



The
Ellis
Team

FOR SALE

TY ELLIS PERSONAL REAL ESTATE CORPORATION • MONOPOLY REALTY

167 BERRYDALE AVENUE

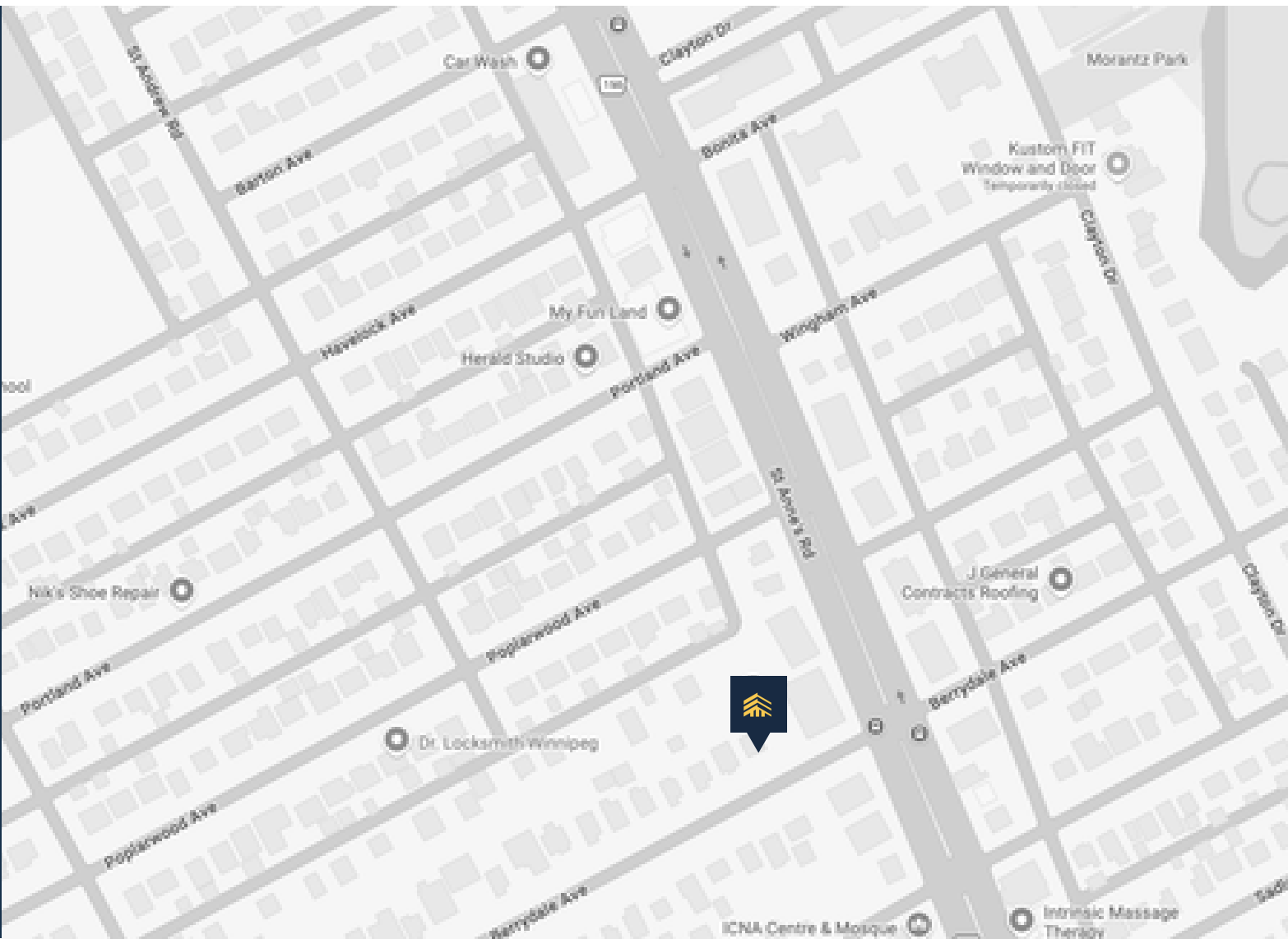


ABOUT THE PROPERTY

167 BERRYDALE AVENUE

An exceptional turnkey investment opportunity in Winnipeg’s desirable St. Vital. Built by Spruce Design Build, on engineered piled foundation, this brand-new (under construction) infill 4-plex features two distinct, multi-level structures offering four luxury townhouse-style suites. Each residence features 1,890 sq. ft. spanning three fully finished levels: Main Level: 9 ft. ceilings, luxury vinyl plank flooring, open living/dining area, 2-piece bath, and a chef’s kitchen with quartz countertops, custom soft-close cabinetry, and stainless steel appliances. Upper Level: 3 spacious bedrooms, including a primary suite with walk-in closet & 3-piece ensuite, plus a second full 4-piece bath. Finished Basement: Large rec room, 4th bedroom, and dedicated laundry/mechanical room. Built for maximum operational efficiency, every suite is 100% Self contained featuring separate 200A electrical service, forced-air electric furnace, central A/C, in-suite laundry, private 12’x12’ rear deck, and dedicated rear lane access parking. With full tenant sub-metering, zero initial CapEx, and Manitoba’s 20-year rent control exemption, this turnkey asset delivers premium rental yields and long-term equity growth!

Neighbourhood	St Vital
Year Built	2026
Bedrooms/Unit	4
Bathrooms/Unit	2.5
Living Area/Unit	~1,890 Sq. Ft. Incl. Basement
Parking	7 Parking Stalls
Heating	Forced Air, Electric



PRO FORMA

167 Berrydale Avenue | Proposed 4-Plex | 4 Suites x 4 Bed, 2.5 Bath

Note: All information contained herein has been obtained from sources deemed reliable and is believed to be true, it has not been verified and as such, cannot be warranted, guaranteed, nor form any part of any future contract. The Buyer would have to perform all necessary due diligence including full compliance with the Residential Tenancy Branch.

Projected Operating Income	Monthly	Annual
Suite #1 (4 Bed, 2.5 Bath)	\$2,800	\$33,600
