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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
26 BUNTING STREET									
	TYSON PREISENTANZ 204 928 5002	M2		8,283	1	3	16'	LEASED	LEASED
									<ul style="list-style-type: none"> • Located in the heart of Inkster Industrial Park close to major trucking routes and many amenities • (+/-) 1,000 sf office build out • Great parking
89 BUNTING STREET									
	TYSON PREISENTANZ 204 928 5002	M2		65,933			21'	\$7.50	\$2.85
		M2		28,718			21'	TBD	TBD
	CHRIS HOURIHAN 204 934 6215	M2		34,014			21'	TBD	TBD
	TAYLOR CALDWELL 204 934 6237								<ul style="list-style-type: none"> • Potential to expand building to (+/-) 100,000 sf • Significant upgrades planned including: Perforated aluminum facade with decorative LED lighting, Interior LED lighting, new dock levellers and area enclosure and new LED lighting throughout the warehouse • Property is well located in Inkster Industrial Park on Bunting Street between Inkster Boulevard and Church Avenue
1431 CHURCH AVENUE									
	STEPHEN SHERLOCK 204 928 5011	M2	1	27,200	2	2	20'	\$7.95	\$3.93
	MURRAY GOODMAN 204 928 5009								<ul style="list-style-type: none"> • Located on Dublin Avenue between St. James Street and Notre Dame Avenue in Northwest Winnipeg • Excellent access to major routes • Ideally suited for office, warehouse or manufacturing • On site parking includes some electrified spots
275 DE BAETS STREET									
	CHRIS MACSYMIC 204 928 5019	M2		5,780	1		24'	TBD	\$4.63
	TYSON PREISENTANZ 204 928 5002								<ul style="list-style-type: none"> • Located in the St. Boniface Industrial Park with easy access to major transportation routes • 1 - 14' x 16' grade door • (+/-) 24' clear ceiling height • LED lighting in office and warehouse • Abundance of surface parking • Zoned M2
	RYAN MUNT 204 928 5015								

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DUBLIN SQUARE										
	MURRAY GOODMAN 204 928 5009	M3	1479	2,755	1		11'10"	\$6.00	\$4.76	<ul style="list-style-type: none"> • Located on Dublin Avenue between St. James Street and Notre Dame Avenue in Northwest Winnipeg • Excellent access to major routes • Ideally suited for office, warehouse or manufacturing • On site parking includes some electrified spots
		M3	1489	1,398	1		11'10"	LEASED	LEASED	
		M3	1491 - 1493	2,800	1		11'10"	\$7.00	\$4.76	
70 - 78 DURAND ROAD										
	CHRIS MACSYMIC 204 928 5019	M2	70 & 72	8,488	1	2	15'9"	TBD	\$3.58	<ul style="list-style-type: none"> • Located on Dublin Avenue between St. James Street and Notre Dame Avenue in Northwest Winnipeg • Excellent access to major routes • Ideally suited for office, warehouse or manufacturing • On site parking includes some electrified spots
		M2	74 & 76	8,742	2	1	15'9"	TBD	\$3.58	
	TYSON PREISENTANZ 204 928 5002	M2	78	4,234		1	15'9"	TBD	\$3.58	
		M2	74 - 78	12,976	2	2	15'9"	TBD	\$3.58	
	RYAN MUNT 204 928 5015	M2	70 - 78	21,464	3	4	15'9"	TBD	\$3.58	
1595 ERIN STREET										
	KHUSH GREWAL 204 934 6210	M2	A	3,889	2			\$13.95		<ul style="list-style-type: none"> • Erin Street and Wall Street industrial corridor is centrally located in Winnipeg with close proximity to Downtown Winnipeg and the Winnipeg James A International Airport • Property is located on (+/-) 39,987 sf of land • Currently occupied by an Automotive/ Limousine company and entire building can be provided vacant for possession • Year Built - 1960/2015
		M2	B	4,021	4			\$10.95		
		M2	C	1,991	4			\$8.00		
		M2	D	2,808				TBD		
		M2	BUILDING	12,709	10			\$9.50		
20 HARVEST DRIVE										
	STEPHEN SHERLOCK 204 928 5011	I2		25,000 - 30,000	1	7	32'	TBD	TBD	<ul style="list-style-type: none"> • Direct access to CentrePort Canada Way and Route 90 in close proximity to the Winnipeg James A. Richardson International Airport • No city of Winnipeg business taxes • Fully sprinklered with ESFR system • 50 ft x 50 ft column spacing • Many exciting new developments in Brookside Industrial Park

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109 HIGGINS AVENUE										
	STEPHEN SHERLOCK 204 928 5011	M2	TOTAL BUILDING	20,896				\$5.00 PSF GROSS INCLUDES UTILITIES		<ul style="list-style-type: none"> • Located in Central Winnipeg in close proximity to the Disraeli Freeway and Waterfront Drive • Ideal for warehouse/ storage space • Loading area features 2 elevated loading doors and 2 grade level loading doors • 3 Phase, 600 volt electrical service • Fully fenced compound area accommodates ample on-site parking and exterior storage
58 HUTCHINGS STREET										
	STEPHEN SHERLOCK 204 928 5011	M2	TOTAL BUILDING	57,533		8	22'	\$7.75	\$2.73	<ul style="list-style-type: none"> • Located in Inkster Industrial Park • (+/-) 2,500 sf of office space and (+/-) 55,000 sf of warehouse space • Rectangular lot totaling (+/-) 100,000 sf (2.3 acres) with 58% site coverage • Sprinkler and warehouse HVAC systems are specifically designed for hazardous materials • 1 door is an interior dock loading door • 400 amp 600 volt 3 phase main electrical service
1725 INKSTER BOULEVARD										
	CHRIS MACSYMIC 204 928 5019	M2	C	37,413	1	2	30'5"	\$6.50	\$2.87	<ul style="list-style-type: none"> • Great exposure to Inkster Boulevard • Unit D has 30 ft. x 30 ft. column spacing • Fully sprinklered • Ample parking • Signage opportunities
		M2	D	30,402	1	3	30'5"	\$6.95	\$2.87	
		M2	E	24,480 - 43,444	1	2	21'	\$6.95	\$2.87	
	TYSON PRESENTANZ 204 928 5002									
	RYAN MUNT 204 928 5015									
359 JOHNSON AVENUE										
	STEPHEN SHERLOCK 204 928 5011	M1	G	1,200				\$6.95	\$5.68	<ul style="list-style-type: none"> • Located on the corner of Johnson Avenue and Watt Street • Features (+/-) 1,200 sf of office/warehouse space • (+/-) 10' clear ceiling height • Zoned: M1 • Available July 1st, 2019

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943 KAPELUS DRIVE									
	KHUSH GREWAL 204 934 6210	CH	1	2,000	1	18'	\$2,175 PER MONTH	\$425 PER MONTH	<ul style="list-style-type: none">• Located in the RM of West St. Paul, just off McPhillips Street with excellent access to the Perimeter Highway• Built out open office area plus a second floor mezzanine• Bay size is (+/-) 25 ft x 80 ft• 1 - 14 ft x 16 ft grade door• Pylon Signage opportunity available• Zoned Commercial Highway
	CHRIS HOURIHAN 204 934 6215								
AWC BUSINESS CENTER - 1051 KAPELUS DRIVE									
	TYSON PREISANTANZ 204 928 5002		6	2,550 - 3,450	1	20'	\$12.00	\$3.50	<ul style="list-style-type: none">• Located in the R.M of West St Paul 1 minute outside of Winnipeg• (+/-) 20' clear ceiling height• HVAC for office space• Gas radiant heater for warehouse space• Entire site is paved• High quality exterior finishings• No business tax• Full fenced and secure complex
			8	2,550 - 3,450	1	20'	\$12.00	\$3.50	
			10	2,550 - 3,450	1	20'	\$12.00	\$3.50	
	RYAN MUNT 204 928 5015		12	2,550 - 3,450	1	20'	\$12.00	\$3.50	
			14	2,975 - 4,025	1	20'	\$12.00	\$3.50	
			16	2,975 - 4,025	1	20'	\$12.00	\$3.50	
			19	3,450	1	20'	\$12.00	\$3.50	
			21	3,450	1	20'	\$12.00	\$3.50	
350 KEEWATIN STREET									
	MURRAY GOODMAN 204 928 5009		UNIT 5	1,260			LEASED	LEASED	<ul style="list-style-type: none">• Single storey building located in Inkster Industrial Park• Easy access to Route 90, Inkster Boulevard and the Perimeter Highway• Good on site parking available• Minutes from James Armstrong Richardson International Airport, Red River College and the downtown area• Close proximity to many amenities
1131 - 1135 KEEWATIN STREET									
	MURRAY GOODMAN 204 928 5009	M2	1131, 1133, 1135	9,088	2	18'	\$6.75	\$3.61	<ul style="list-style-type: none">• Located in the heart of Inkster Industrial Park in close proximity to major trucking routes and retail amenities• Excellent frontage on Keewatin Street• Grade loading• Professionally Managed• Good on-site parking

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289 KING STREET										
	STEPHEN SHERLOCK 204 928 5011	M	3RD FLOOR	15,539			11.5'	\$3.75	\$2.00	<ul style="list-style-type: none">• Located in central Winnipeg at the Intersection of King Street and Henry Avenue• 30 parking stalls with additional parking• 1 freight elevator• Fully sprinkler.• Sheltered loading dock• 3rd floor - Sub dividable• Utilities included
	CHRIS HOURIHAN 204 934 6215									
955 LAGIMODIERE BOULEVARD										
	TYSON PRESENTANZ 204 928 5002	M2		10,000			26'4"	LEASED	LEASED	<ul style="list-style-type: none">• Excellent high exposure location at the southeast corner of Lagimodiere Boulevard and Dugald Road in the St. Boniface Industrial area• Excess land provides potential for compound space• Total land area is 9.86 acres; Landlord will develop on east portion of site• 20 ft x 40 ft column spacing• Ample parking on site• Dock & Grade loading
		M2		25,342			26'4"	LEASED	LEASED	
925 LOGAN AVENUE										
	MURRAY GOODMAN 204 928 5009	M3	1	6,165			16'	\$9.50 GROSS		<ul style="list-style-type: none">• Located in the Northwest corner of Logan Avenue and Arlington Street• Great owner occupier opportunity• Dock loading• Great parking• Year built - 1968• Please contact listing agent in regards to notice received from the city of Winnipeg for the property.
		M3	2	9,983			16'	\$9.50 GROSS		
		M3	3	16,148			16'	\$9.50 GROSS		
STERLING LYON BUSINESS PARK										
	STEPHEN SHERLOCK 204 928 5011		940-950	23,976	2	5		\$14.95	\$6.12	<ul style="list-style-type: none">• Located on Lorimer Boulevard off of Sterling Lyon Parkway in close proximity to Kenaston, Wilkes and Waverley• Excellent opportunity in a newer facility allowing for flexible use of space• 940-950 Lorimer can be subdivided• Site has a variety of amenities in the neighborhood• Ample parking
			2 - 920	3,006		1		\$14.95	\$6.12	

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975 LOGAN AVENUE / 1000 HENRY AVENUE									
	TYSON PRESENTANZ 204 928 5002	M2		5,000 - 60,000		15' - 25'	\$5.25	\$2.20 INCL. UTILITIES	<ul style="list-style-type: none"> • Located on Henry Avenue with access to Logan Avenue and close proximity to downtown, Winnipeg Richardson International Airport, and CentrePort Canada. • Building is sprinklered • Ample on site parking • Heavy power • Dock and grade loading
	RYAN MUNT 204 928 5015								
91 LOWSON CRESCENT									
	TYSON PRESENTANZ 204 928 5002	M3		19,494		23'	\$12.95	TBD	<ul style="list-style-type: none"> • (+/-) 19,494 SF building on 1.91 Acres of land • Lease agreement in place with Rogers for cell tower • Additional land for future development • Strategic location in the highly desired Southwest Winnipeg on Lowson Crescent just off of Kenaston Boulevard • Ample on-site parking
	RYAN MUNT 204 928 5015								
1249 MANAHAN AVENUE									
	TYSON PRESENTANZ 204 928 5002	M2		6,870	3	22'	SOLD	SOLD	<ul style="list-style-type: none"> • Located in Southwest Winnipeg, west of Pembina Highway • In close proximity to Waverley Street, Route 90 and Bishop Grandin Boulevard • Clear span building built in 1993 • (+/-) 800 sf office space
	RYAN MUNT 204 928 5015								
1450 MOUNTAIN AVENUE									
	CHRIS MACSYMIC 204 928 5019	M2		66,142	10	27'	\$6.25	\$3.21	<ul style="list-style-type: none"> • Located in Inkster Industrial Park on the south side of Mountain Avenue between Bentall Street and Sheppard Street • 10 dock loading doors with levelers • (+/-) 40 ft x 40 ft column spacing • Fully sprinklered • Available immediately
	TYSON PRESENTANZ 204 928 5002								
	RYAN MUNT 204 928 5015								

