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INDUSTRIAL FOR LEASE



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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
51 BANNISTER ROAD										
	MURRAY GOODMAN 204 928 5009	M1	<u>SUBLEASE</u>	6,000		1	12'	\$4.75	\$2.78	<ul style="list-style-type: none"> • Sublease expires February 28, 2021 • Close proximity to Route 90 and the James A Richardson Airport • Dock loading • Easy access for semi-trailer traffic
89 BUNTING STREET										
	TYSON PRESENTANZ 204 928 5002	M2		34,538			21'	TBD	TBD	<ul style="list-style-type: none"> • Property is well located in Inkster Industrial Park on Bunting Street between Inkster Boulevard and Church Avenue • Grade loading could be added • Excellent access to nearby transportation corridors • Heavy power capacity • Compound space and/or additional parking areas available
	CHRIS HOURIHAN 204 934 6215									
	TAYLOR CALDWELL 204 934 6237									
1431 CHURCH AVENUE										
	STEPHEN SHERLOCK 204 928 5011	M2	1	27,200	2	2	20'	\$7.95	\$3.93	<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
	MURRAY GOODMAN 204 928 5009									
1460 CLARENCE AVENUE										
	TYSON PRESENTANZ 204 928 5002	M2		27,742	2	6	22'	\$11.95	\$5.58	<ul style="list-style-type: none"> • Available January 1st, 2020 • Located in southwest Winnipeg on Clarence Avenue off of Waverley Street • Many restaurants and other amenities nearby • (+/-) 6,553 sf of 2nd floor office space • (+/-) 21,189 sf of warehouse space • Located on (+/-) 3.35 acres of land • Fully fenced and paved compound
	RYAN MUNT 204 928 5015									

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	RENTAL RATE (PSF)	& TAX (PSF)	COMMENTS
92 DON VALLEY PARKWAY									
<div>NEW</div> 	TYSON PRESENTANZ 204 928 5002			3,000	1	16'	\$8.25	\$3.25	<ul style="list-style-type: none">• Located in the RM of Springfield, just north of the intersection at Gunn Rd and Redonda St• Newer construction• 14' x 16' grade level loading door• Power - 3 phase, 120/208 V 200 amp• T5 lighting• In-floor heating in warehouse space• Fenced and gated compound with high security
	RYAN MUNT 204 928 5015								
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
	CHRIS HOURIHAN 204 934 6215	M3	1491 - 1493	2,800	1	11'10"	\$7.00	\$4.76	
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		
400 FORT WHYTE WAY									
	JONAH LEVINE 204 934 6211	ML	UNIT A	8,438	1	20'	\$15.00	\$5.33	<ul style="list-style-type: none">• Convenient access to Southwest Winnipeg and surrounding rural area• 3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node• Suitable for a variety of office, retail or industrial• T-5 lighting throughout• Pylon signage available• No city of Winnipeg Business Tax
		ML	UNIT B	6,075	1	20'	\$15.00	\$5.33	
	TAYLOR CALDWELL 204 934 6237	ML	UNIT C	6,072	1	20'	\$15.00	\$5.33	
		ML	UNIT D	5,233	1	20'	\$15.00	\$5.33	
	CHRIS HOURIHAN 204 934 6215								

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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
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
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	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
	204 928 5019	M2	D	30,402	1	3 30'5"	\$6.95	\$2.87	
	TYSON PRESENTANZ 204 928 5002	M2	E	24,480 - 43,444	1	2 21'	\$6.95	\$2.87	
	RYAN MUNT 204 928 5015								

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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
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
	TYSON PRESENTANZ 204 928 5002			2,550 - 3,450		20'	\$12.95	\$3.50	COMPOUND SPACE AVAILABLE <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 14'x14' Rear overhead door with opener HVAC for office space Gas radiant heater for warehouse space Entire site will be paved Garbage & Recycling enclosure High quality exterior finishing's Optional 900 sf second level space for each unit
				2,550 - 3,450		20'	\$12.95	\$3.50	
				2,550 - 3,450		20'	\$12.95	\$3.50	
	RYAN MUNT 204 928 5015			2,550 - 3,450		20'	\$12.95	\$3.50	
				2,550 - 3,450		20'	\$12.95	\$3.50	
				2,550 - 3,450		20'	\$12.95	\$3.50	
				2,550 - 3,450		20'	\$12.95	\$3.50	
AWC BUSINESS CENTER - 1051 KAPELUS DRIVE									
	TYSON PRESENTANZ 204 928 5002		1,3,5	10,350	3	20'	\$14.95	\$4.00	<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 (+/-) 2,700 sf of beautiful newly built out office Gas radiant heater for warehouse space Fully landscaped and fenced complex Entire site is paved Pylon signage opportunity available Available immediately
	RYAN MUNT 204 928 5015								