Suite #2 (4 Bed, 2.5 Bath)	\$2,800	\$33,600
Suite #3 (4 Bed, 2.5 Bath)	\$2,800	\$33,600
Suite #4 (4 Bed, 2.5 Bath)	\$2,800	\$33,600
Potential Gross Income	\$11,200	\$134,400
Less: Vacancy & Credit Losses (1.8%)	(\$202)	(\$2,419)
Effective Gross Income	\$10,998	\$131,981

Prjected Operating Expenses	Monthly	Annual
Rental Property Insurance	\$400	\$4,800
Lawn Care & Snow Removal	\$100	\$1,200
Property Management (5% of EGI)	\$550	\$6,599
Real Estate Taxes	\$1,330	\$15,960
Repairs & Maintenance	\$200	\$2,400
Total Operating Expenses	\$2,580	\$30,959

Net Operating Income (NOI)	Monthly	Annual
Effective Gross Income	\$10,998	\$131,981
Total Operating Expenses	(\$2,580)	(\$30,959)
Annual Net Operating Income	\$8,418	\$101,022

QUALITY & DESIGN

BUILDER SPECIFICATION



Basement/Concrete

- Poured in place 8” thick concrete foundation reinforced with steel rebar
- Floating Slab Concrete Floor reinforced with steel rebar
- Piled Foundations
- Basement ceiling height +/- 8’

Framing/Insulation/Joists & Trusses

- Web Trusses for Main & 2nd floor
- 2X6 Exterior Walls
- 2X4 Interior Walls with 2x6 Interior Walls for Plumbing
- 7/16” OSB Exterior Sheathing
- Asphalt Shingles
- Insulation as Per Building Code

Exterior

- Tyvek House Wrap
- Front elevation siding materials TBD by final design (Hardie / Acrylic stucco)
- Concrete Stucco Surround (Sides & back of building)
- Aluminum Soffit, Fascia, Gutters and Downspouts
- PVC Windows (dual pane)
- Front Door with Full glass and side lite
- Full-size patio door for rear entry
- Entry handleset with deadbolt for Front door

Cabinets – Kitchen & Bath

- Custom thermofoil cabinetry with soft close doors & drawers
- Quartz Countertops in kitchens & bathrooms

Interior Finishing

- 9’ Main Floor ceiling height
- Luxury Vinyl Plank Flooring throughout
- 2.5” white MDF flat window and door casing
- 3.5” white MDF flat baseboards
- Hollow Core Interior Doors with matte black levers
- Bi-fold Closet Doors with matte black knobs
- Semi-Gloss White on doors & casings
- Main wall colour (1 Coat Primer & 2 Coats Paint)
- White Wire Closet Shelving