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MURRAY PARK TRADE CENTRE - 328-346 SAULTEAUX CRESCENT										
<div>NEW</div> 	MURRAY GOODMAN 204 928 5009		328	11,099	1	1	18'7"	\$7.95	\$4.35	<ul style="list-style-type: none">• Situated on the corner of Murray Park Road & Saulteaux Crescent• In close proximity to major trucking routes, CentrePort and the Winnipeg Richardson International Airport• Freshly painted• LED Lighting• New loading doors• Upgraded power• Can be sub-divided
			344-346	10,306			2	19'2"	\$8.95	
620 NAIRN AVENUE										
	JANE ARNOT 204 928 5018	M1		10,107	3			\$9.95	TAX \$2.53	<ul style="list-style-type: none">• This high visibility property is at a controlled intersection on the corner of Nairn Avenue and Grey Street• Site is (+/-) 1.62 acres of asphalt plus gravel• Could be converted to commercial retail use, and with 18% site coverage there is room for addition or larger building• Building is finished office and showroom, with a warehouse area with floor drain• Billboard on site with additional revenue
				STORAGE 2,317					CAM TBD	
1680 NOTRE DAME AVENUE										
<div>NEW</div> 	CHRIS MACSYMIC 204 928 5019	M2		63,874		4	24	TBD	\$5.46	<ul style="list-style-type: none">• Located on the corner of Notre Dame Avenue and St. James Street with great access to Route 90• 4 – 8' x 10' dock doors• (+/-) 16,339 sf of nicely finished office build out• Fully sprinklered• Ample parking
	TYSON PREISENTANZ 204 928 5002									
	RYAN MUNT 204 928 5015									
261-271 OAK POINT HIGHWAY										
<div>CONDITIONALLY LEASED</div> 	MURRAY GOODMAN 204 928 5009	M1	2 & 3	2,540				\$6.75	\$4.52	<ul style="list-style-type: none">• Located on a major trucking route with excellent exposure• Grade loading• Good parking• Close to many amenities• Existing Tenants include a variety of Heavy Duty Mechanics, Welding Fabrication, and Trucking Accessories• Professionally managed
		M1	4	1,250				\$6.75	\$4.52	

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199 OMANDS CREEK BOULEVARD									
	TYSON PRESENTANZ 204 928 5002	M2	17	2,592	1	18'	\$6.95	\$3.94	<ul style="list-style-type: none">• Located in CentrePort Canada• (+/-) 18' clear ceiling height• Zoned: M2• Grade loading• Compound space available
50 PARAMOUNT ROAD									
	MURRAY GOODMAN 204 928 5009	M2	50-58	10,047	2	12'	\$6.50	\$3.39	<ul style="list-style-type: none">• Available with 30 days notice• Located just off Inkster Boulevard in the heart of Inkster Industrial Park• Close proximity to McPhillips Street, Keewatin Street and Route 90 and many amenities• Good parking• Approximately 50% office and 50% warehouse• Great frontage on Paramount• Professionally managed
		M2	SUBDIVIDED	5,000	1	12'	\$6.50	\$3.39	
		M2	SUBDIVIDED	5,000	1	12'	\$6.50	\$3.39	
90 PARAMOUNT ROAD									
	TYSON PRESENTANZ 204 928 5002	M2	112	3,455	2		\$7.95	\$4.70	<ul style="list-style-type: none">• Located one block north of Inkster Boulevard in the Inkster Park in northwest Winnipeg• Within close proximity to major transportation corridors• Brick facade with glazed storefronts
		M2	114	1,500	1		LEASED	LEASED	
	CHRIS MACSYMIC 204 928 5019	M2	116-120	4,500	4		\$7.95	\$4.70	
		M2	112-120	9,455	7		\$7.95	\$4.70	
11 PLYMOUTH STREET									
	CHRIS MACSYMIC 204 928 5019	M2		113,310	7	20'	\$6.50	TBD	<ul style="list-style-type: none">• Located in Inkster Industrial Park on Plymouth Street 10 minutes away from the Airport• Year built: 1974• Roof replaced in 2016• Fenced compound• 22% site coverage• Rail access• (+/-) 4.5 acres of excess land• Available immediately

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK		MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
3010 RED FIFE ROAD										
	CHRIS MACSYMIC 204 928 5019	I2		3,480 - 24,360			28'	TBD	TBD	NEW STATE OF THE ART INDUSTRIAL BUILDING <ul style="list-style-type: none">• Strategically located within CentrePort Canada• Direct access to CentrePort Canada Way and Route 90 in close proximity to the Winnipeg James A. Richardson International Airport• Brand exposure from Inkster Boulevard• Fully sprinklered• Dock and grade loading• Ready for fixturing December 2019
	TYSON PREISENTANZ 204 928 5002									
3020 RED FIFE ROAD										
	CHRIS MACSYMIC 204 928 5019	I2		5,630			24'	TBD	\$2.95	90% LEASED! <ul style="list-style-type: none">• Strategically located within CentrePort Canada• No city of Winnipeg business taxes• Direct access to CentrePort Canada Way and Route 90 in close proximity to the Winnipeg James A. Richardson International Airport• Brand exposure from Inkster Boulevard• Fully sprinklered
	TYSON PREISENTANZ 204 928 5002 RYAN MUNT 204 928 5015									
1201 REGENT AVENUE W										
	MURRAY GOODMAN 204 928 5009	M1	BUILDING B	106,550	2	1	14'	TBD	TBD	<ul style="list-style-type: none">• Great location in Northeast Winnipeg between Lagimodiere Boulevard and Plessis Road• Amazing frontage on Regent Avenue and in close proximity to major trucking and transit routes.• Fully sprinklered
1201 RICHARD AVENUE										
	KHUSH GREWAL 204 934 6210	M2		1,925				\$7.75	\$4.96	<ul style="list-style-type: none">• Located in the West End of Winnipeg, South of Notre Dame and West of Erin Street• Approximately 50% office and 50% warehouse with 2 private offices and open workspaces• Available March 1, 2020• 1 - 8x8 overhead door• Professionally managed and maintained• In close proximity to public transportation routes

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1207 RICHARD AVENUE									
	KHUSH GREWAL 204 934 6210	M2		1,870			\$7.75	\$4.96	<ul style="list-style-type: none"> • Located in the West End of Winnipeg, South of Notre Dame and West of Erin Street • The space is comprised of two private offices and a warehouse/storage area • Approximately 10% office and 90% warehouse • Ideal for a warehouse/distribution or a shop • 1 - 8' x 8' overhead door • Professionally managed and maintained • In close proximity to public transportation routes
1110 - 1142 SANFORD STREET									
	STEPHEN SHERLOCK 204 928 5011	M3	1122	1,500			\$7.50	\$3.91	<ul style="list-style-type: none"> • Excellent location in the St. James Industrial area close to the airport and Route 90 • Close proximity to Polo Park Shopping Centre and the many amenities in the surrounding area • Plenty of natural light in most units • Zoned M3
		M3	1124	4,901			\$7.00	\$3.82	
	CHRIS HOURIHAN 204 934 6215	M3	1126B	3,600			\$6.75	\$3.82	
220 SAULTEAUX CRESCENT									
	MURRAY GOODMAN 204 928 5009	M2		30,662		18'6"	\$8.95	TBD	<ul style="list-style-type: none"> • Strategically located within the country's only inland port, CentrePort Canada • Building can be potentially subdivided • Site area is (+/-) 2.19 acres • Close to many amenities • Nicely developed office area • Dock & Grade loading • (+/-) 18'6" ceiling height in the warehouse • (+/-) 15' ceiling height in the loading area • Building is sprinklered
	CHRIS MACSYMIC 204 928 5019								
2019 SARGENT AVENUE									
	CHRIS MACSYMIC 204 928 5019			4,265			\$8.75	\$8.66	<ul style="list-style-type: none"> • Located by the Winnipeg James Armstrong Richardson International Airport and in close proximity to freight forwarders, custom brokers and cargo handlers • Various configurations available for both office and warehouse spaces • Allowances for qualified tenants
	TYSON PRESENTANZ 204 928 5002			4,510			\$8.75	\$8.66	

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5 SCURFIELD BOULEVARD									
	STEPHEN SHERLOCK 204 928 5011	M1	24	5,285		18'	\$12.95	\$7.45	<ul style="list-style-type: none"> • High traffic location on the corner of Scurfield Boulevard and Waverley Street in SW Winnipeg in close proximity to Route 90 • Showroom plus office / warehouse space • Amazing exposure facing Waverley Street • 2 dock level loading doors • Available immediately
25 SCURFIELD BOULEVARD									
	STEPHEN SHERLOCK 204 928 5011			8,863		24'	LEASED	LEASED	<ul style="list-style-type: none"> • Located in the heart of Southwest Winnipeg, one of the city's most desirable areas near Kenaston and Bishop Grandin Boulevard • Just 1 block east of Waverley, excellent exposure • 12' x 14' grade level loading door • Ample parking • Available December 1st, 2019 • (+/-) 1,155 sf of warehouse space • (+/-) 7,708 sf of office space over two floors
59 SCURFIELD BOULEVARD									
	CHRIS MACSYMIC 204 928 5019 TYSON PREISENTANZ 204 928 5002 RYAN MUNT 204 928 5015	M1	8	1,928	1	16'4"	TBD	\$7.71	<ul style="list-style-type: none"> • Located in the South Winnipeg Industrial Park with easy access to a multitude of restaurants and amenities • 1 - 12'x14' grade door • Sump pit in warehouse • Fully sprinklered
965 SHERWIN ROAD									
	RYAN MUNT 204 928 5015 TYSON PREISENTANZ 204 928 5002 CHRIS MACSYMIC 204 928 5019			38,700	6	19'4"	\$6.95	\$4.83	<ul style="list-style-type: none"> • Located on Sherwin Road in Northwest Winnipeg, in very close proximity to the Winnipeg Richardson International Airport • 6 dock loading doors with the potential for 8 dock loading doors • (+/-) 50 parking stalls in front of the Premises with an additional (+/-) 25 stalls in the rear • Available Immediately

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1224 SHERWIN ROAD										
	RYAN MUNT 204 928 5015			1,875		1		\$8.95	\$4.30	<ul style="list-style-type: none"> Located within CentrePort Canada, North America's largest inland port Close proximity to major transportation routes Office area includes a reception area, 1 private office and 2 washrooms
	TYSON PRESENTANZ 204 928 5002									
1169 SHERWIN ROAD										
	CHRIS MACSYMIC 204 928 5019			21,795		3	17' - 18'	TBD	\$3.11	<ul style="list-style-type: none"> Located on Sherwin Road in Northwest Winnipeg, just south of Notre Dame Avenue and west of King Edward Street New LED lighting in office space 3 front dock loading doors and 2 rear dock loading doors with hydraulic levelers Space includes (+/-) 5,108 sf of office and (+/-) 41,072 sf of warehouse Available immediately
				24,385		2	17' - 18'	TBD	\$3.11	
	RYAN MUNT 204 928 5015			46,180		5	17' - 18'	\$6.95	\$3.11	
	TYSON PRESENTANZ 204 928 5002									
1199 ST JAMES STREET										
	TYSON PRESENTANZ 204 928 5002			25,889	1	1		TBD	\$3.44	<ul style="list-style-type: none"> Excellent exposure at the corner of St. James Street and Wellington Avenue Fenced and gated compound space (+/-) 7,400 sf of 2nd floor office Less than a 5 minute drive to the Winnipeg James A. Richardson Airport Dock and grade loading (+/-) 20' clear ceiling height Fully sprinklered
	RYAN MUNT 204 928 5015									
180 TRANSPORT ROAD										
	RYAN MUNT 204 928 5015			4,837	1		16'	\$9.00	\$2.80	<ul style="list-style-type: none"> Located in the RM of Springfield, off Gunn Rd with great access to the Perimeter Highway One 14' x 14' grade loading door (+/-) 16' clear ceiling height Office build-out includes two private offices, boardroom and kitchenette Compound space available
	TYSON PRESENTANZ 204 928 5002									
	CHRIS MACSYMIC 204 928 5019									