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AWC BUSINESS CENTER - 1051 KAPELUS DRIVE										
	TYSON PRESENTANZ 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		
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
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									
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		

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STERLING LYON BUSINESS PARK										
	STEPHEN SHERLOCK		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
	204 928 5011		2 - 920	3,006		1		\$14.95	\$6.12	
975 LOGAN AVENUE / 1000 HENRY AVENUE										
	TYSON PRESENTANZ	M2		10,000 - 60,000			15' - 25'	\$5.25	\$2.20	<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
	204 928 5002								INCL. UTILITIES	
	RYAN MUNT									
	204 928 5015									
91 LOWSON CRESCENT										
	TYSON PRESENTANZ	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
	204 928 5002									
	RYAN MUNT									
	204 928 5015									
1450 MOUNTAIN AVENUE										
	CHRIS MACSYMIC	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
	204 928 5019									
	TYSON PRESENTANZ									
	204 928 5002									
	RYAN MUNT									
	204 928 5015									

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MURRAY PARK TRADE CENTRE - 328-346 SAULTEAUX CRESCENT										
	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	
199 OMANDS CREEK BOULEVARD										
	TYSON PREISENTANZ 204 928 5002	M2	18	923	1		18'	\$8.95	\$3.94	<ul style="list-style-type: none"> Located in Omand's Creek Industrial with great access to Oak Point Highway and in close proximity to Winnipeg James Armstrong Richardson Airport Located in CentrePort Canada Grade loading Great Access onto major transportation routes including Route 90 Professionally Managed
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	

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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
	CHRIS MACSYMIC 204 928 5019	M2	116-120	4,500	4		\$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
3010 RED FIFE ROAD									
	CHRIS MACSYMIC 204 928 5019	I2		3,480 - 24,360		28'	TBD	\$2.95	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 PRESENTANZ 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 PRESENTANZ 204 928 5002								

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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
220 SAULTEAUX CRESCENT									
	MURRAY GOODMAN 204 928 5009 CHRIS MACSYMIC 204 928 5019	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
2019 SARGENT AVENUE									
	CHRIS MACSYMIC 204 928 5019 TYSON PRESENTANZ 204 928 5002			4,265 4,510			\$8.75 \$8.75	\$8.66 \$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

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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
5 SCURFIELD BOULEVARD									
	STEPHEN SHERLOCK 204 928 5011	M1	24	5,285		1	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									
	WAYNE SATO 204 934 6207	M1	SUBLEASE 2	3,100		1		\$7.00	\$6.19
	CHRIS HOURIHAN 204 934 6215								<ul style="list-style-type: none"> • Head lease expires August 31, 2021 • Located on Scurfield Boulevard between Waverley Street and Kenaston Boulevard • Approximately 75% office and 25% warehouse • Built out office space includes 2 boardrooms, 4 private offices, front reception/open office and washrooms • Ample ceiling height to add a second floor
25 SCURFIELD BOULEVARD									
	STEPHEN SHERLOCK 204 928 5011	M1	3	3,123		1	24'	\$14.95	\$6.19
									<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 with excellent exposure • Ample parking • Available March 1st, 2020
965 SHERWIN ROAD									
	RYAN MUNT 204 928 5015			38,700		6	19'4"	\$6.95	\$4.83
	TYSON PRESENTANZ 204 928 5002								<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
	CHRIS MACSYMIC 204 928 5019								





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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
1224 SHERWIN ROAD									
	RYAN MUNT 204 928 5015			1,875	1		\$8.95	\$4.19	<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 PREISENTANZ 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 PREISENTANZ 204 928 5002								
1199 ST JAMES STREET									
	TYSON PREISENTANZ 204 928 5002			25,889	1	1	TBD	\$3.44	FENCED COMPOUND AVAILABLE <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								
1455 WAVERLEY STREET									
	RYAN MUNT 204 928 5015			2,877	1	18'6"	\$12.00	TBD	<ul style="list-style-type: none"> Located in Southwest Winnipeg Many restaurants and other amenities nearby Office area includes 3 private offices, kitchenette, 2 washrooms Furniture included Head lease expires December 31, 2022
	TYSON PREISENTANZ 204 928 5002								