Plumbing & Heating

- Forced air Electric Furnace & Air Conditioner
- 60 gal Hot water tanks
- Heat Recovery Ventilator (HRV)
- Kitchen - Undermount Stainless Steel Sinks & pulldown faucets
- Bathroom - Undermount Porcelain Sinks & chrome faucets
- Fiberglass Tubs & Showers
- Sump Pump

Exterior Yard

- Walkways - concrete walkways to front doors of units, gravel walkway from front to rear
- of property.
- Wood retaining walls along property line (fencing not provided along property lines or in
- suite rear yards)
- Parking pad - asphalt or concrete.
- Rear 12’x12’ Wood Decks on screw piles with wood railings & black metal spindles
- Front concrete steps with aluminum railings

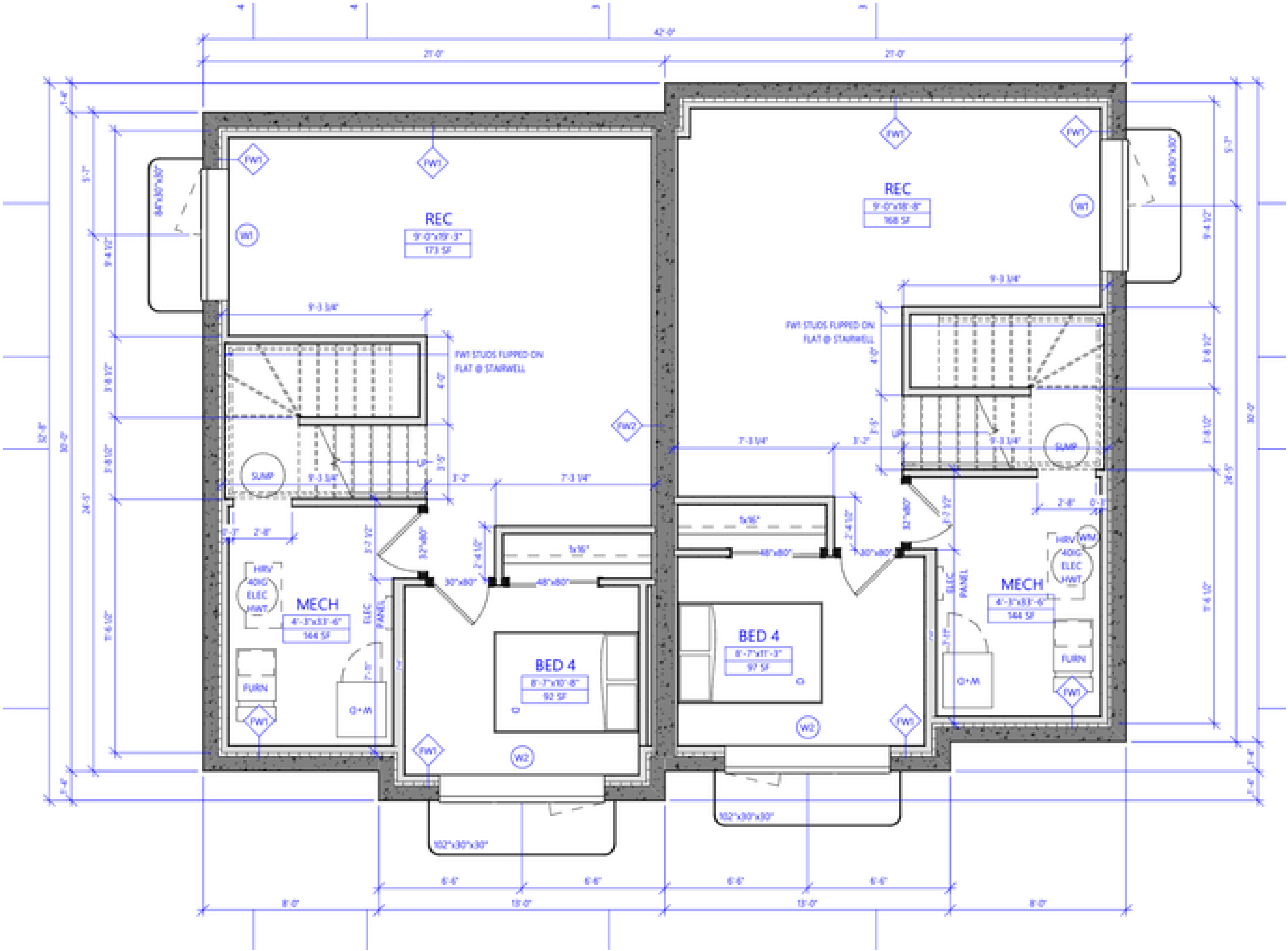
Appliances

- Washer & Dryer - Frigidaire stacking washer & dryer, white
- Fridge - GE 30” with bottom freezer, stainless steel
- Range - Frigidaire 30” glass-top stainless steel range, stainless steel
- Dishwasher - Frigidaire 24” dishwasher, stainless steel
- OTR - Frigidaire 30” over-the-range microwave, stainless steel

Electrical & Lighting

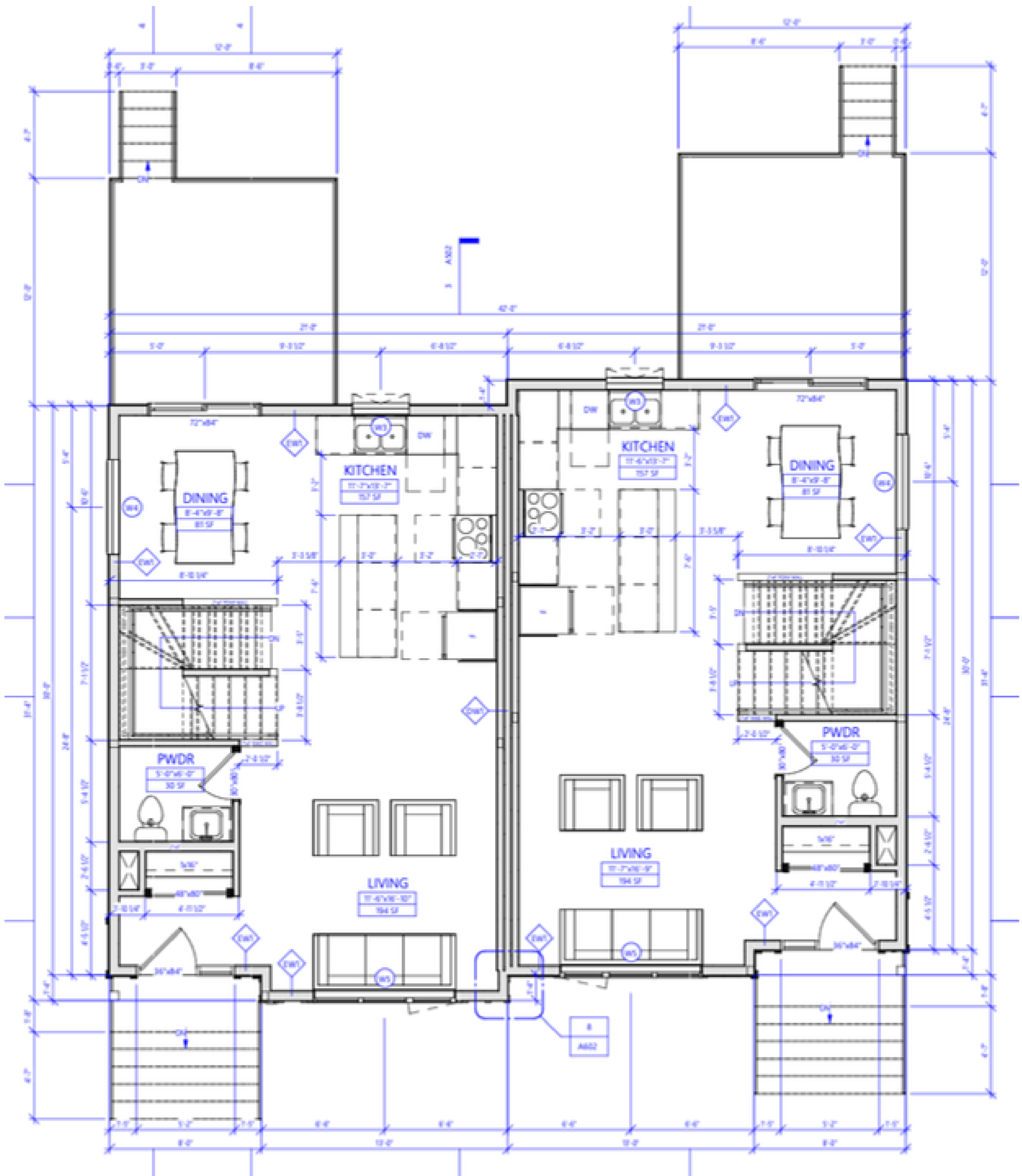
- 200 Amp Electrical Service for each unit