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86 WHEATFIELD ROAD											
	TYSON PRESENTANZ 204 928 5002			2,996						<ul style="list-style-type: none">• Located in CentrePort Canada, Canada's only inland port and foreign trade zone. In close proximity to and ease of access onto CentrePort Canada Way and Route 90.• No City of Winnipeg business taxes.• Warehouse is heated by a combination of in-floor, over head radiant and unit heaters.• Ceiling height: (+/-) 16' - (+/-) 20' clear.• Grade loading doors.• Available immediately	
				6,018							
				7,982							
				15,192							
				9,174							
				20,982							
				14,964							
		5,790									
1109 WILKES AVENUE											
	CHRIS MACSYMIC 204 928 5019	M2	11	3,030		2	20'	TBD	\$5.73	<ul style="list-style-type: none">• Located in the South Winnipeg Industrial Park with easy access to a multitude of restaurants and amenities located near Kenaston Boulevard• Each unit has two 8' x 10' dock doors• (+/-) 20' clear ceiling height• Units can be combined• Zoned M2	
		M2	12	3,030		2	20'	TBD	\$5.73		
	TYSON PRESENTANZ 204 928 5002										
	RYAN MUNT 204 928 5015										
3370 WILKES AVENUE											
	TYSON PRESENTANZ 204 928 5002			2,400		2	12'	LEASED		<ul style="list-style-type: none">• Located on Wilkes Avenue in the highly desired southwest Winnipeg• Property is fully fenced with graveled compound• (+/-) 1,600 sf of warehouse space and (+/-) 800 sf of office area which includes 3 private offices & washroom• Recent upgrades to mechanical system• Security system in place	
	RYAN MUNT 204 928 5015										
170/172 WYATT ROAD											
	MURRAY GOODMAN 204 928 5009	M2	172	3,828		1	15'	LEASED	LEASED	<ul style="list-style-type: none">• Located in North West Winnipeg on Mandalay Drive & Wyatt Road. In the heart of Inkster Industrial Park, this unit is in close proximity to major transportation routes• Available June 1, 2019 (may be available sooner)• Close to many amenities• Nicely developed office area• Good power• Utilities extra	
		M2	170	3,387		1	15'	\$6.25	\$3.41		

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INDUSTRIAL FOR SALE







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ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SQ FT +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
24 2ND AVENUE NW - DAUPHIN MANITOBA								
	RYAN MUNT 204 928 5015	CC		6,000	1	14'	\$365,000.00	<ul style="list-style-type: none"> Situated in a high traffic area in downtown Dauphin, MB Building is situated on (+/-) 10,000 sf of Land Built in 1946 with upgrades completed in 1967 Grade loading The building is well maintained and comprised of showroom, office, and warehouse.
	TYSON PRESENTANZ 204 928 5002							
1595 ERIN STREET								
	KHUSH GREWAL 204 934 6210	M2 M2 M2 M2 M2	39,987	12,709	10		\$1,750,000.00	<ul style="list-style-type: none"> Erin Street and Wall Street industrial corridor is centrally located in Winnipeg with close proximity to Downtown Winnipeg and the Winnipeg James A International Airport Property is located on (+/-) 39,987 sf of land Currently occupied by an Automotive/ Limousine company and entire building can be provided vacant for possession Year Built - 1960/2015
925 LOGAN AVENUE								
	MURRAY GOODMAN 204 928 5009	M3	1.4	16,148		16'	\$1,600,000.00	<ul style="list-style-type: none"> Located in the Northwest corner of Logan Avenue and Arlington Street Great owner occupier opportunity Dock loading Great parking Year built - 1968 Please contact listing agent in regards to notice received from the city of Winnipeg for the property.
2115 LOGAN AVENUE								
	RYAN MUNT 204 928 5015	M3	3.69	17,065	4		\$2,350,000.00	<ul style="list-style-type: none"> Strategically located within CentrePort Canada, the country's only inland port Located on the corner of Logan Avenue and Ryan Street with excellent access to major transportation routes Fully graveled, fenced and gated compound Also includes a small industrial building at 123 Ryan Street Close proximity to the Winnipeg Richardson International Airport
	TYSON PRESENTANZ 204 928 5002							

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2321 LOGAN AVENUE								
	KHUSH GREWAL T 204 934 6210 JONAH LEVINE 204 934 6211	M2	0.83	4,160	4	18'	\$1,750,000.00	<ul style="list-style-type: none"> Strategically located within CentrePort Canada, the country's only inland port Close proximity to the Winnipeg Richardson International Airport Great opportunity to purchase an existing operating Truck Wash o/a as General Steam Equipment/Asset are also included in Purchase Price
91 LOWSON CRESCENT								
	TYSON PRESENTANZ 204 928 5002 RYAN MUNT 204 928 5015	M3	1.91	19,494		23'	\$3,895,000.00	<ul style="list-style-type: none"> (+/-) 19,494 SF building on 1.91 Acres of land Lease agreement in place with Rogers for cell tower Additional land for future development Strategic location in the highly desired Southwest Winnipeg on Lowson Crescent just off of Kenaston Boulevard Ample on-site parking
1249 MANAHAN AVENUE								
	TYSON PRESENTANZ 204 928 5002 RYAN MUNT 204 928 5015	M2		6,870	3	22'	SOLD	<ul style="list-style-type: none"> Located in Southwest Winnipeg, west of Pembina Highway In close proximity to Waverley Street, Route 90 and Bishop Grandin Boulevard Clear span building built in 1993 (+/-) 800 sf office space
620 NAIRN AVENUE								
	JANE ARNOT 204 928 5018	M1	1.62	10,107 <u>STORAGE</u> 2,317	3		\$1,650,000.00	<ul style="list-style-type: none"> This high visibility property is at a controlled intersection on the corner of Nairn Avenue and Grey Street Site is (+/-) 1.62 acres of asphalt plus gravel Could be converted to commercial retail use, and with 18% site coverage there is room for addition or larger building Building is finished office and showroom, with a warehouse area with floor drain Billboard on site with additional revenue

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675 PLINGUET STREET								
	KHUSH GREWAL 204 934 6210	M3	2.6	26,372	3	28'	\$2,100,000.00	<ul style="list-style-type: none"> • Located in Mission Industrial on Plinguet Street off of Mission Street • Former Manufacturing/Fabrication building • Office area is (+/-) 1,554 sq. ft. main floor office plus a second floor of (+/-) 624 sq. ft. • Also included with the property is a detached permanent office of (+/-) 1,624 sq. ft. • Steel frame construction • Built in 1956/1992 • 800 AMP 3 phase electrical service
11 PLYMOUTH STREET								
	CHRIS MACSYMIC 204 928 5019	M2	11.8	113,310	7	20'	\$12,890,000.00	<ul style="list-style-type: none"> • Located in Inkster Industrial Park on Plymouth Street 10 minutes away from the Airport • Year built: 1974 • Roof replaced in 2016 • Fenced compound • 22% site coverage • Rail access • (+/-) 4.5 acres of excess land • Vacant possession April 2019
1127 REDONDA STREET								
	RYAN MUNT 204 928 5015 KHUSH GREWAL 204 934 6210	MG	9.27	4,380			\$1,690,000.00	<ul style="list-style-type: none"> • Located on Redonda Street, between Gunn Road and Springfield Road in the RM of Springfield • Significant amount of gravel and compaction on the site • (+/-) 4,380 sf steel warehouse with 2 grade doors • Zoned: MG - Industrial General • Close proximity to the Perimeter Highway
1735 SARGENT AVENUE								
	JANE ARNOT 204 928 5018	M2	36,717 SF	14,376	2	1	\$1,700,000.00	<ul style="list-style-type: none"> • High Visibility showroom/warehouse for Sale in the Polo Park area with easy access to major transportation routes • Built out office and showroom with HVAC heating and cooling • Large open warehouse with gas fired heating • Recent upgraded electrical service • Includes new spray booth, with new air exchange • Fully sprinklered

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SHERWIN PARK - INDUSTRIAL CONDOS FOR SALE									
	RYAN MUNT			11,571		4	16'	\$1,850,000.00	<ul style="list-style-type: none"> Industrial complex located adjacent to the James A Richardson International Airport Located within CentrePort Canada, North America's largest inland port Centrally located with close proximity to major transportation routes Ideal space for manufacturing, wholesale and distribution users Flexible bay sizes
	204 928 5015			5,327		2	16'	\$900,000.00	
				4,411		2	16'	\$740,000.00	
	TAYLOR CALDWELL			2,206		1	16'	\$375,000.00	
	204 934 6237			4,275	1	2	16'	\$730,000.00	
				14,230		3	16'	\$2,200,000.00	
	CHRIS HOURIHAN			2,869		1	16'	\$490,000.00	
	204 934 6215			2,869		1	16'	\$490,000.00	
86 WHEATFIELD ROAD									
	TYSON PREISANTANZ		1.98	35,988			16' - 20'	\$3,960,000.00	<ul style="list-style-type: none"> Located in CentrePort Canada, Canada's only inland port and foreign trade zone Warehouse is heated by a combination of in-floor, over head radiant and unit heaters Largest contiguous vacant unit is (+/-) 20,982 sf with (+/-) 2,982 sf mezzanine office space and 9 grade doors Newer building constructed in 2010, 2011 & 2012 Electrical: 1600 AMP CSTE servicing the site Occupancy: Immediate
	204 928 5002								

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
525 ACADEMY ROAD						
	MICHELLE CONSTANT 204 934 6201		1,135	\$1,460 PER MONTH	\$1,276.00 PER MONTH	<ul style="list-style-type: none"> Average HHI in a 1km radius is \$138,742.21 Marquee location along busy Academy Road retail corridor, with boutique shops, restaurants and professional services near by Professionally finished move in ready office space complete great window spans and new window coverings On site parking available - 1 space included with rent Zoned C1 - Community Neighbourhood Unique signage opportunity for office space
300 ASSINIBOINE AVENUE						
	STEPHEN SHERLOCK 204 928 5011		857	\$25.00 PSF GROSS		<ul style="list-style-type: none"> Excellent opportunity to lease downtown retail space on a busy pedestrian street Ideally set in a newly construction building along with a combination of office and residential development in the area Excellent exposure location Property in immaculate condition Situated near The Forks
211 BANNATYNE AVENUE						
	JANE ARNOT 204 928 5018	401	4,307	\$12.00	\$10.40	<ul style="list-style-type: none"> Amazing downtown office location Large boardroom, reception, kitchen area, 13 office/meeting rooms Elevator access Within walking distance of excellent restaurants Access to large conference room available
THE DISTRICT AT BRIDGWATER						
	BRETT INTRATER 204 934 6229	MAIN FLOOR	6,200 - 25,400	\$27.00	TBD	<ul style="list-style-type: none"> Unbelievable and unique suburban office opportunity on this mixed-use commercial site in southwest Winnipeg 130,000+ sf contiguous, multi-level office available Rooftop patio both for private tenant use and communal tenant use 2.2 stalls per 1,000 sf for Phase 1 Underground, heated parking available Up to 20,000 sf of CRU/pad sites available
	CHRIS MACSYMIC 204 928 5019	UPPER FLOORS	2,800 - 33,250	\$25.00	TBD	
	JONAH LEVINE 204 934 6211					
	JANE ARNOT 204 928 5018					

