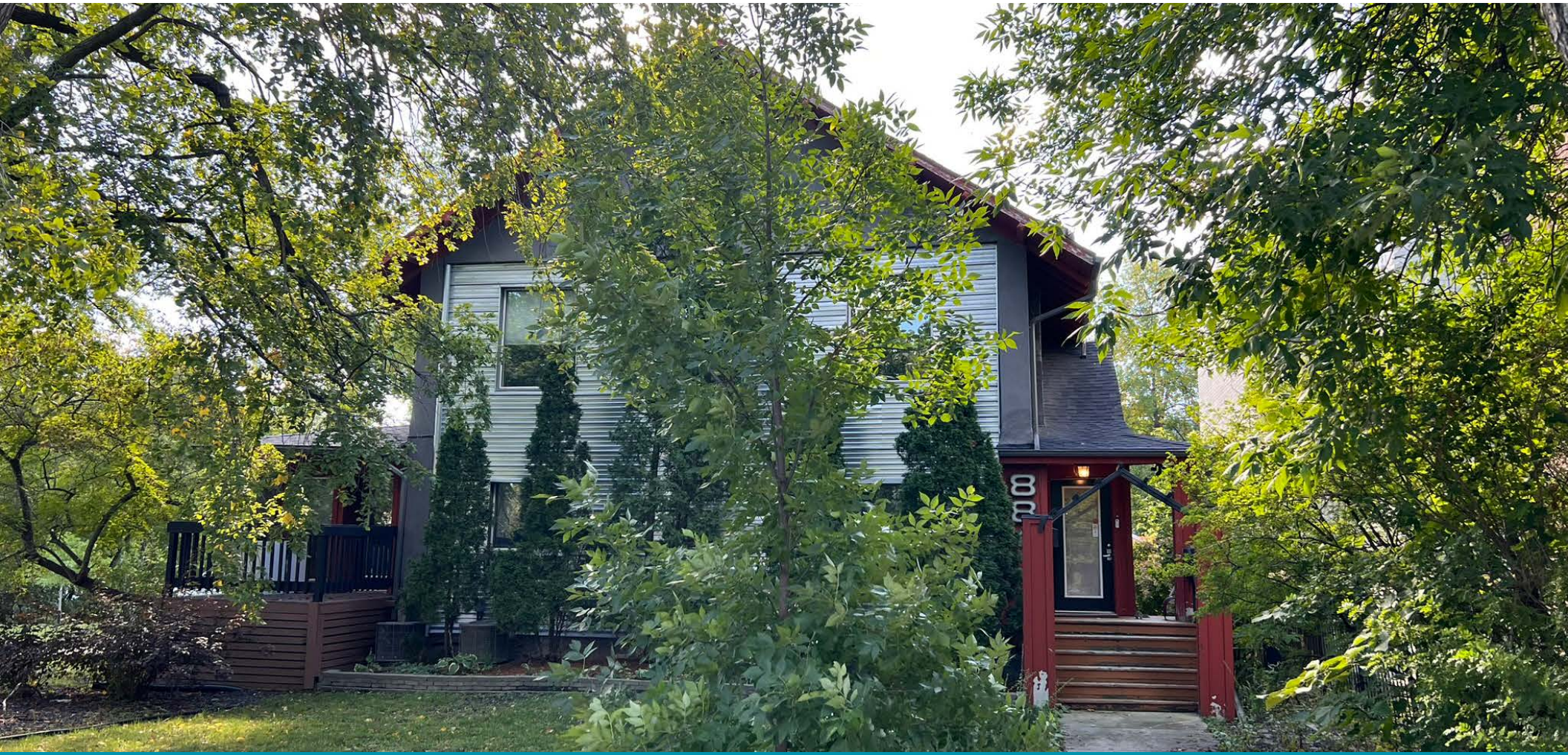
OWNER-OCCUPIED DUPLEX & INVESTMENT OPPORTUNITY IN RIVER HEIGHTS

884 GROSVENOR AVE & 20 WENTWORTH ST



- AVAILABLE FOR OWNER-OCCUPIER AS EARLY AS NOV 1, 2026 -

CUSHMAN & WAKEFIELD
Winnipeg

PROPERTY HIGHLIGHTS

(+/-) 3,680 SF ON (+/-) 7,230 SF LOT

Positioned in the highly desirable River Heights neighbourhood, this well-maintained duplex offers a rare combination of stable in-place income and significant redevelopment potential. Situated on a prominent corner lot, the property is ideally suited for future intensification in one of Winnipeg's most established residential areas.

