without notice or liability.

DATAROOM

Upon executing a **Confidentiality Agreement**, prospective purchasers will be provided with a personalized user name and password to gain access to additional due diligence information including: [Link to CA](#)

- Rent Roll
- Investment Pro Forma
- Construction Plans
- Roof Report
- Mechanical Report
- Operating Statements
- Tenant Leases
- Property Tax Bills
- Status of Title(s)
- Phase 1 ESA (Environmental) Report
- Asbestos Report



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FOR MORE INFORMATION, PLEASE CONTACT:

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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.

The accuracy of the information set out herein has not been confirmed, and Shindico Realty Inc. and its affiliates make no representations or warranties as to the accuracy of the information and assumes no responsibility for errors or omissions. The recipient is responsible to verify the accuracy of any information and bears all risk related to any inaccuracies.010626