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280 BROADWAY								
	TYSON PRESENTANZ 204 928 5002	3RD FLOOR MAIN FLOOR	6,188 8,127	\$12.50 \$12.50	\$11.90 \$11.90	<ul style="list-style-type: none">• Located in the heart of Downtown at the corner of Broadway and Smith Street.• Free Rent: Negotiable• Easy access from south and north entrances• Over \$5 million in building upgrades since 2010• Large floor plate attractive to a variety of tenants• Exterior building signage opportunities• 3 Phase 2,000 amp electrical		
	CHRIS MACSYMIC 204 928 5019							
379 BROADWAY								
	JANE ARNOT 204 928 5018		1,417 - 6,526	\$11.75	\$11.93	<ul style="list-style-type: none">• Unit 301 is a corner unit that has been completely renovated with 3 offices, boardroom and open work area• Move-in ready offices with floor to ceiling windows offering an abundance of natural light• Public transportation access• Elevator access and Handicap accessible• Professionally managed• Quick occupancy• Lease rate includes all utilities and management		
175-185 CARLTON STREET								
	RYAN MUNT 204 928 5015	101A 200 301	300 2,000 5,725	\$13.00 \$13.00 \$13.00	\$16.34 \$16.34 \$16.34	<ul style="list-style-type: none">• 6 storey office tower located at the corner of Carlton Street and St. Mary Avenue in the heart of downtown• On site restaurants include Ichiban Japanese Restaurant, Shannon's Irish Pub and Subway• Directly connected to downtown skywalk (Winnipeg's downtown pedestrian walkway)• Close proximity to Law Courts, Bell MTS Place and True North Square• Professional managed• Parking available		
	BRETT INTRATER 204 934 6229	401 501 502	4,445 2,415 7,228	\$13.00 \$13.00 \$13.00	\$16.34 \$16.34 \$16.34			
	TAYLOR CALDWELL 204 934 6237	600 601 602	3,246 1,117 1,065	\$13.00 \$13.00 \$13.00	\$16.34 \$16.34 \$16.34			
	665 CENTURY STREET							
		MURRAY GOODMAN 204 928 5009		1,817	\$12.50		\$5.16	<ul style="list-style-type: none">• Located in Northwest Winnipeg between Sargent Ave and Ellice Ave with excellent exposure on Century St• In close proximity to James . Richardson International Airport and many amenities.• Average weekday daily traffic of 24,700+ vehicles on Century Street (per The City of Winnipeg 2012)• Professionally managed

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1444 CORYDON AVENUE						
	TYSON PRESENTANZ 204 928 5002		1,310	LEASED	LEASED	<ul style="list-style-type: none">• Located in Southwest Winnipeg on Corydon Avenue, in close proximity to Kenaston Boulevard and Grant Avenue and many nearby amenities• Great exposure on Corydon Avenue• Ample on-site parking and nearby street parking• Average household income of \$124,000 within a 1km radius• 178,819 people live within a 3km radius
	RYAN MUNT 204 928 5015					
1700 CORYDON AVENUE						
	JONAH LEVINE 204 934 6211	206	846	\$18.00	\$16.29	<ul style="list-style-type: none">• Boutique Retail / Office space in River Heights• Join RBC, Kumon and Bernstein's Deli, a Winnipeg institution• (+/-) 16,200 cars pass by per day (City of Winnipeg, 2015)• Excellent visibility on key retail and commuter corridor• Located in the heart of River Heights, a wealthy residential district in South West Winnipeg
	BRETT INTRATER 204 934 6229	225	1,160	LEASED	LEASED	
DUBLIN SQUARE						
	MURRAY GOODMAN 204 928 5009	1479	2,755	\$6.00	\$4.76	<ul style="list-style-type: none">• Located on Dublin Avenue between St. James Street and Notre Dame Avenue in Northwest Winnipeg• Excellent access to major routes• Ideally suited for office, warehouse or manufacturing• On site parking includes some electrified spots
		1489	1,398	LEASED	LEASED	
		1491 - 1493	2,800	\$7.00	\$4.76	
254 EDMONTON STREET						
	BRAD KING 204 934 6232	204	900	\$11.00	\$10.34	<ul style="list-style-type: none">• Located at high traffic intersection of & Edmonton• Major building upgrades planned for 2018 - Re-paint exterior brick; install new canopy; upgrade building entrance and elevator lobby; install new roof top HVAC units• Demisable to units ranging from (+/-) 800 to (+/-) 5,300 sf• New ownership and property management
		THIRD FLOOR	10,380	\$11.00	\$10.34	

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400 ELLICE AVENUE						
	JANE ARNOT 204 928 5018 WAYNE SATO 204 934 6207		5,120 SF - 24,329 SF	\$20.50	\$10.28	<ul style="list-style-type: none"> • Main floor space with finished office • Located at the corner of Ellice Ave and Edmonton St • (+/-) 5,120 sf of finished office space ready as well as (+/-) 19,200 sf ready for tenant layout • Great visibility • Connected via indoor skywalk to Portage Place • Landlord will redevelop the main floor of the building • New lobby to be completed in 2018
210 ENNISKILLEN AVENUE						
	JONAH LEVINE 204 934 6211	C2	2,616	\$1,750 GROSS PER MONTH		<ul style="list-style-type: none"> • Extensive washroom infrastructure • Located in view of and steps away from Main Street • Exceptional proximity to dense 73,620 person trade area (within a 9 minute drive or 22 minute transit trip) • C2 Zoning
10 FORT STREET						
	RYAN MUNT 204 928 5015 BRETT INTRATER 204 934 6229	300	13,986	\$14.00	\$7.56	<ul style="list-style-type: none"> • Located in an amenity rich area • Fully furnished – seating for 100+ staff members • Direct elevator access off Fort Street • Easy access to parkade from suite • Up to 75 scramble parkade parking stalls available • Rooftop patio access • 24-7 on-site security • Several great restaurants on-site
195 FORT STREET						
	STEPHEN SHERLOCK 204 928 5011 RYAN MUNT 204 928 5015 TAYLOR CALDWELL 204 934 6237 CHRIS HOURIHAN 204 934 6215		47,133	\$16.50	TBD	TIER 1 DATA CENTRE <ul style="list-style-type: none"> • High security site with encrypted card access • Discrete low profile building with 22 on site parking stalls available • 1.5 MVA dual fed power supply • 900 kW turbine generator backup power and five day fuel supply • 180 kW (225 kVA) UPS • 300 Tons total cooling capacity • On-site operations / facility manager; on call 24/7

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90 GARRY STREET		SUBLEASE				
	STEPHEN SHERLOCK 204 928 5011	101	2,775	\$10.00	\$6.46	<ul style="list-style-type: none"> • Attractive finish to main floor lobby space • Situated next to the Historic Fort Garry Hotel • In the Heart of Downtown Winnipeg • Connected to many transit routes • Nicely developed office space • Parkade attached • Sublease expires April 30th, 2021
	STEPHEN SHERLOCK 204 928 5011	102	1,635	\$12.00	\$6.46	<ul style="list-style-type: none"> • Attractive finish to main floor lobby space • Situated next to the Historic Fort Garry Hotel • In the Heart of Downtown Winnipeg • Connected to many transit routes • Nicely developed office space • Parkade attached
271 GRASSIE BOULEVARD						
	KENNETH YEE 204 934 6222	5	1,304	\$22.00	\$8.27	<ul style="list-style-type: none"> • Located at the high exposure intersection of Grassie Blvd and Lagimodiere Blvd • Convenient access to major transportation routes (+/-) 65,800 cars drive by Lagimodiere and Grassie Boulevard combined • Convenient access to major public transportation routes • Pylon and building signage opportunity available • Approximately 1.25 acres of C2 development land fronting Lagimodiere available for build to suit for office / retail users
	JONAH LEVINE 204 934 6211					
755 HENDERSON HIGHWAY						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	1,476	\$25.00	\$6.45	<ul style="list-style-type: none"> • Located in Northeast Winnipeg • In close proximity to Downtown and Chief Peguis Trail • Building features floor to ceiling windows • Main entrance features glass atrium with three storey glazing and elevator access. • Available Immediately
		MAIN FLOOR	1,329	\$25.00	\$6.45	
		SECOND FLOOR	2,386	\$20.00	\$6.45	
		THIRD FLOOR	5,750	\$20.00	\$6.45	

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350 KEEWATIN STREET 	MURRAY GOODMAN 204 928 5009	UNIT 5	1,260	LEASED	LEASED	<ul style="list-style-type: none"> • Single storey building located in Inkster Industrial Park • Easy access to Route 90, Inkster Boulevard and the Perimeter Highway • Good on site parking available • Minutes from James Armstrong Richardson International Airport, Red River College and the downtown area • Close proximity to many amenities • Zoned M1
289 KING STREET 	STEPHEN SHERLOCK 204 928 5011 CHRIS HOURIHAN 204 934 6215	MAIN FLOOR 3RD FLOOR	3,727 12,739	\$7.00 \$3.75	\$2.56 \$2.56	<ul style="list-style-type: none"> • Located in central Winnipeg at the Intersection of King Street and Henry Avenue • 30 parking stalls with additional parking • 1 freight elevator • Fully sprinkler. • Sheltered loading dock • 3rd floor - Sub dividable • Utilities included
2188 MCPHILLIPS STREET 	JONAH LEVINE 204 934 6211	SUBLEASE 23	979	\$23.00	\$8.21	<ul style="list-style-type: none"> • Join Vita Health, Pita Pit, Popeye's Supplements, and Sherwin-Williams Paints at this prime location on McPhillips Street. • 46,600 cars per day pass (City of Winnipeg, 2015). • Located in the heart of North McPhillips Retail District, serving a 140,000+ person trade area. • Across from Garden City Shopping Centre. • Ample on-site parking. • Head lease expires December 31st, 2026
103-107 OSBORNE STREET 	RYAN MUNT 204 928 5015 BRETT INTRATER 204 934 6229	UNIT C	1,619	\$15.00	\$7.08	<ul style="list-style-type: none"> • Located in the heart of Osborne Village with a multitude of unique shops, restaurants, businesses, artist studios, clubs and pubs converge in a place unlike anywhere else in Winnipeg • Osborne Village sits a short walk across the Assiniboine River from Winnipeg's downtown, making it an ideal spot for commuting to work by bus, bike and foot

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2015 PORTAGE AVENUE						
	JONAH LEVINE 204 934 6211	UNIT 3	1,381	\$16.00	\$6.70	<ul style="list-style-type: none">• Prominent exposure on high traffic Portage Avenue (47,500 cars per day, 2015, City of Winnipeg)• Ample signage opportunities including 2 sign boxes and multiple pylon spots• 5 minute walk from Assiniboine Park• Amenity rich nearby area• Nice quality fixtures suitable for a variety of retail or office uses with minimal modification• Front, rear, and street parking on site and nearby
160 PROVENCHER BOULEVARD						
	RYAN MUNT 204 928 5015	202	652	\$12.00	\$7.00	<ul style="list-style-type: none">• Located on Provencher Boulevard East of Tache Avenue in close proximity to Downtown Winnipeg, the Human Rights Museum and Provencher Bridge• Provencher Boulevard is part of a trendy active neighborhood that provides a wide variety of shops, services and fabulous restaurants• Head lease expires May 31, 2021• Ample street parking
	TYSON PRESENTANZ 204 928 5002					
470 RIVER AVENUE						
	BRETT INTRATER 204 934 6229	3RD FLOOR 4TH FLOOR	1,344 960	\$20,160.00 PER ANNUM \$12,000.00 PER ANNUM	\$9.93 \$9.93	<ul style="list-style-type: none">• Situated in the heart of Osborne Village, one of Winnipeg's most desirable areas• Heavy pedestrian and vehicle traffic• Abundance of surrounding amenities• Convenient access to major public transportation routes
25 SCURFIELD BOULEVARD						
	STEPHEN SHERLOCK 204 928 5011		8,863	LEASED	LEASED	<ul style="list-style-type: none">• Located in the heart of Southwest Winnipeg, one of the city's most desirable areas near Kenaston and Bishop Grandin Boulevard• Just 1 block east of Waverley, excellent exposure• 12' x 14' grade level loading door• Ample parking• Available December 1st, 2019• (+/-) 1,155 sf of warehouse space• (+/-) 7,708 sf of office space over two floors

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1224 SHERWIN ROAD						
	RYAN MUNT 204 928 5015 CHRIS HOURIHAN 204 934 6215 TAYLOR CALDWELL 204 934 6237		1,875	\$8.95	\$4.30	<ul style="list-style-type: none"> Located within CentrePort Canada, North America's largest inland port Close proximity to major transportation routes Office area includes a reception area, 1 private office and 2 washrooms
SHOPS OF WEST ST PAUL						
	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 928 5019 CHRIS HOURIHAN 204 934 6215		1,000 - 100,000	TBD	TBD	<ul style="list-style-type: none"> The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. Paul Located on the North West corner of Main Street and the Perimeter Highway, just East of the Sunova Centre, a (+/-) 17,000 sf recreation facility Excellent access off Main Street, with a signalized intersection to be installed fall 2019
STERLING LYON BUSINESS PARK - 900 LORIMER BOULEVARD						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR SECOND FLOOR	2,500 - 12,000 2,500 - 19,000	\$25.00 \$22.00	\$8.84 \$8.84	<ul style="list-style-type: none"> Located on Lorimer Boulevard off of Sterling Lyon Parkway in close proximity to Kenaston, Wilkes and Waverley Site has a variety of amenities in the neighborhood Rare opportunity in a brand new office building in SW Winnipeg Ample parking: both surface and heated underground parking available Ready for tenant improvements March 2019
STERLING LYON BUSINESS PARK						
	STEPHEN SHERLOCK 204 928 5011	940-950 2 - 920	23,976 3,006	\$14.95 \$14.95	\$6.12 \$6.12	<ul style="list-style-type: none"> Located on Lorimer Boulevard off of Sterling Lyon Parkway in close proximity to Kenaston, Wilkes and Waverley Excellent opportunity in a newer facility allowing for flexible use of space 940-950 Lorimer can be subdivided Site has a variety of amenities in the neighborhood Ample parking Zoned M2