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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
180 TRANSPORT ROAD									
	RYAN MUNT 204 928 5015			4,096	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								
86 WHEATFIELD ROAD									
	TYSON PRESENTANZ 204 928 5002			2,996		16' - 20'	\$8.50	\$3.42	<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. • 9 Grade loading doors. • Available immediately
				6,018		16' - 20'	\$8.50	\$3.42	
				7,982		16' - 20'	\$8.50	\$3.42	
				15,192		16' - 20'	\$8.50	\$3.42	
				9,174		16' - 20'	\$8.50	\$3.42	
				20,982		16' - 20'	\$8.50	\$3.42	
				14,964		16' - 20'	\$8.50	\$3.42	
		5,790		16' - 20'	\$8.50	\$3.42			
172 WYATT ROAD									
	MURRAY GOODMAN 204 928 5009	M2	172	3,387	1	15'	\$6.25	\$3.41	<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

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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 TYSON PRESENTANZ 204 928 5002	CC	6,599	6,000	1	14'	\$365,000.00	<ul style="list-style-type: none"> Situated in a high traffic area in downtown Dauphin, MB Built in 1946 with upgrades completed in 1967 Grade loading The building is well maintained and comprised of showroom, office, and warehouse.
1595 ERIN STREET 	KHUSH GREWAL 204 934 6210	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
58 HUTCHINGS STREET 	STEPHEN SHERLOCK 204 928 5011	M2	2.3	57,533	8	22'	\$6,495,000.00	<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
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.

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2115 LOGAN AVENUE							
	RYAN MUNT 204 928 5015 TYSON PRESENTANZ 204 928 5002	M3	3.69	17,065	4		<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
2321 LOGAN AVENUE							
	KHUSH GREWAL T 204 934 6210 JONAH LEVINE 204 934 6211	M2	0.83	4,160	4	18'	<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'	<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
620 NAIRN AVENUE							
	JANE ARNOT 204 928 5018	M1	1.62	10,107 <u>STORAGE</u> 2,317	3		<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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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	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
SHERWIN PARK - INDUSTRIAL CONDOS FOR SALE									
	RYAN MUNT 204 928 5015	M2		5,751	1	2	16'	\$1,010,000.00	<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
		M2		11,571		4	16'	\$1,850,000.00	
	TAYLOR CALDWELL 204 934 6237	M2		5,327		2	16'	\$900,000.00	
		M2		4,411		2	16'	\$740,000.00	
		M2		2,206		1	16'	\$375,000.00	
	CHRIS HOURIHAN 204 934 6215	M2		4,275	1	2	16'	\$730,000.00	
		M2		14,230		3	16'	\$2,300,000.00	
		M2		2,869		1	16'	\$490,000.00	
		M2		2,869		1	16'	\$490,000.00	
86 WHEATFIELD ROAD									
	TYSON PREISENTANZ 204 928 5002		1.98	35,988	9		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

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
525 ACADEMY ROAD						
	KENNETH YEE 204 934 6222		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	\$12.08 \$12.08	<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	301 304 COMBINED	1,417 5,109 6,526	\$11.75 \$11.75 \$11.75	\$8.16 \$8.16 \$8.16	<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
	CHRIS HOURIHAN 204 934 6215					
	TAYLOR CALDWELL 204 934 6237					
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	
300 CARLTON STREET						
	WAYNE SATO 204 934 6207		35,000	\$15.00	\$11.09	<ul style="list-style-type: none">• Data centre for lease• Available December 2019• 600V, 120, 208V available• Province of Manitoba contract security on site• Data centre capability - Two 400 amp Central Distribution Panel's (CDP)• Minimum 14 parking stalls available on site with additional stalls available on adjacent property
	CHRIS HOURIHAN 204 934 6215					

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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
1700 CORYDON AVENUE						
	JONAH LEVINE 204 934 6211 BRETT INTRATER 204 934 6229	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
DUBLIN SQUARE						
	MURRAY GOODMAN 204 928 5009	1479 1491 - 1493	2,755 2,800	\$6.00 \$7.00	\$4.76 \$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
254 EDMONTON STREET						
	BRAD KING 204 934 6232	204 THIRD FLOOR	900 10,380	\$11.00 \$11.00	\$10.34 \$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

