

NORTH ATLAS

COMMERCIAL REAL ESTATE

Five-Plex Investment Property For Sale

135 Maryland Street,
Winnipeg, MB



Two 2-Bedroom Units + Three 3-Bedroom Units
Year Built: 2019

Price: \$1,500,000
Property Taxes: \$11,197.55 (2026)

North Atlas Commercial Real Estate
1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

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PROPERTY HIGHLIGHTS

North Atlas Commercial Real Estate is pleased to present this recently constructed five-plex investment opportunity at 135 Maryland Street. Built in 2019, the property offers two 2-bedroom and three 3-bedroom units, with strong income potential under both conventional and furnished-rental operations, with 3-4 rear parking spots.



Unit Mix – Two 2-bedroom units and three 3-bedroom units



Unfurnished Projected Rents – \$1,850/month (2BR) and \$2,200/month (3BR)



Furnished Projected Rents – \$2,250/month (2BR) and \$2,750/month (3BR)



Location – 5 minutes to Osborne Village, 6 minutes to Polo Park, 7 minutes to Portage & Main



Zoning – RMFM - Residential - Multi-Family



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FURNISHED OFFERING

135 Maryland Street has historically operated with most suites fully furnished. All existing furnishings are included in the sale, providing the option to continue furnished operations, or the flexibility to transition suites to conventional unfurnished tenancies as leases turn over.

Target Rents by Unit Type

Unit Type	Unit Count	Unfurnished Projected Rent	Furnished Projected Rent
2-Bedroom	2 units	\$1,850/month	\$2,250/month
3-Bedroom	3 units	\$2,200/month	\$2,750/month



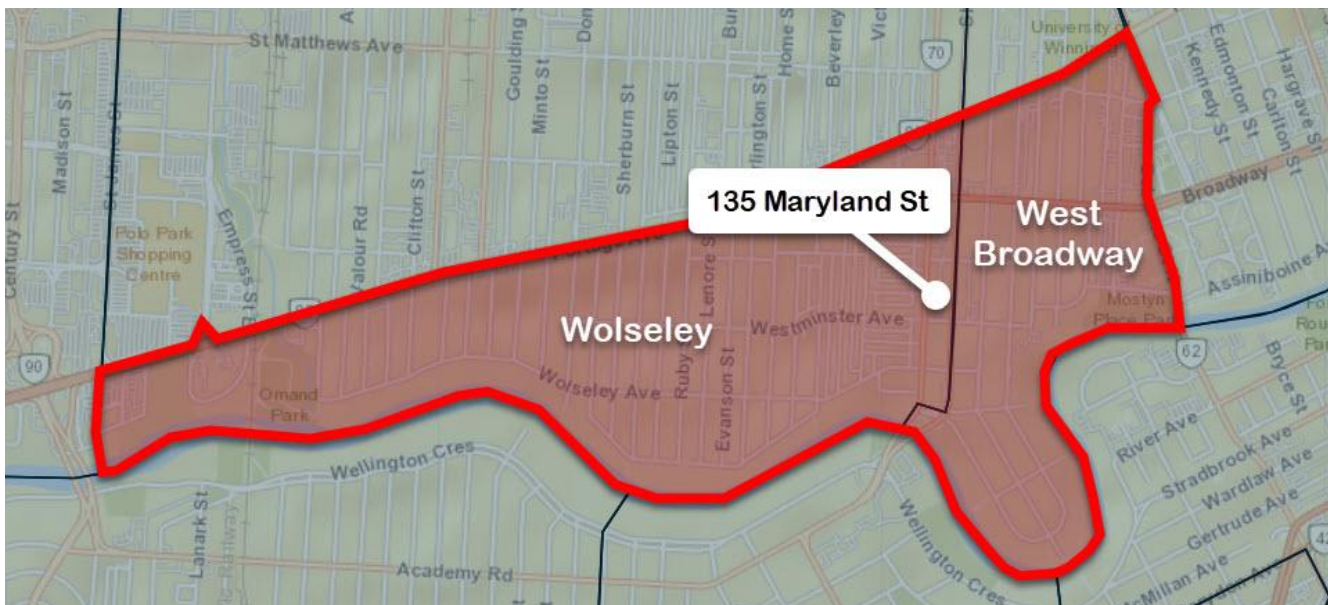
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MARKET VACANCY

135 Maryland Street sits in the heart of the West Broadway & Wolseley neighbourhoods, a popular destination for renter households in Winnipeg. October 2025 Survey data from Canada Mortgage and Housing Corporation (CMHC) estimated 2 & 3 bedroom units average vacancy at 3% across Winnipeg. General neighbourhood vacancy rates are provided below.