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123 MAIN STREET						
	BRAD KING 204 934 6232	2ND FLOOR	9,044	\$13.00	\$9.67	<ul style="list-style-type: none"> • High profile national historic site circa 1911 • Recently underwent \$9.5 million in renovations including a new roof, high efficiency boiler system, public washroom upgrades and re-painting of the rotunda • Space is suited a wide variety of office users. Numerous oversized windows along the west and north elevations of the building
	KENNETH YEE 204 934 6222					
931 NAIRN AVENUE						
	MURRAY GOODMAN 204 928 5009	931	1,681	\$12.00	\$7.00	<ul style="list-style-type: none"> • Located on 931 Nairn Avenue at Kent Road within close proximity to Regent Avenue and Lagimodiere Boulevard • Surrounded by a mix of commercial and residential properties • Recent upgrades to the building including the facade, windows and HVAC • Close to many amenities
17 NIHAL BAY						
	JONAH LEVINE 204 934 6211		1,100 - 4,400	MAIN FLOOR \$1,950 PER MONTH	\$6.00	<ul style="list-style-type: none"> • Located near the corner of Leila Ave and Mandalay Drive • Part of the heart of an 7.3 acre mixed use town centre serving 43,000 people who live within a 3 km radius • Average household income of \$92,401 within the immediate trade area, 8% above the average household income in Winnipeg. • Suitable for: Day Care Centre, Office User, Medical/ Dental/Optical, Home Based Business, Retail Sales, Etc. • Available for Possession in late Q4 2019
	KHUSH GREWAL 204 934 6210			SECOND FLOOR \$1,750 PER MONTH	\$6.00	
100 PAQUIN ROAD						
	TYSON PREISANTANZ 204 928 5002	MAIN FLOOR	7,327	\$15.00 GROSS		<ul style="list-style-type: none"> • Located in the St. Boniface Industrial Park on the east side of Winnipeg, with easy access to Lagimodiere Boulevard, Plessis Road and the Perimeter Highway • Abundance of natural light throughout office space creating a desirable work environment • Fiber optic cabling • Excellent on-site electrified parking • Convenient access to major public transportation routes • Main floor consists of 12 offices and a large open area • Outdoor patio space available for tenants
	RYAN MUNT 204 928 5015					

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
90 PARAMOUNT ROAD						
	TYSON PRESENTANZ 204 928 5002	112	3,455	\$7.95	\$4.70	<ul style="list-style-type: none">• Located one block north of Inkster Boulevard in the Inkster Park in northwest Winnipeg• Within close proximity to major transportation corridors• Brick facade with glazed storefronts• Unit 112 has 2 grade doors• Unit 116 - 120 has 4 grade doors• Zoned M2 - Industrial
		114	1,500	LEASED	LEASED	
	CHRIS MACSYMIC 204 928 5019	116-120	4,500	\$7.95	\$4.70	
		112-120	9,455	\$7.95	\$4.70	
200 PORTAGE AVENUE						
	JANE ARNOT 204 928 5018	MAIN FLOOR	4,390		\$14.75	<ul style="list-style-type: none">• Rare opportunity to locate at the corner of Portage & Main• Class A building with contiguous floors available.• Branding potential• Flexible, efficient and bright floor plate• Connected to Winnipeg's weather protected walkway system• Extension upgrades planned for building including new windows, new exterior, and improvements to concourse and main floor access• Amenity space available including shared board room
		4TH FLOOR	17,535*		\$14.75	
	WAYNE SATO 204 934 6207	5TH FLOOR	15,590*		\$14.75	
			2,000 - 37,875			
*MAY BE COMBINED PARTIAL FLOORS ALSO AVAILABLE						
355 PORTAGE AVENUE						
	BRETT INTRATER 204 934 6229	2ND FLOOR	3,700	\$16.00	\$15.50	<ul style="list-style-type: none">• Landmark building in downtown Winnipeg, between Carlton Street and Hargrave Street• Amazing building features include: large lobby, employee lounges, large common lunch room, 24/7 security, and a fully equipped fitness centre• Cubicle workstations may be available• State of the art Data Centre space available
		2ND FLOOR	4,500	\$16.00	\$15.50	
	RYAN MUNT 204 928 5015	4TH FLOOR	31,955	\$16.00	\$15.50	
393 PORTAGE AVENUE						
	JONAH LEVINE 204 934 6211	223/233 & 302	13,809	\$17.00 GROSS		<ul style="list-style-type: none">• Unbeatable value for brand new walkway-connected office space in the heart of downtown Winnipeg• Amenity rich location with ample restaurants and shopping on site and in close proximity• Largely open floor plan with several offices, boardrooms, and lunch room/multi-purpose space• Ample windows and natural light• Head lease term to October 31st, 2020

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
428 PORTAGE AVENUE						
	BRAD KING 204 934 6232	211	599	\$11.00	\$12.16	<ul style="list-style-type: none">• Building is connected to skywalk system in close proximity to the Bay, Investors Group Head Office and Portage Place Shopping Centre• Many parking options in the immediate vicinity, including heated underground• On-site property management and security guard
		401	630	\$11.00	\$12.16	
		412	420	\$11.00	\$12.16	
		511	730	\$11.00	\$12.16	
2019 SARGENT AVENUE						
	CHRIS MACSYMIC 204 928 5019	UNIT 102 UNIT 4-6 UNIT 8-10 UNIT 15	2,814	\$7.50	\$9.21	<ul style="list-style-type: none">• Located by the Winnipeg James Armstrong Richardson International Airport and in close proximity to freight forwarders, custom brokers and cargo handlers• Various configurations available for both office and warehouse spaces• Allowances for qualified tenants
			1,042	\$7.50	\$9.21	
	TYSON PRESENTANZ 204 928 5002		696	\$8.75	\$9.21	
			4,350	\$8.75	\$9.21	
			2,814	\$8.75	\$9.21	
5 SCURFIELD BOULEVARD						
	STEPHEN SHERLOCK 204 928 5011	24	5,285	\$12.95	\$7.45	<ul style="list-style-type: none">• High traffic location on the corner of Scurfield Boulevard and Waverley Street in SW Winnipeg in close proximity to Route 90• Showroom plus office / warehouse space• Amazing exposure facing Waverley Street• 1 dock level loading doors• Zoned M1
703 ST ANNE'S ROAD						
	BRETT INTRATER 204 934 6229		2,130	\$28.00 SEMI GROSS		<ul style="list-style-type: none">• Beautiful, brand new, free standing office building in south Winnipeg• Perfect for professional office and medical/paramedical office tenants• High exposure and great signage/branding opportunities• Approximate possession date of September 1, 2019
	CHRIS HOURIHAN 204 934 6215					

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TRUE NORTH SQUARE						
	RYAN MUNT 204 928 5015					<ul style="list-style-type: none">• Brand new Class A office development• Extremely efficient +/- 22,000 sf floor plates• Floor to ceiling glass allowing for maximum natural light• Unique features include the True North Square Plaza, green rooftop patio and skygarden, amazing food hall, first class fitness facility and outdoor green terrace• Skywalk access to BellMTS Place and RBC Convention Centre
	TAYLOR CALDWELL 204 934 6237		CONTACT THE LISTING AGENT FOR DETAILS			
225 VAUGHAN STREET						
	BRETT INTRATER 204 934 6229	301	1,093	\$13.50	\$12.94	<ul style="list-style-type: none">• Located on Vaughan Street between St. Mary Avenue and Graham Avenue and across from The Bay Parkade• Walking distance to many downtown amenities, including coffee shops, restaurants, and retail• 5 minute walk to RBC Convention Centre and 7 minute walk to Bell MTS Place• Close proximity to public transportation• Major interior and exterior building upgrades planned for 2019• Ideal space for health services
		303	1,204	\$13.50	\$12.94	
		305	687	\$13.50	\$12.94	
	TAYLOR CALDWELL 204 934 6237	501	1,090	\$13.50	\$12.94	
		601	1,208	\$13.50	\$12.94	
		603	1,411	\$13.50	\$12.94	
	CHRIS HOURIHAN 204 934 6215					
1000 WAVERLEY STREET						
	TYSON PRESENTANZ 204 928 5002		5,145	\$13.50	\$9.10	<ul style="list-style-type: none">• Open concept office layout in a 2-storey office building• Excellent exposure located between Taylor Avenue & McGillivray Boulevard• Public transit access and on-site parking• Located in the Buffalo Industrial Park in the south-west quadrant of Winnipeg
	TAYLOR CALDWELL 204 934 6237					
	CHRIS HOURIHAN 204 934 6215					
1200 WAVERLEY STREET						
	MURRAY GOODMAN 204 928 5009	UNIT 10	1,475	\$22.00	\$6.50	<ul style="list-style-type: none">• Highly desirable suburban office located in Southwest Winnipeg, accessible via Waverley St and Buffalo Place• In close proximity to McGillivray and Kenaston Boulevard, with access to a variety of amenities• Nicely developed professional office setting, features a reception/ waiting area and office• Well suited for medical or professional users and financial institutions• Excellent exposure on Waverley Street with average weekday daily traffic count (+/-) 29,100 vehicles

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1250 WAVERLEY STREET 	MURRAY GOODMAN 204 928 5009	UNIT 1	4,800	\$21.00	\$6.50	<ul style="list-style-type: none"> Highly desirable suburban office located in Southwest Winnipeg, accessible via Waverley St and Buffalo Pl In close proximity to McGillivray and Kenaston Blvd, with access to a variety of amenities Nicely developed professional office setting, features a reception/ waiting area and office Well suited for medical or professional users and financial institutions Excellent exposure on Waverley Street with average weekday daily traffic count (+/-) 29,100 vehicles
1780 WELLINGTON AVENUE 	RYAN MUNT 204 928 5015 CHRIS MACSYMIC 204 928 5019	SUBLEASE 301	3,487	\$12.50	\$15.45	<ul style="list-style-type: none"> Located in St. James Industrial at the corner of Wellington Avenue and King Edward Street Head lease expires February 28, 2020 Connected to Hilton Winnipeg Airport Suites Close proximity to Winnipeg Richardson International Airport, Polo Park Shopping Centre and many other amenities Four (4) reserved parking stalls
653 WILLIAM AVENUE 	BRETT INTRATER 204 934 6229	3	2,585	COND SOLD	COND SOLD	<ul style="list-style-type: none"> Located on the Southeast corner of William Avenue and Sherbrook Street Across the street from the Health Sciences Centre Campus Ideal for quick serve restaurant, medical professionals, or pharmacy Excellent street front signage possibilities Ample parking on east side of building 18,200 cars pass by per day on Sherbrook at William Free basement - storage, washrooms, etc

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OFFICE FOR SALE



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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
211 BANNATYNE AVENUE						
	JANE ARNOT 204 928 5018	401	4,307	\$790,000.00	\$13,052.52	<ul style="list-style-type: none"> • Amazing downtown office location • Large boardroom, reception, kitchen area, 13 office/meeting rooms • Elevator access • Within walking distance of excellent restaurants • Newly painted, in addition to all the work done during the original renovation. • Price is well below replacement cost.
510 LAGIMODIERE BOULEVARD						
	STEPHEN SHERLOCK 204 928 5011		65,509	COND SOLD	COND SOLD	<ul style="list-style-type: none"> • Excellent exposure on Lagimodiere Boulevard right next to the Royal Canadian Mint. • Building is furnished and will be sold as is. • Main Floor is finished office space and the second floor is mainly lab space / office space. • Basement has conference rooms / multi purpose rooms, storage and mechanical rooms. • 88 surface parking stalls. • Loading dock at rear of building. • Extremely sophisticated HVAC system in place. • (+/-) 1.711 hectares (4.23 Acres) of Land
	CHRIS MACSYMIC 204 928 5019					
929-933 NAIRN AVENUE & 18 KENT ROAD						
	MURRAY GOODMAN 204 928 5009		SITE AREA 0.24 ACRES	\$1,400,000.00	\$18,979.14	<ul style="list-style-type: none"> • This property is strategically located on Nairn Avenue, and in close proximity to Downtown Winnipeg • Rare opportunity to purchase a fully leased multi-tenant property on Nairn Avenue • Building upgrades include: <ul style="list-style-type: none"> • Building facade • Windows • HVAC System
	STEPHEN SHERLOCK 204 928 5011		BUILDING AREA 8,967 SQ FT			
THE DAYTON BUILDING - 323 PORTAGE AVENUE						
	CHRIS MACSYMIC 204 928 5019		38,640	\$4,500,000.00	\$77,033.89	<ul style="list-style-type: none"> • Professionally managed • Close to many amenities • Close to major transit routes • High exposure location • Built in 1955 • More information available upon signed Confidentiality Agreement
	BRETT INTRATER 204 934 6229					