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
400 ELLICE AVENUE						
	JANE ARNOT 204 928 5018		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
	WAYNE SATO 204 934 6207					
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	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
	BRETT INTRATER 204 934 6229					
155 FORT STREET						
	STEPHEN SHERLOCK 204 928 5011	A	5,508	\$14.00	\$4.73	<ul style="list-style-type: none"> • Excellent central location at the corner of Fort Street and York Avenue in close proximity to many amenities • Available February 1st, 2020 • Six parking stalls included • Ample street parking • Zoned: M • Unique office/retail space which includes showroom space, large private offices, open work area, boardroom and grade level loading door

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195 FORT STREET						TIER 1 DATA CENTRE
	STEPHEN SHERLOCK 204 928 5011		47,133	\$16.50	TBD	<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
	RYAN MUNT 204 928 5015					
	TAYLOR CALDWELL 204 934 6237					
	CHRIS HOURIHAN 204 934 6215					
400 FORT WHYTE WAY						
	JONAH LEVINE 204 934 6211	UNIT A	8,438	\$15.00	\$5.33	<ul style="list-style-type: none"> • Convenient access to Southwest Winnipeg and surrounding rural area • 3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node • Suitable for a variety of office, retail or industrial • T-5 lighting throughout • Pylon signage available • No city of Winnipeg Business Tax
		UNIT B	6,075	\$15.00	\$5.33	
	TAYLOR CALDWELL 204 934 6237	UNIT C	6,072	\$15.00	\$5.33	
		UNIT D	5,233	\$15.00	\$5.33	
	CHRIS HOURIHAN 204 934 6215					
90 GARRY STREET		SUBLEASE				
	STEPHEN SHERLOCK 204 928 5011	101	2,775	\$10.00	\$6.46	<ul style="list-style-type: none"> • Space available May 1, 2020 • 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 • Furniture available for purchase at additional cost • Sublease expires April 30th, 2021
	TAYLOR CALDWELL 204 934 6237					
90 GARRY STREET						
	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

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
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	
350 KEEWATIN STREET						
	MURRAY GOODMAN 204 928 5009	3	1,654	\$8.95	\$4.24	<ul style="list-style-type: none"> • Single storey building located in Inkster Industrial Park in northwest Winnipeg • Easy access to Route 90, Inkster Boulevard and the Perimeter Highway • Good on site parking available • Close proximity to many amenities • Zoned M1 • Available immediately
289 KING STREET						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	3,727	\$7.00	\$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
	CHRIS HOURIHAN 204 934 6215	3RD FLOOR	12,739	\$3.75	\$2.56	

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2188 MCPHILLIPS STREET 	JONAH LEVINE 204 934 6211	SUBLEASE 23	979	LEASED	LEASED	<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
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 	WAYNE SATO 204 934 6207 CHRIS HOURIHAN 204 934 6215	SUBLEASE 2	3,100	\$7.00	\$6.19	<ul style="list-style-type: none"> Head lease expires August 31, 2021 Located on Scurfield Boulevard between Waverley Street and Kenaston Boulevard Approximately 75% office and 25% warehouse Built out office space includes 2 boardrooms, 4 private offices, front reception/open office and washrooms Ample ceiling height to add a second floor

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25 SCURFIELD BOULEVARD						
	STEPHEN SHERLOCK 204 928 5011	3	3,123	\$14.95	\$6.19	<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 with excellent exposure • Ample parking • Available March 1st, 2020
1224 SHERWIN ROAD						
	RYAN MUNT 204 928 5015		1,875	\$8.95	\$4.19	<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
	CHRIS HOURIHAN 204 934 6215					
	TAYLOR CALDWELL 204 934 6237					
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 • 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
	CHRIS MACSYMIC 204 928 5019					
	CHRIS HOURIHAN 204 934 6215					
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

