



MULTI-FAMILY INVESTMENT

For Sale

432 FURBY STREET



JANEARNOT.COM

JANE@JANEARNOT.COM

204 477 0500



Key Investment Highlights

432 FURBY STREET



An opportunity to acquire a 15 suite, renovated, multi-family building 2 blocks from the University of Winnipeg and steps from Portage Avenue

- A mix of 1, 2 and 2.5 bedroom units, this building has had extensive renovations to the exterior of the building with enclosed front and rear entryways, and additional renovations to the units including new kitchens, flooring and bathrooms.
- The building has upgraded electrical services including separate meters for all units, and a new hot water tank and instant water heater in 2024. Roof was also repaired in 2024. Tenant suites are heated with electric baseboard heat.
- Renovations preserved the exposed brick and beam of the original building making each unit unique.
- New owners have recently renovated 5 suites, including new or upgraded flooring, kitchen countertops, and paint
- Professional property management

Zoning R2

LIST PRICE

\$1,249,000.00 (\$83,266 per unit)

Property Taxes

[For 13 units (2024)]

\$18,752.81

Normalized Potential NOI

\$115,395

Cap Rate

9.2%



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Building Details

432 FURBY STREET



Number of suites	15 (*note: there are 2 units owned by other owners which have been conditionally purchased by vendor and close on August 1, 2025)
Land area	5,750 SF
Year Built	1910 with extensive renovations in 2011
Floors	3 stories plus full basement with lower level suites
Materials	Masonry brick construction with steel entryways in front and rear
Suite Configuration	7 x 1 Bedroom, 6 X 2 Bedroom and 2 x 2.5 Bedroom
Normalized Rent	1 Bed \$900, 2 Bed \$1,250 and 3 bed \$1,300 / per month
Net Operating Income (normalized, estimated)	\$115,395 per year
Electrical	New electrical services with separate meters for each unit
Improvements	<ul style="list-style-type: none">• Entire building renovated in 2010 including<ul style="list-style-type: none">• New steel entrance way in front and back• All suites renovated with new kitchens, bathrooms, windows, flooring• Hallways renovated• Roof replaced• New Hot water tank and instant water heater (2024)• Roof repairs (2024)• Electrical service replaced with separate meters for each unit• 5 suites recently renovated



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Location

432 FURBY ST



Conveniently located



Shopping & Grocery



Biking infrastructure



Nearby culture & entertainment



Nearby food & drink



Some amenities nearby



Some transit nearby



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Images

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Contact

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