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
653 WILLIAM AVENUE 	BRETT INTRATER 204 934 6229		4,859	COND SOLD	COND SOLD	<ul style="list-style-type: none"> • Located on the Southeast corner of William Avenue and Sherbrook Street • Across the street from the Health Sciences Centre Campus • Ideal for quick serve restaurant, medical professionals, or pharmacy • Excellent street front signage possibilities • Ample parking on east side of building • 18,200 cars pass by per day on Sherbrook at William • Free basement - storage, washrooms, etc

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RETAIL FOR LEASE







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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
300 ASSINIBOINE AVENUE							
	STEPHEN SHERLOCK 204 928 5011		A	857	\$25.00 PSF GROSS		<ul style="list-style-type: none">• Excellent opportunity to lease downtown retail space on a busy pedestrian street• Ideally set in a newly construction building along with a combination of office and residential development in the area• Excellent exposure location• Property in immaculate condition• Situated near The Forks
			111	1,664	\$25.00 PSF GROSS		
			112	1,650	\$25.00 PSF GROSS		
			113	1,650	\$25.00 PSF GROSS		
THE DISTRICT AT BRIDGWATER							
	BRETT INTRATER 204 934 6229			1,000 - 20,000	\$30.00+	TBD	<ul style="list-style-type: none">• Unbelievable and unique suburban office opportunity on this mixed-use commercial site in southwest Winnipeg's Bridgewater neighbourhood• Stunning restaurant opportunities available• 2.2 stalls per 1,000 sf for Phase 1• Up to 20,000 sf of CRU/pad sites available• Up to 5,000 sf of flagship retail with potential for drive thru and/or patio.
	CHRIS MACSYMIC 204 928 5019						
	JONAH LEVINE 204 934 6211						
	JANE ARNOT 204 928 5018						
BRIDGWATER TOWN CENTRE							
	MICHELLE CONSTANT 204 934 6201			600	\$32.00	\$8.31	<ul style="list-style-type: none">• Grocery anchored (Save-on-Foods)• Excellent accessibility from Kenaston Boulevard• A gateway to Centre Street, Winnipeg's new marquee street catering to high income clientele• Town Centre will service all of the Waverley West area with an estimated 15,000 homes and 45,000 residents at build out• Join Save-On-Foods, MLCC, RBC, BMO, Tim Hortons, Aveda, Pet Valu and Ultracuts
				1,081	\$32.00	\$8.31	
				1,200	\$32.00	\$8.31	
	KENNETH YEE 204 934 6222			2,156	\$32.00	\$8.31	
			3,047	\$32.00	\$8.31		
175-185 CARLTON STREET							
	RYAN MUNT 204 928 5015		101A	300	\$13.00	\$16.34	<ul style="list-style-type: none">• 6 storey office tower located at the corner of Carlton Street and St. Mary Avenue in the heart of downtown• On site restaurants include Ichiban Japanese Restaurant, Shannon's Irish Pub and Subway• Directly connected to downtown skywalk (Winnipeg's downtown pedestrian walkway)• Close proximity to Law Courts, Bell MTS Place and True North Square• Professional managed• Parking available
			103	828	\$15.00	\$16.34	
	BRETT INTRATER 204 934 6229						
	TAYLOR CALDWELL 204 934 6237						

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1444 CORYDON AVENUE							
	TYSON PREISANTANZ 204 928 5002			1,310	\$17.50	\$9.60	<ul style="list-style-type: none">• Located in Southwest Winnipeg on Corydon Avenue, in close proximity to Kenaston Boulevard and Grant Avenue and many nearby amenities• Great exposure on Corydon Avenue• Ample on-site parking and nearby street parking• Average household income of \$124,000 within a 1km radius• 178,819 people live within a 3km radius
	RYAN MUNT 204 928 5015						
1700 CORYDON AVENUE							
	JONAH LEVINE 204 934 6211			667	\$18.00	\$13.36	<ul style="list-style-type: none">• Boutique Retail / Office space in River Heights• Join RBC, Kumon and Bernstein's Deli, a Winnipeg institution• (+/-) 16,200 cars pass by per day (City of Winnipeg, 2015)• Excellent visibility on key retail and commuter corridor• Located in the heart of River Heights, a wealthy residential district in South West Winnipeg
	BRETT INTRATER 204 934 6229						
CROSSROADS VILLAGE							
	BRETT INTRATER 204 934 6229		CRU 1	1,556 2,400	\$28.00 \$28.00	\$9.35 \$9.35	<ul style="list-style-type: none">• 1,556 sf available immediately• 2,400 sf available February 1st, 2020• Located near the Northeast corner of Regent and Lagimodiere Boulevard• Pylon signage available• 55,000 cars drive by per day on Regent (2018, City of Winnipeg)• Amongst 2.5 million square feet of retail including Kildonan Place Shopping Centre, Sobeys, Walmart, Rona, etc.

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1400 ELLICE AVENUE							
	JONAH LEVINE 204 934 6211	C3 C3		1,323 6,965	\$26.00 - \$40.00 \$26.00 - \$40.00	\$11.59 \$11.59	<ul style="list-style-type: none">• Located in the heart of the Polo Park Retail Node, Winnipeg's largest with over 4 million square feet of commercial retail space.• High visibility on Ellice Avenue• Attractive trade area demographics (over 66,000 people live within a 3 kilometer radius)• Daytime population of over 70,000 in the immediate area• Join Starbucks, The UPS Store, Pita Pit, uBreakiFix, Mongo's Grill and Speedy Glass.• Urban Barn unit available October 1, 2019
	BRETT INTRATER 204 934 6229						
389 GRAHAM AVENUE							
	BRAD KING 204 934 6232		A	2,391	\$15.00	\$10.34	<ul style="list-style-type: none">• Adjacent to the Graham Avenue transit corridor and within 2 blocks of True North Square• Available immediately• Former tenant operated a bridal fashion store• Building exterior to be updated in 2019• Prominent exterior signage is available
271 GRASSIE BOULEVARD							
	KENNETH YEE 204 934 6222		2	1,304	\$22.00	\$8.27	<ul style="list-style-type: none">• Located at the high exposure intersection of Grassie Blvd and Lagimodiere Blvd• Convenient access to major transportation routes (+/-) 65,800 cars drive by Lagimodiere and Grassie Boulevard combined• Convenient access to major public transportation routes• Pylon and building signage opportunity available• Approximately 1.25 acres of C2 development land fronting Lagimodiere available for build to suit for office / retail users
	JONAH LEVINE 204 934 6211						
755 HENDERSON HIGHWAY							
	STEPHEN SHERLOCK 204 928 5011		MAIN FLOOR MAIN FLOOR	1,476 1,329	\$25.00 \$25.00	\$6.45 \$6.45	<ul style="list-style-type: none">• Henderson Business Center located in Northeast Winnipeg in East Kildonan• In close proximity to Downtown and Chief Peguis Trail on a bus traffic route• Building will feature floor to ceiling windows allowing for maximum natural light exposure to all tenants.• Main entrance features glass atrium with three storey glazing and elevator access.

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1560 MAIN STREET							
	JONAH LEVINE 204 934 6211	C1	A	1,000 - 2,845	\$12.50	\$4.00	<ul style="list-style-type: none"> • High exposure route in northwest Winnipeg (35,000 Cars Per Day, City of Winnipeg, 2015) • Iconic recognizable waving roofline with unique look that extends to beautiful interior wood ceiling • Opportunity to reveal windows and substantially enhance natural light in space • Located 1 minute drive from IGA anchored shopping centre, No Frills and Giant Tiger
1656 MAIN STREET							
	JONAH LEVINE 204 934 6211			3,813	\$22.00	\$11.34	<ul style="list-style-type: none"> • West Kildonan Shopping Centre is a well-established neighborhood shopping centre located on one of Winnipeg's primary commercial arteries • Servicing a mature and dense residential community • Located in the West Kildonan area of northwest Winnipeg, fronting Main Street (35,000 cars per day, City of Winnipeg 2015) • Join IGA (shadow anchor), Dollarama and Liquor Mart
	BRETT INTRATER 204 934 6229						
MCIVOR MALL							
	MICHELLE CONSTANT 204 934 6201			1,493 1,558	\$22.00 \$22.00	\$9.93 \$9.93	<ul style="list-style-type: none"> • McIvor Mall, a neighborhood shopping centre located on a major commercial artery, servicing a mature wealthy residential community. • Located in the North Kildonan area of northeast Winnipeg at a traffic light controlled intersection on Henderson Highway and McIvor Avenue. (30,000 cars per day) • Great mix of tenants • No Frills opening Fall 2019
2188 MCPHILLIPS STREET							
	JONAH LEVINE 204 934 6211		SUBLEASE 23	979	\$23.00	\$8.21	<ul style="list-style-type: none"> • Join Vita Health, Pita Pit, Popeye's Supplements, and Sherwin-Williams Paints at this prime location on McPhillips Street. • 46,600 cars per day pass (City of Winnipeg, 2015). • Located in the heart of North McPhillips Retail District, serving a 140,000+ person trade area. • Across from Garden City Shopping Centre. • Ample on-site parking. • Head lease expires December 31st, 2026

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*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
620 NAIRN AVENUE							
	JANE ARNOT 204 928 5018	M1		10,107	\$9.95	<u>TAX</u> \$2.53	<ul style="list-style-type: none">• This high visibility property is at a controlled intersection on the corner of Nairn Avenue and Grey Street• Site is (+/-) 1.62 acres of asphalt plus gravel• Could be converted to commercial retail use, and with 18% site coverage there is room for addition or larger building• Building is finished office and showroom, with a warehouse area with floor drain• Billboard on site with additional revenue
				<u>STORAGE</u> 2,317		<u>CAM</u> TBD	
931 NAIRN AVENUE							
	MURRAY GOODMAN 204 928 5009	C1	931	1,681	\$12.00	\$7.00	<ul style="list-style-type: none">• Located on 931 Nairn Avenue at Kent Road within close proximity to Regent Avenue and Lagimodiere Boulevard• Surrounded by a mix of commercial and residential properties• Recent upgrades to the building including the facade, windows and HVAC• Close to many amenities
17 NIHAL BAY							
	JONAH LEVINE 204 934 6211	RMU		1,100 - 4,400	<u>MAIN FLOOR</u> \$1,950 PER MONTH	\$6.00	<ul style="list-style-type: none">• Located near the corner of Leila Ave and Mandalay Drive• Part of the heart of an 7.3 acre mixed use town centre serving 43,000 people who live within a 3 km radius• Average household income of \$92,401 within the immediate trade area, 8% above the average household income in Winnipeg.• Suitable for: Day Care Centre, Office User, Medical/ Dental/Optical, Home Based Business, Retail Sales, Etc.• Available for Possession in late Q4 2019
	KHUSH GREWAL 204 934 6210			1,100	<u>MAIN FLOOR</u> \$2,300 PER MONTH	\$6.00	
				1,100 - 4,400	<u>SECOND FLOOR</u> \$1,750 PER MONTH	\$6.00	
NORTHGATE SHOPPING CENTRE							
	MICHELLE CONSTANT 204 934 6201	CAN BE COMBINED	UNIT 9	1,849	\$28.00	\$4.14 + \$5.24	JOIN 180,000 SF OF THRIVING RETAIL! <ul style="list-style-type: none">• Complete redevelopment with new sleek modern facade• Great access and egress comprised of eight entry points and ample parking• (+/-) \$40M Gross Sales or 6,800 customers per day• Plus management fee
			UNIT 15	4,070	\$20.00	\$4.14 + \$5.24	
			UNIT 16	4,264	\$20.00	\$4.14 + \$5.24	
	KENNETH YEE 204 934 6222		UNIT 17B	1,816	\$25.00	\$4.14 + \$5.24	