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STERLING LYON BUSINESS PARK						
	STEPHEN SHERLOCK	940-950	23,976	\$12.95	\$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• Zoned M2
	204 928 5011	2 - 920	3,006	\$14.95	\$6.12	
123 MAIN STREET						
	BRAD KING	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
	204 934 6232					
KENNETH YEE 204 934 6222						
931 NAIRN AVENUE						
	MURRAY GOODMAN	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
	204 928 5009					
TUXEDO BUSINESS PARK - 143 NATURE PARK WAY						
	KENNETH YEE		25,000	\$20.00	\$9.00	<ul style="list-style-type: none">• Rare opportunity to locate your office in the prestigious Tuxedo Business Park with over 520,000 sf. of corporate who's who• The 80 acre suburban business park offers ample employee parking, transit service and is located in the middle of the 3M sf. Kenaston Retail Power Node• Excellent glazing and unique 2nd floor overlook• Modern fibre, telecommunications and data services for innovative connectivity
	204 934 6222					

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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 PRESENTANZ 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					
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
	CHRIS MACSYMIC 204 928 5019	116-120	4,500	\$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
	WAYNE SATO 204 934 6207	4TH FLOOR	17,535*		\$14.75	
		5TH FLOOR	15,590*		\$14.75	
			2,000 - 37,875			
			*MAY BE COMBINED PARTIAL FLOORS ALSO AVAILABLE			

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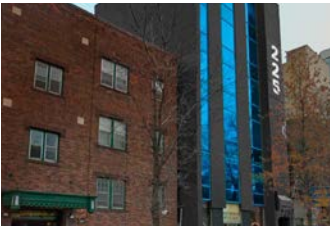
ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
355 PORTAGE AVENUE						
	BRETT INTRATER 204 934 6229 RYAN MUNT 204 928 5015	2ND FLOOR	3,700	\$16.00	\$15.50	<ul style="list-style-type: none">Landmark building in downtown Winnipeg, between Carlton Street and Hargrave StreetAmazing building features include: large lobby, employee lounges, large common lunch room, 24/7 security, and a fully equipped fitness centreCubicle workstations may be availableState of the art Data Centre space available
		2ND FLOOR	4,500	\$16.00	\$15.50	
		4TH FLOOR	31,955	\$16.00	\$15.50	
393 PORTAGE AVENUE						
	JONAH LEVINE 204 934 6211	SUBLEASE 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 WinnipegAmenity rich location with ample restaurants and shopping on site and in close proximityLargely open floor plan with several offices, boardrooms, and lunch room/multi-purpose spaceAmple windows and natural lightHead lease term to October 31st, 2020
428 PORTAGE AVENUE						
	BRAD KING 204 934 6232	201	1,325	\$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 CentreMany parking options in the immediate vicinity, including heated undergroundOn-site property management and security guard
		211	599	\$11.00	\$12.16	
		401	630	\$11.00	\$12.16	
		412	420	\$11.00	\$12.16	
		511	730	\$11.00	\$12.16	
1801 SARGENT AVENUE						
	STEPHEN SHERLOCK 204 928 5011		3,539	\$16.00 GROSS		<ul style="list-style-type: none">Located in the St. James Industrial areaClose proximity to the many amenities of the Polo Park area, Route 90 and James Richardson Airport(+/-) 3,539 sf of recently rennovated office space availableVery bright space with plenty of windowsOpen workstation area, private offices, and reception area, and lunchroomOwner occupied building, Landlord does not require office space

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2019 SARGENT AVENUE						
	CHRIS MACSYMIC 204 928 5019		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 PREISANTANZ 204 928 5002	UNIT 102	696	\$8.75	\$9.21	
		UNIT 4-6	4,350	\$8.75	\$9.21	
		UNIT 8-10	2,814	\$8.75	\$9.21	
		UNIT 15	3,190			
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					
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	
	CHRIS HOURIHAN 204 934 6215	603	1,411	\$13.50	\$12.94	

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1000 WAVERLEY STREET						
	<p>TYSON PRESENTANZ 204 928 5002</p> <p>TAYLOR CALDWELL 204 934 6237</p> <p>CHRIS HOURIHAN 204 934 6215</p>		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
1150 WAVERLEY STREET						
	<p>RYAN MUNT 204 928 5015</p> <p>TYSON PRESENTANZ 204 928 5002</p>	B1	5,138	LEASED	LEASED	<ul style="list-style-type: none"> • Highly desirable suburban office located in Southwest Winnipeg, accessible via Waverley Street and Buffalo Place • Nicely built-out office space • Ample on-site parking • Move in ready • Close to many amenities
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
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