Neighbourhood Vacancy Rates

Neighbourhood	Area Vacancy Rate
Wolseley	4.2%
West Broadway	2.6%
Average	3.4%

Source: CMHC Rental Market Survey, October 2025

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FLOOR PLANS - 3 BEDROOM UNITS

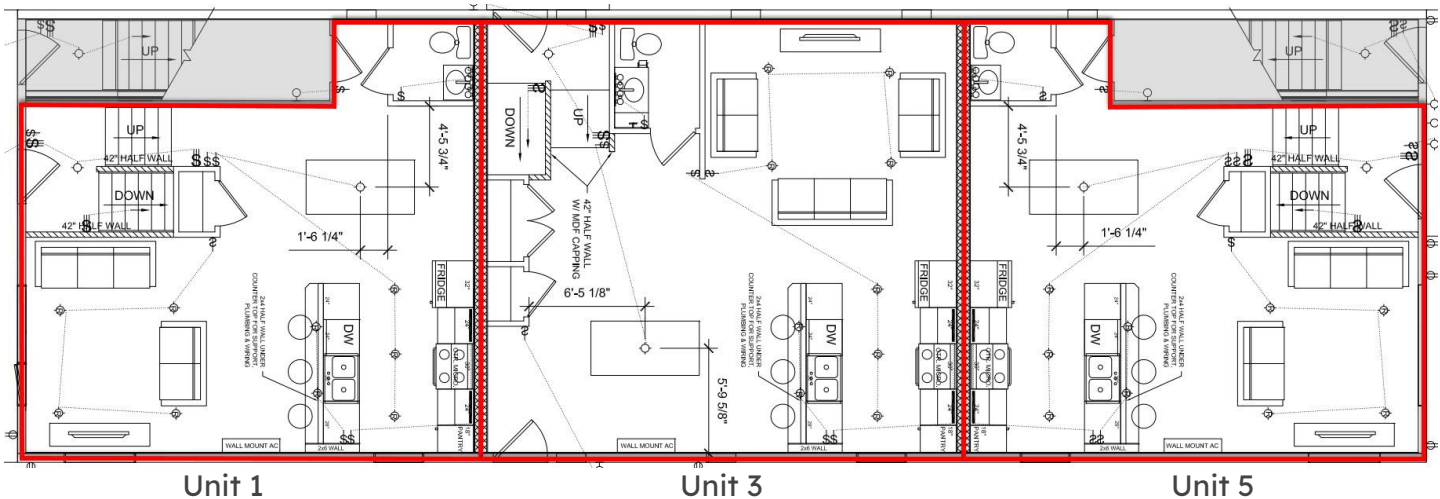
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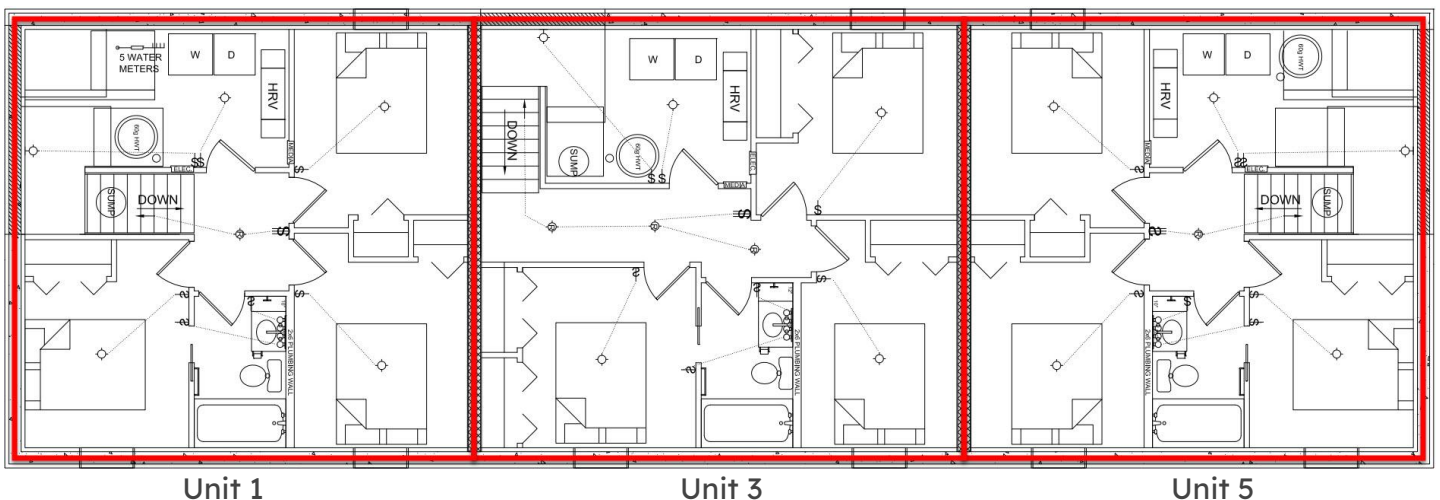
Three two-level, 3-bedroom units take up a portion of the main floor and the basement.