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130 OSBORNE STREET							
	BRETT INTRATER 204 934 6229	C2	B130	3,040	\$19.00	\$11.50	<ul style="list-style-type: none">• High profile corner location at Osborne Street & Stradbroke Avenue• Beautiful new facade and image update• One of the most densely populated neighborhoods in Canada• Ample on-site parking• Signage opportunity on redeveloped pylon sign• Join Tokyo Smoke's flagship Winnipeg location
PARK CITY COMMONS							
	KENNETH YEE 204 934 6222		B1	5,200 - 6,600	\$35.00	\$4.25 + \$5.00	<ul style="list-style-type: none">• 76,600+ residents live within immediate trade area (11 minute drive)• Average household income (2015) over \$87,500 in trade area• Daytime population exceeds 118,000 including 60,000 people at work (14 minute drive)• Average growth of 1000 new residents per year for the next 10 years• 5,000 new residents moved into new homes last 5-7 years (4 minute drive)
			B2	4,500	\$38.00	\$4.25 + \$5.00	
			E2	1,474	\$30.00	\$4.25 + \$5.00	
	MICHELLE CONSTANT 204 934 6201		E3	1,404	\$25.00	\$4.25 + \$5.00	
			E4	1,540	\$25.00	\$4.25 + \$5.00	
			E-COMBINED	4,418	\$30.00	\$4.25 + \$5.00	
			HJ	13,203	\$25.00	\$4.25 + \$5.00	
		I	3,335	\$28.00	\$4.25 + \$5.00		
200 PORTAGE AVENUE							
	JANE ARNOT 204 928 5018		CONCOURSE	1,000 - 8,465		\$17.00	<ul style="list-style-type: none">• Rare opportunity to lease retail space on both the main floor and concourse level• Plan to completely renovate 200 Portage, including the main floor and concourse space.• Main floor offers up to (+/-) 9,000 sf of highly visible space, perfect for restaurants, retail or office uses• Concourse level has (+/-) 7,650 sq ft of prime retail space, perfect for coffee shop, quick service restaurant, convenience stores and service providers.• Flexible unit sizes are available
	WAYNE SATO 204 934 6207		MAIN FLOOR	2,500 - 4,390		\$17.00	
350-354 PORTAGE AVENUE							
	JONAH LEVINE 204 934 6211	M	350-354	7,156	\$34.00	\$15.18	<ul style="list-style-type: none">• Located on the southeast corner of Portage Ave and Carlton St• One block from the MTS Centre, the 13th busiest entertainment venue in North America• Connected to the Downtown Sky walk system• Ideal space for a restaurant• Parking available directly behind building and underground parking available at Portage Place Shopping Centre• 76,000 people come Downtown to work every day
	KENNETH YEE 204 934 6222						

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2015 PORTAGE AVENUE							
	JONAH LEVINE 204 934 6211		UNIT 3	1,381	\$16.00	\$7.39	<ul style="list-style-type: none"> Prominent exposure on high traffic Portage Avenue (47,500 cars per day, 2015, City of Winnipeg) Ample signage opportunities including 2 sign boxes and multiple pylon spots 5 minute walk from Assiniboine Park Amenity rich nearby area Nice quality fixtures suitable for a variety of retail or office uses with minimal modification Front, rear, and street parking on site and nearby
470 RIVER AVENUE							
	BRETT INTRATER 204 934 6229		3RD FLOOR 4TH FLOOR	1,344 960	\$20,160.00 PER ANNUM \$12,000.00 PER ANNUM	\$9.93 \$9.93	<ul style="list-style-type: none"> Situated in the heart of Osborne Village, one of Winnipeg's most desirable areas Heavy pedestrian and vehicle traffic Abundance of surrounding amenities Convenient access to major public transportation routes
1765 SARGENT AVENUE							
	CHRIS MACSYMIC 204 928 5019		MAIN FLOOR PAD SITE	6,272 5,000	\$13.00 TBD	\$6.95 TBD	<ul style="list-style-type: none"> Located on a high exposure corner of Sargent Ave and King Edward St Pylon & building signage opportunities Great exposure near busy intersection with 23,200 vehicles passing per day at Sargent Ave and King Edward (City of Winnipeg 2015 traffic flow map) (+/-) 2,500 sf of office/showroom space (+/-) 3,800 sf of warehouse space 4 grade loading doors
	RYAN MUNT 204 928 5015						
	BRETT INTRATER 204 934 6229						
5 SCURFIELD BOULEVARD							
	STEPHEN SHERLOCK 204 928 5011	M1	24/26 24 26	8,400 5,285 3,115	\$12.95 \$12.95 \$12.95	\$7.45 \$7.45 \$7.45	<ul style="list-style-type: none"> High traffic location on the corner of Scurfield Boulevard and Waverley Street in SW Winnipeg in close proximity to Route 90 Showroom plus office / warehouse space Amazing exposure facing Waverley Street 2 dock level loading doors Available July 1, 2019

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SHOPS OF WEST ST PAUL							
	BRETT INTRATER 204 934 6229			1,000 - 100,000	TBD	TBD	<ul style="list-style-type: none"> The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. Paul
	CHRIS MACSYMIC 204 928 5019						<ul style="list-style-type: none"> Located on the North West corner of Main Street and the Perimeter Highway, just East of the Sunova Centre, a (+/-) 17,000 sf recreation facility
	CHRIS HOURIHAN 204 934 6215						<ul style="list-style-type: none"> Excellent access off Main Street, with a signalized intersection to be installed fall 2019
190 SMITH STREET							
	BRETT INTRATER 204 934 6229		5	1,814	\$18.50	\$11.50	<ul style="list-style-type: none"> Amazing exposure at the corner of St. Mary Avenue & Smith Street Across the street from the Winnipeg Police HQ, home to up to 1,000 daily active employees On-site, indoor parking available Perfect for coffee shop or other high-traffic retail
444 ST MARY AVENUE							
	BRETT INTRATER 204 934 6229			8,221	TBD	\$14.86	<ul style="list-style-type: none"> Turnkey restaurant with atrium and patio opportunity
	KENNETH YEE 204 934 6222						<ul style="list-style-type: none"> Steps from True North Square and the RBC Convention Centre
	MICHELLE CONSTANT 204 934 6201						<ul style="list-style-type: none"> Amazing on-building signage Space could possibly be subdivided Available July 1, 2020 or sooner Utilities separately metered
2626 VICTORIA AVENUE BRANDON MB							
	KENNETH YEE 204 934 6222				\$25.00	TBD	<ul style="list-style-type: none"> Southwest corner of Victoria Avenue and 26th street. Join 19,000 sf Giant Tiger and McDonald's Busy 4 way major east/west arterial controlled intersection servicing southwest Brandon. Close to Brandon University - student population of 3,600. 800 - 6,000 sq ft available

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653 WILLIAM AVENUE 	BRETT INTRATER 204 934 6229	C2	3	2,585	COND SOLD	COND SOLD	<ul style="list-style-type: none"> • Located on the Southeast corner of William Avenue and Sherbrook Street • Across the street from the Health Sciences Centre Campus • Ideal for quick serve restaurant, medical professionals, or pharmacy • Excellent street front signage possibilities • Ample parking on east side of building • 18,200 cars pass by per day on Sherbrook at William • Free basement - storage, washrooms, etc

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RETAIL FOR SALE







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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
SEC OF ARTHUR ST W THUNDER BAY							
	KENNETH YEE 204 934 6222	C3		16,097	0.25	\$295,000.00	<ul style="list-style-type: none"> • Located on Arthur Street West near the intersection of a major retail corridor including Highway 61 • In very close proximity to Thunder Bay International Airport • Located as a pad site to the Comfort Inn and flanked to the west by the Travel Lodge and Vahalla Inn • Great visibility and ease of access off Arthur Street West • Join major hotels, LCBO, Shoppers Drug Mart, Metro Grocery and other excellent national retailers
1590 LOGAN AVENUE							
	KHUSH GREWAL 204 934 6210 BRAD KING 204 934 6232	C1		3,240	7,833 SF	\$360,000.00	<ul style="list-style-type: none"> • One storey commercial building with a (+/-) 2,416 sf basement • High efficiency gas furnace with rooftop cooling unit • Being sold under Power of Sale by Lender • 10 on-site parking stalls • Built in 1946
620 NAIRN AVENUE							
	JANE ARNOT 204 928 5018	M1		10,107 <u>STORAGE</u> 2,317	1.62	\$1,650,000.00	<ul style="list-style-type: none"> • This high visibility property is at a controlled intersection on the corner of Nairn Avenue and Grey Street • Site is (+/-) 1.62 acres of asphalt plus gravel • Could be converted to commercial retail use, and with 18% site coverage there is room for addition or larger building • Building is finished office and showroom, with a warehouse area with floor drain • Billboard on site with additional revenue
929-933 NAIRN AVENUE & 18 KENT ROAD							
	MURRAY GOODMAN 204 928 5009 STEPHEN SHERLOCK 204 928 5011	C1		8,967	0.24	\$1,400,000.00	<ul style="list-style-type: none"> • This property is strategically located on Nairn Avenue, and in close proximity to Downtown Winnipeg • Rare opportunity to purchase a fully leased multi-tenant property on Nairn Avenue • Building upgrades include: <ul style="list-style-type: none"> • Building facade • Windows • HVAC System

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143 PTH 12 N							
	KENNETH YEE 204 934 6222	C3		42,785	7.96	TBD	<ul style="list-style-type: none"> • Situated on the southeast corner of Provincial Trunk Highway 12 and Park Road East • Site includes a Tim Horton's ground lease and vacant gas bar • Redevelopment opportunity with potential for various commercial uses
1104 PEMBINA HIGHWAY							
	JONAH LEVINE 204 934 6211	C2		1,170 SF	5,862 SF	\$550,000.00	<ul style="list-style-type: none"> • Prominent high exposure building and land at the corner of Point Road and Pembina Highway • Located at controlled intersection, at the gateway to an affluent neighbourhood • 10 minutes from downtown in Southwest Winnipeg • Tenant in place • 15 minutes from almost all south Winnipeg households • Minutes away from prominent growth subdivisions
653 WILLIAM AVENUE							
	BRETT INTRATER 204 934 6229	C2		4,859		COND SOLD	<ul style="list-style-type: none"> • Located on the Southeast corner of William Avenue and Sherbrook Street • Across the street from the Health Sciences Centre Campus • Ideal for quick serve restaurant, medical professionals, or pharmacy • Excellent street front signage possibilities • Ample parking on east side of building • 18,200 cars pass by per day on Sherbrook at William • Free basement - storage, washrooms, etc

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LAND FOR LEASE




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ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	LEASE RATE	COMMENTS
THIRD STREET LAND - RM OF WEST ST. PAUL					
	KHUSH GREWAL 204 934 6210	M2	4.03	\$7,000 GROSS	<ul style="list-style-type: none"> • Located in West St. Paul Industrial Park off McPhillips St • Ideal compound for car dealers, trucking, landscaping and tow companies, etc • Available 75 days after Lease execution • Upon successful execution of the Lease document, the • Landlord will improve the property with many upgrades. Please download the brochure for more details.