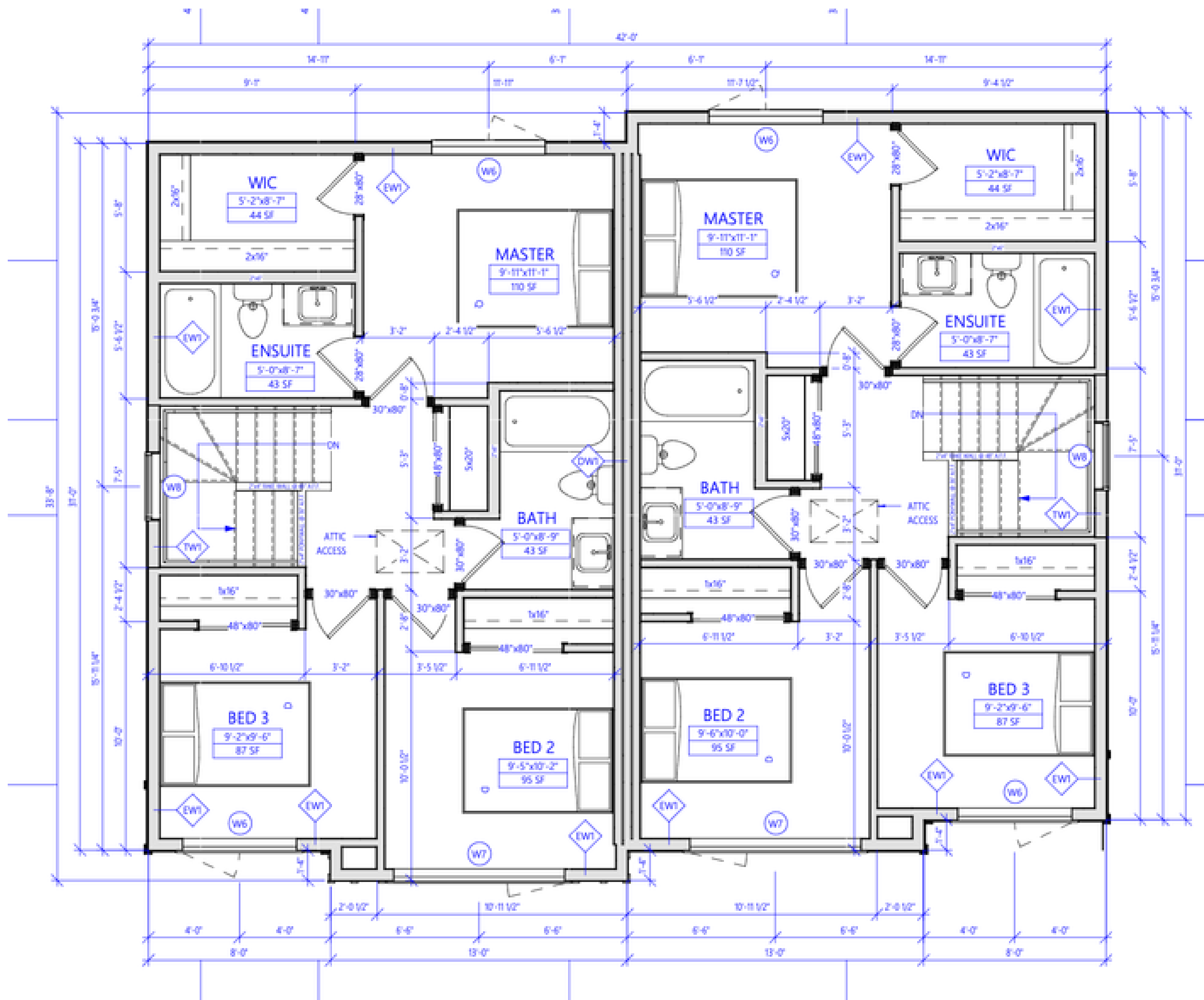
PLANS

MAIN LEVEL



PLANS

UPPER LEVEL



SITE PLAN ILLUSTRATION





The Ellis Team

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