MAIN LEVEL



BASEMENT LEVEL



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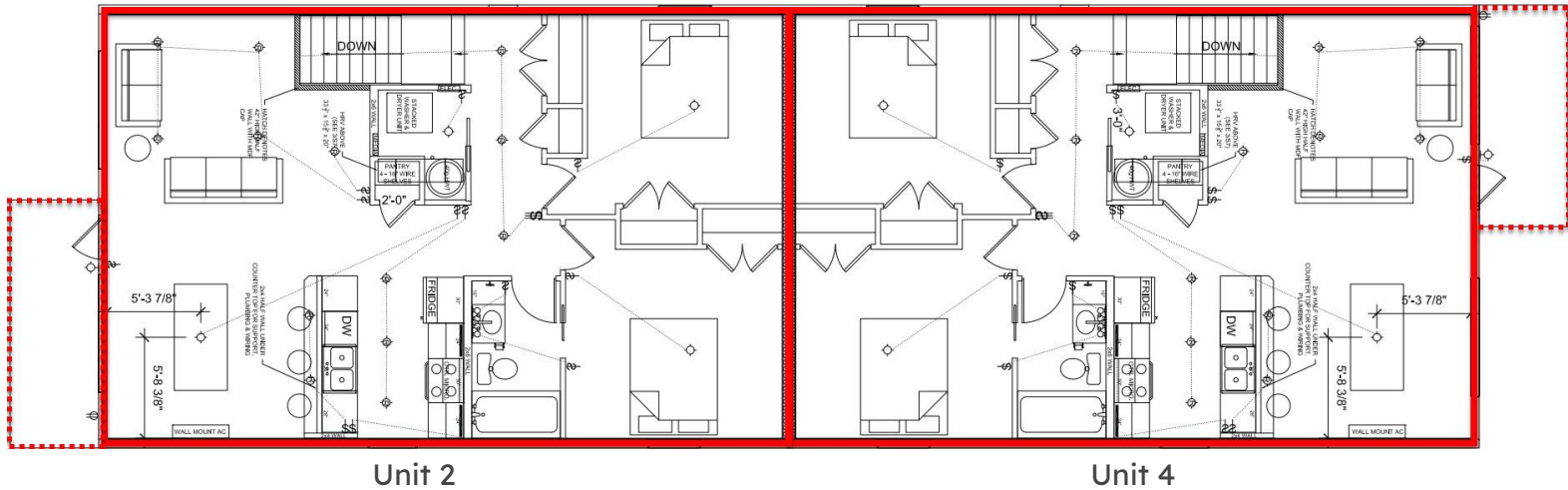
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FLOOR PLANS - 2 BEDROOM UNITS

The two 2-bedroom units are located on the second floor, and both include attractive balconies.