Development Potential

- Strong candidate for rezoning to RMF-L (Residential Multi-Family – Large)
- Potential for 4–5 storey apartment development
- Estimated capacity up to 13 residential units
- Prime corner configuration supports efficient site planning and access
- Located within a mature neighbourhood experiencing ongoing infill growth and development

PROPERTY OVERVIEW	
Address:	884 Grosvenor Avenue & 20 Wentworth Street
Property Type:	Duplex
Total Size (+/-):	3,680 sq. ft.
Lot Size (+/-):	0.17 acres
Property Tax:	$9,628.34
Occupancy:	Fully leased (opportunity to occupy upper level unit as early as Nov 1, 2026)
Management:	Professionally managed
Pro Forma:	Available upon request
Caveat #:	1068809 is registered on title and runs with the land. Can be provided upon request.





SALE PRICE: $895,000





INVESTMENT HIGHLIGHTS

Located in Winnipeg's highly sought-after River Heights neighbourhood, 884 Grosvenor Avenue & 20 Wentworth Street benefits from a prime central location surrounded by established residential character and strong community amenities. The property is in close proximity to quality schools, parks, retail corridors, and public transit, supporting consistent rental demand and long-term tenant appeal. River Heights continues to see steady infill and redevelopment activity, further enhancing its attractiveness as a location for future multifamily development intensification and sustained investment growth.

Immediate cash flow generated from two high-quality rental units with existing residential tenants.

Excellent long-term hold with future redevelopment upside

All-electric building (no gas service) simplifies operations

Share sale opportunity via bare trust structure — potential savings on land transfer tax

Renovated property with premium finishes and amenities

SUITE DETAILS

20 WENTWORTH STREET (MAIN LEVEL UNIT)	
No. of Bedrooms:	2 bedrooms with 2 bathrooms
Current Rent:	$1,895/month (increasing to $1,950/month August 1, 2026)
Current Term:	August 1, 2025 - July 31, 2026
Laundry:	In-suite
Heating:	Private furnace + electric baseboard heating
Air Conditioning:	Yes
Patio:	Two private patios/decks
Parking:	Two electrified surface parking stalls
Storage:	Basement storage locker

**Tenant pays hydro (all appliances & HVAC electric)*



884 GROSVENOR AVENUE (UPPER LEVEL UNIT)	
No. of Bedrooms:	3 bedrooms + den with 2 full bathrooms (over 2 levels)
Current Rent:	$3,185/month
Current Term:	January 1, 2026 - December 31, 2026
Laundry:	In-suite
Heating:	Private furnace
Air Conditioning:	Yes
Patio:	Private patio/deck
Parking:	Double garage parking
Storage:	Basement storage locker