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LAND & INVESTMENT FOR SALE







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ADDRESS	CONTACT	PARCEL	ZONING	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
4 102 E ROAD 63 N						
	MURRAY GOODMAN 204 928 5009			115	\$850,000.00	<ul style="list-style-type: none"> • Great opportunity to acquire approximately 115 acres in the R.M. of Rosser • Site Includes house, equestrian stable and arena with paddocks on site • All windows in house replaced approximately eight years ago • Possible uses: hobby farm or homestead for those wanting a large property in close proximity to the City of Winnipeg • Class – Residential 1 and Farm Property
	CHRIS MACSYMIC 204 928 5019					
HWY 330 & SOUTH PERIMETER						
	BRETT INTRATER 204 934 6229		AG	143.99	\$7,200,000.00	<ul style="list-style-type: none"> • Located in the R.M of Macdonald just off the Perimeter Highway between Provincial Road 330 and Brady Road • 9 minute drive from La Salle and 7 minutes from Oak Bluff
	RYAN MUNT 204 928 5015					
1133 & 1147 BREEZY POINT ROAD						
	MURRAY GOODMAN 204 928 5009		A40	324.22	\$3,450,000.00	<ul style="list-style-type: none"> • Tranquil 8 building facility • Attractive for, Group Care Facilities, Seniors Homes or Community / Home Developers • Amazing river view location • Currently used as a care facility • Full service commercial kitchen and dining area • Close proximity to the City of Selkirk & many amenities • Site is serviced with low pressure sewer
BRIDGWATER LANDS						
	JANE ARNOT 204 928 5018	8	CMU	1.49	COND SOLD	<ul style="list-style-type: none"> • Located in highly desirable Southwest Winnipeg • Direct access to Kenaston Boulevard, Winnipeg's most prominent north/south thoroughfare, connecting significant commercial growth nodes • Bridgwater Centre is the master planned premium town centre zoned and designed as the heart of the Bridgwater Neighbourhoods in Waverley West • Bridgwater Neighbourhoods are the fastest growing subdivision in Winnipeg
		9	CMU	1.88	COND SOLD	
		13	CMU	1.42	COND SOLD	
	CHRIS MACSYMIC 204 928 5019	14	CMU	2.01	COND SOLD	
		19	CMU	1.81	COND SOLD	
	JONAH LEVINE 204 934 6211	20	CMU	1.89	COND SOLD	
		25	CMU	1.70	SOLD	
		26	CMU	1.88	COND SOLD	
	BRETT INTRATER 204 934 6229					

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SEC OF ARTHUR ST W THUNDER BAY						
	KENNETH YEE 204 934 6222		C3	0.25	\$295,000.00	<ul style="list-style-type: none"> • Located on Arthur Street West near the intersection of a major retail corridor including Highway 61 • In very close proximity to Thunder Bay International Airport • Located as a pad site to the Comfort Inn and flanked to the west by the Travel Lodge and Vahalla Inn • Great visibility and ease of access off Arthur Street West • Join major hotels, LCBO, Shoppers Drug Mart, Metro Grocery and other excellent national retailers

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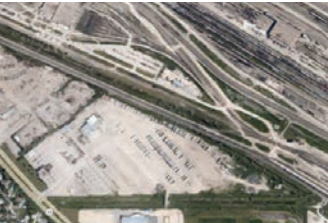
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ADDRESS	CONTACT	PARCEL	ZONING	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
JUBILEE WINNIPEG, LOTS 1 & 2						
	JANE ARNOT 204 928 5018	LOT 1		1.49	\$7,250,000.00	<ul style="list-style-type: none">• Unique opportunity for developer to acquire two lots which are part of the Jubilee Winnipeg Development and have already been pre-approved for development of 500 units• Within steps of the already developed Jubilee Rapid Transit station, tenants have access to rapid transit and the active transportation systems at their doorstepping them within minutes of both downtown and South Winnipeg• Development may also qualify for MB Rental Housing
		LOT 2		1.40	\$5,250,000.00	
LAGIMODIERE BOULEVARD						
	CHRIS MACSYMIC 204 928 5019		M1	12.00	\$275,000.00	<ul style="list-style-type: none">• Located on the east side of Lagimodiere Boulevard just north of Fermor Avenue in southeast Winnipeg,• Adjacent to Arnold Bros Trucking• Unique opportunity to purchase finished land with access and frontage on Lagimodiere Blvd, a major transportation route in Winnipeg

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ADDRESS	CONTACT	PARCEL	ZONING	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
2115 LOGAN AVENUE						
	RYAN MUNT 204 928 5015		M3	3.69	\$2,350,000	<ul style="list-style-type: none"> Strategically located within CentrePort Canada, the country's only inland port Located on the corner of Logan Avenue and Ryan Street with excellent access to major transportation routes Fully graveled, fenced and gated compound Also includes a small industrial building at 123 Ryan Street Close proximity to the Winnipeg Richardson International Airport
	TYSON PRESENTANZ 204 928 5002					
2321 LOGAN AVENUE						
	KHUSH GREWAL T 204 934 6210		M2	0.83	\$1,750,000.00	<ul style="list-style-type: none"> Strategically located within CentrePort Canada, the country's only inland port Close proximity to the Winnipeg Richardson International Airport Great opportunity to purchase an existing operating Truck Wash o/a as General Steam Equipment/Asset are also included in Purchase Price
	JONAH LEVINE 204 934 6211					
293 MAIN STREET - NIVERVILLE, MB						
	CHRIS MACSYMIC 204 928 5019		C2	34,320 SF	\$220,000.00	<ul style="list-style-type: none"> Amazing location for future commercial development (+/-) 20 minutes from the Winnipeg Perimeter Highway Prime exposure on Main Street (Provincial Road 311) New residential, commercial, school, recreation and park developments planned for Niverville
	BRETT INTRATER 204 934 6229					
61-85 MUIR ROAD						
	TYSON PRESENTANZ 204 928 5002		M2	2.19	\$4,800,000.00	<ul style="list-style-type: none"> (+/-) 38,126 sf building area 88% occupied Built in 1975 (+/-) 16' clear ceiling height 8 dock doors 1 grade doors (+/-) 57 parking stalls
	CHRIS MACSYMIC 204 928 5019					
	RYAN MUNT 204 928 5015					

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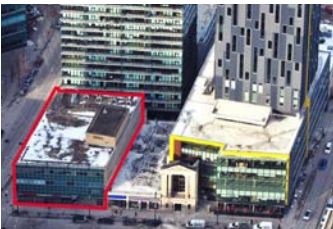
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620 NAIRN AVENUE						
	JANE ARNOT 204 928 5018		M1	1.62	\$1,650,000.00	<ul style="list-style-type: none"> • This high visibility property is at a controlled intersection on the corner of Nairn Avenue and Grey Street • Site is (+/-) 1.62 acres of asphalt plus gravel • Could be converted to commercial retail use, and with 18% site coverage there is room for addition or larger building • Building is finished office and showroom, with a warehouse area with floor drain • Billboard on site with additional revenue
929-933 NAIRN AVENUE & 18 KENT ROAD						
	MURRAY GOODMAN 204 928 5009		C1	SITE AREA 0.24 ACRES	\$1,400,000.00	<ul style="list-style-type: none"> • This property is strategically located on Nairn Avenue, and in close proximity to Downtown Winnipeg • Rare opportunity to purchase a fully leased multi-tenant property on Nairn Avenue • Building upgrades include: <ul style="list-style-type: none"> • Building facade • Windows • HVAC System
	STEPHEN SHERLOCK 204 928 5011			BUILDING AREA 8,967 SQ FT		
851 - 861 PANET ROAD						
	KENNETH YEE 204 934 6222		RMF-M	12.98	\$9,900,000.00	<ul style="list-style-type: none"> • Rare, large infill development site • Land area to yield large scale development • RMF - M zoning to yield up to 565 multi-family residential units up to 4 storeys in 6 to 7 buildings • Currently not prone to City of Winnipeg Impact Development Fees • Approximately 650 ft. frontage along Lagimodiere Blvd. • Minutes drive time to Kildonan Place Shopping Mall and +1,000,000 sf. of retail shops • Easy access to Lagimodiere Blvd./Highway 59
	MICHELLE CONSTANT 204 934 6201					
THE DAYTON BUILDING - 323 PORTAGE AVENUE						
	CHRIS MACSYMIC 204 928 5019			38,640 SF	\$4,500,000.00	<ul style="list-style-type: none"> • Professionally managed • Close to many amenities • Close to major transit routes • High exposure location • Built in 1955 • More information available upon signed Confidentiality Agreement
	BRETT INTRATER 204 934 6229					

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510 PROVENCHER BOULEVARD & 209 ARCHIBALD STREET						
	STEPHEN SHERLOCK 204 928 5011 CHRIS MACSYMIC 204 928 5019		M2	29,8013 SF	\$1,300,000.00	<ul style="list-style-type: none"> • Amazing redevelopment opportunity at a high traffic intersection • Four separate lots to total 29,813 sf at the corner of Archibald and Provencher • 122' of frontage on Provencher and 244' of frontage on Archibald • 33,500 vehicles drive on Provencher and 32,500 on Archibald per day
6043 PTH 2E - OAK BLUFF						
	BRETT INTRATER 204 934 6229			81.98	\$22,544,500.00 (\$275,000 PER ACRE)	<ul style="list-style-type: none"> • Access to services include municipal water, low pressure sewer and natural gas • Extremely high visibility from both the Perimeter Highway and McGillivray Boulevard • In close proximity to the town of Oak Bluff and the City of Winnipeg • In the process of being designated for Commercial and Industrial use. Could also be used as Residential land.
1127 REDONDA STREET						
	RYAN MUNT 204 928 5015 KHUSH GREWAL 204 934 6210		MG	9.27	\$1,690,000.00	<ul style="list-style-type: none"> • Located on Redonda Street, between Gunn Road and Springfield Road in the RM of Springfield • Significant amount of gravel and compaction on the site • (+/-) 4,380 sf steel warehouse with 2 grade doors • Zoned: MG - Industrial General • Close proximity to the Perimeter Highway
10 ROYAL MINT DRIVE						
	KENNETH YEE 204 934 6222		C3	3	\$2,500,000.00	<ul style="list-style-type: none"> • Retail development opportunity • Located just west of an approved 250+ acre commercial and residential development • Projected GLA of (+/-) 30,000 sq ft • Targeted completion Q2 2019

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36 & 88 SUMKA ROAD						
	BRETT INTRATER 204 934 6229 MARTIN MCGARRY 204 928 5005		RR5	62.4	\$3,650,000.00	<ul style="list-style-type: none"> Over 60 acres of river front land primed for development Located in the City of Winnipeg on the east banks of the Seine River fronting the Perimeter Highway Currently existing on site is a (+/-) 2,150 sf house and various size commercial buildings Excellent opportunity to hold for next phase of city servicing or to develop into single family parcels Partially serviced by well and holding tanks
2016 VICTORIA AVENUE - BRANDON MB						
	KENNETH YEE 204 934 6222		CAR	18,720 SF	OPEN TO OFFERS	<ul style="list-style-type: none"> Strategic location at south west corner of Victoria Avenue & 20th Avenue. Across from the campus of the University of Brandon. 106 ft. frontage on Victoria Avenue. Excellent location for retail development.
2440 WENZEL STREET						
	CHRIS MACSYMIC 204 928 5019 RYAN MUNT 204 928 5015 TYSON PRESENTANZ 204 928 5002		CH CH CH CH CH CH CH CH	3.11 2.11 2.66 2.66 2.64 3.14 2.91 6.66	\$200,000.00 PER ACRE \$200,000.00 PER ACRE \$200,000.00 PER ACRE \$200,000.00 PER ACRE \$200,000.00 PER ACRE \$200,000.00 PER ACRE \$200,000.00 PER ACRE \$200,000.00 PER ACRE	<p>SUB-DIVISION PLAN APPROVED</p> <ul style="list-style-type: none"> Located just off the Perimeter Highway between Wenzel Street and McGregor Farm Road in the RM of East St. Paul. Zoned: CH – Commercial Highway No city of Winnipeg business taxes Excellent exposure on the Perimeter Highway
86 WHEATFIELD ROAD						
	KHUSH GREWAL 204 934 6210 TYSON PRESENTANZ 204 928 5002			1.98	\$3,960,000.00	<ul style="list-style-type: none"> Located in CentrePort Canada, Canada's only inland port and foreign trade zone Warehouse is heated by a combination of in-floor, over head radiant and unit heaters Largest contiguous vacant unit is (+/-) 20,982 sf with (+/-) 2,982 sf mezzanine office space and 9 grade doors Newer building constructed in 2010, 2011 & 2012 Electrical: 1600 AMP CSTE servicing the site Occupancy: Immediate

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ZEKE WAY	KHUSH GREWAL 204 934 6210	1	IG	1.98	\$150,000.00 PER ACRE	<ul style="list-style-type: none"> • Located in the RM of Headingley, just west of the Perimeter Highway off Wilkes Avenue • Permitted uses include: Contractor, Manufacturing, Self Storage, Automotive Service, Trucking Operation, etc. • Lot size begins at (+/-) 1.97 acres • Possession will be provided Q2 2019 (est.) • No City of Winnipeg Business Taxes
		2	IG	1.98	\$150,000.00 PER ACRE	
		3	IG	1.98	\$150,000.00 PER ACRE	
		4	IG	1.97	\$150,000.00 PER ACRE	
		5	IG	2.09	\$150,000.00 PER ACRE	
		6	IG	2.09	\$150,000.00 PER ACRE	
		7	IG	1.97	\$150,000.00 PER ACRE	
		8	IG	1.98	\$150,000.00 PER ACRE	
		9	IG	1.98	\$150,000.00 PER ACRE	
		10	IG	1.98	\$150,000.00 PER ACRE	



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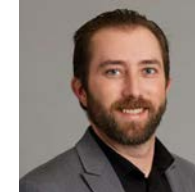
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