SECOND FLOOR UNITS



Unit 2

Unit 4



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UNIT PHOTOS

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2-Bedroom



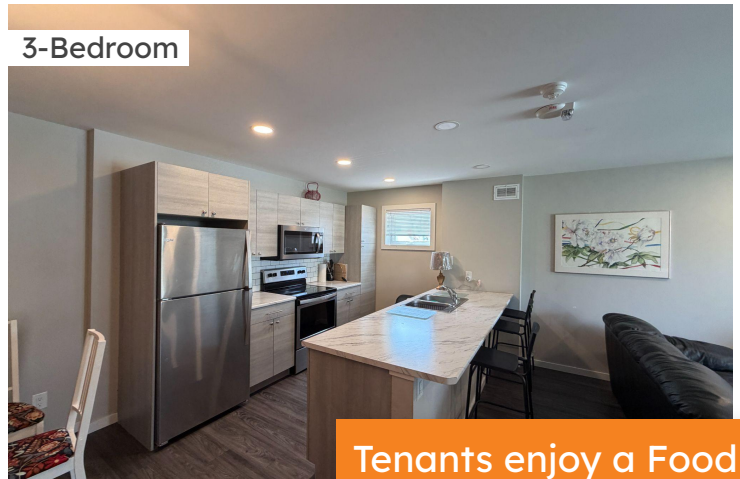
3-Bedroom



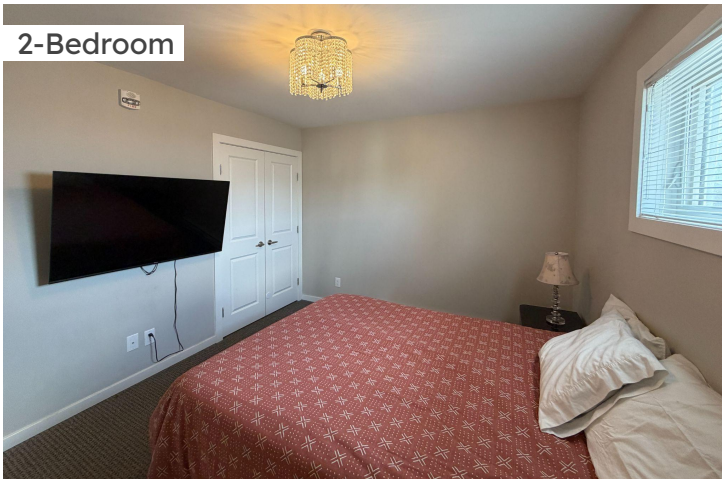
2-Bedroom



3-Bedroom



2-Bedroom



2-Bedroom Balcony



Tenants enjoy a Food Fare directly south of the building.

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EXTERIOR PHOTOS

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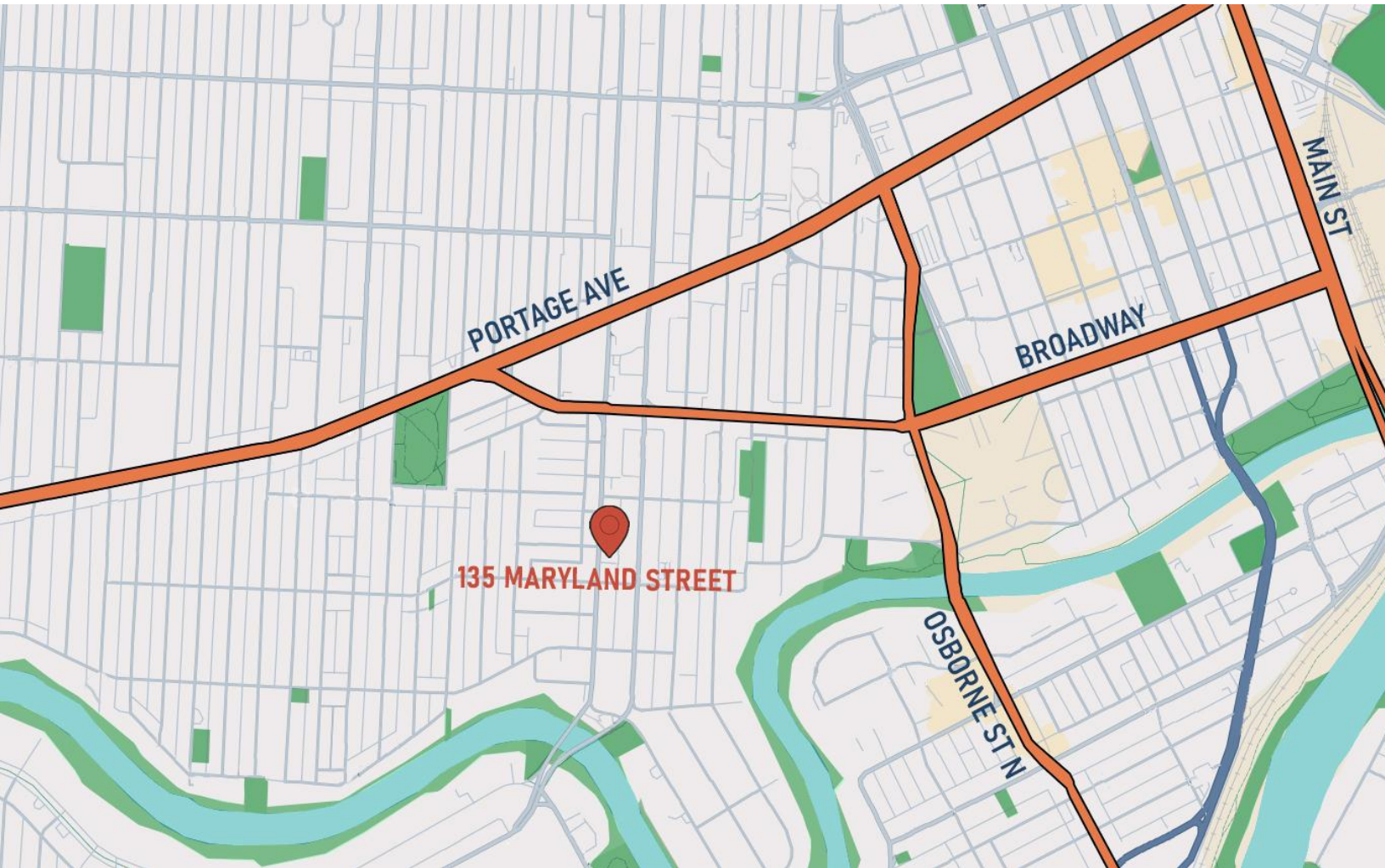
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