**Tenant pays hydro (all appliances & HVAC electric)*



20 WENTWORTH ST

SUITE PHOTOS





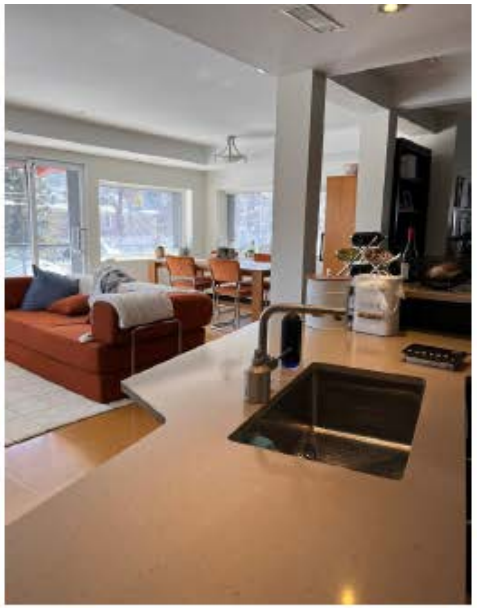


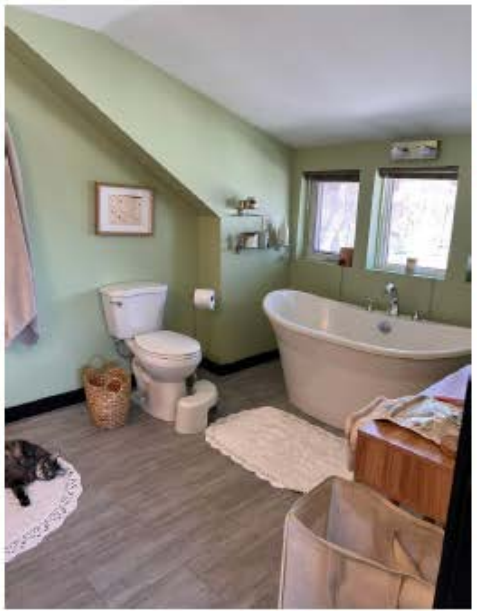




884 GROSVENOR AVENUE

SUITE PHOTOS

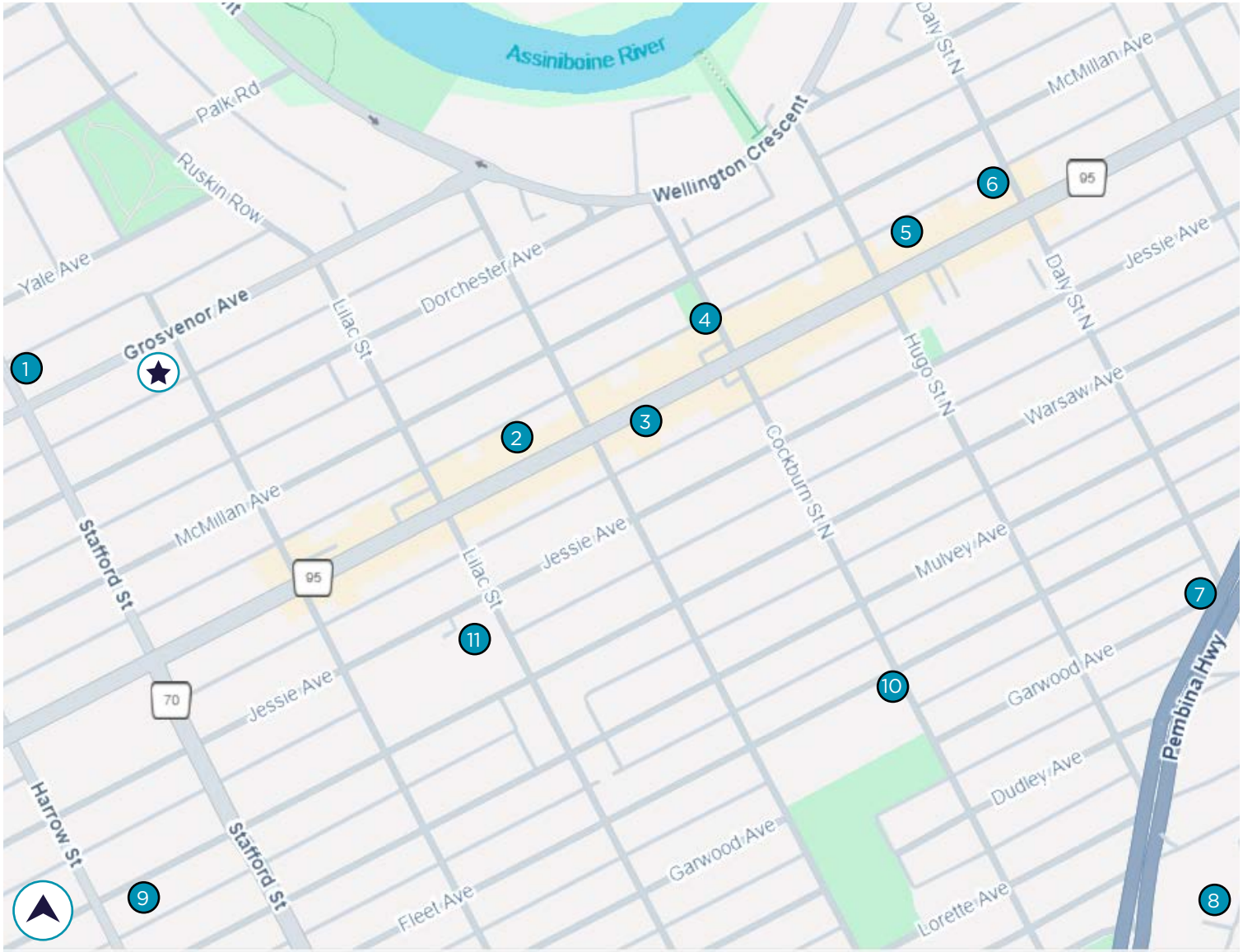





AMENITIES

MAP

13 MINS	10 MINS	21 MINS	21 MINS
WINNIPEG INT'L AIRPORT	DOWNTOWN WINNIPEG	MAIN STREET	PERIMETER HIGHWAY



1 THE GROVE PUB & RESTAURANT

2 CAFE 22

3 PASSERO

4 THOM BARGEN COFFEE ROASTERS

5 SUSHI YA

6 A+ SUSHI BUFFET

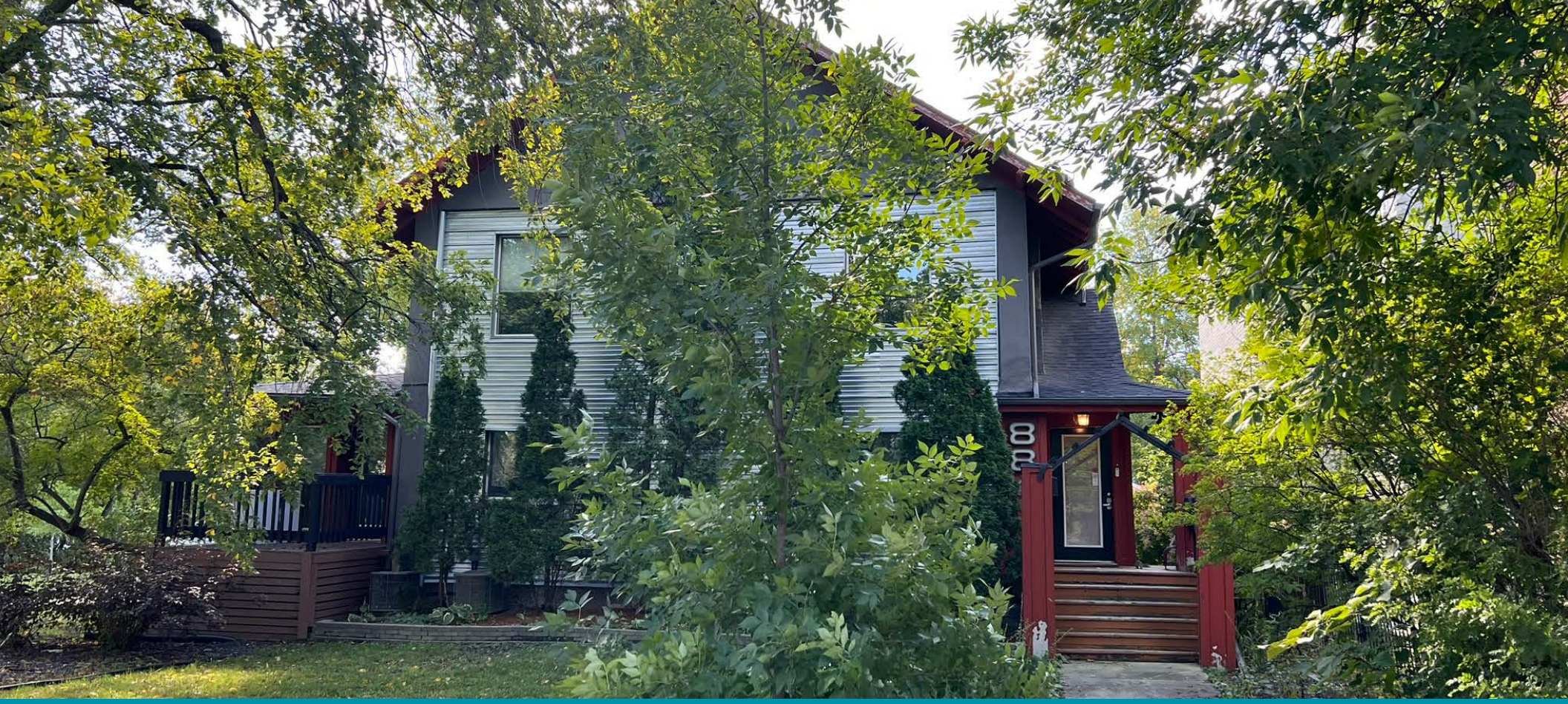
7 GARWOOD GRILL

8 SMITTYS RESTAURANT

9 EVA'S GELATO & COFFEE BAR

10 EARL GREY SCHOOL

11 ECOLE LAVERENDRYE



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CUSHMAN & WAKEFIELD
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