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
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
710 WESTMINSTER AVENUE 	KENNETH YEE 204 934 6222 TAYLOR CALDWELL 204 934 6237		UP TO 6,000	\$26.00	TBD	<ul style="list-style-type: none"> • Part of a larger mixed-use development complete with new construction, high-end apartment rentals • Energy efficient lighting, LED light fixtures • Large attractive windows • High open ceilings • Elevator service to second floor • Modern and attractive commercial space for a variety of retail and office users
653 WILLIAM AVENUE 	BRETT INTRATER 204 934 6229	3	2,585	SOLD	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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A photograph of a modern office interior. In the foreground, a group of five people are gathered around a desk, looking at a laptop. Two men in suits stand behind them, one holding a tablet. The office has large windows on the left, a perforated metal ceiling, and glass partitions. A large red geometric graphic is overlaid on the right side of the image.

OFFICE FOR SALE







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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
211 BANNATYNE AVENUE						
 <div>PRICE REDUCED</div>	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.
454 EDMONTON STREET						
	STEPHEN SHERLOCK 204 928 5011		3,687	\$1,000,000.00	\$12,816.68	<ul style="list-style-type: none"> • Very well maintained Heritage building built in 1903 converted to office space • 3 story with full basement, each level is (+/-) 1,229 sf • Basement is very clean and dry, lends itself to file storage • Boiler heat and air conditioning throughout • Sprinkler system with fire alarm boxes, including basement • All electrical and plumbing systems replaced/ upgraded • The lot adjacent to the south can accommodate (+/-) 14 vehicles
900 CORYDON AVENUE						
	JANE ARNOT 204 928 5018		1,848 SF	\$600,000.00	\$11,733.41	<ul style="list-style-type: none"> • Rare opportunity to own a high visibility building on the corner of busy Corydon Avenue and intersection of Wentworth Street • 13 minute drive to the intersection of Portage Avenue and Main Street • Existing building features 4 offices, open office area, large boardroom and kitchen • An amazing redevelopment opportunity – including office, retail, mixed use or multi-family residential • City would support rezoning to C2
510 LAGIMODIERE BOULEVARD						
 <div>CONDITIONALLY SOLD</div>	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						

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
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					
653 WILLIAM AVENUE						
	BRETT INTRATER 204 934 6229		4,859	SOLD	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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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							
	KENNETH YEE 204 934 6222			600 1,081	\$32.00 \$32.00	\$8.31 \$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
14 BRITANNICA ROAD							
	MURRAY GOODMAN 204 928 5009			2,393	\$18.00	\$9.15	<ul style="list-style-type: none">• Good exposure from St. Mary's Road• Available Immediately• Close to many amenities• Unit has been opened up and ready for development• Over 57,000 people live within a 2 km radius with an average household income of \$96,140.64
	CHRIS HOURIHAN 204 934 6215						

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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
	BRETT INTRATER 204 934 6229		103	828	\$15.00	\$16.34	
	TAYLOR CALDWELL 204 934 6237						
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	2,400	\$28.00	\$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.
1400 ELLICE AVENUE							
	JONAH LEVINE 204 934 6211	C3		1,323	\$26.00 - \$40.00	\$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	C3		6,965	\$26.00 - \$40.00	\$11.59	

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155 FORT STREET							
	STEPHEN SHERLOCK 204 928 5011	M	A	5,508	\$14.00	\$4.73	<ul style="list-style-type: none"> • Excellent central location at the corner of Fort Street and York Avenue in close proximity to many amenities • Available February 1st, 2020 • Six parking stalls included • Ample street parking • Unique office/retail space which includes showroom space, large private offices, open work area, boardroom and grade level loading door
400 FORT WHYTE WAY							
	JONAH LEVINE 204 934 6211	ML	UNIT A	8,438	\$15.00	\$5.33	<ul style="list-style-type: none"> • Convenient access to Southwest Winnipeg and surrounding rural area • 3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node • Suitable for a variety of office, retail or industrial • T-5 lighting throughout • Pylon signage available • No city of Winnipeg Business Tax
	TAYLOR CALDWELL 204 934 6237	ML	UNIT B	6,075	\$15.00	\$5.33	
		ML	UNIT C	6,072	\$15.00	\$5.33	
	CHRIS HOURIHAN 204 934 6215	ML	UNIT D	5,233	\$15.00	\$5.33	
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
407 GRAHAM AVENUE							
	BRAD KING 204 934 6232			2,650	\$12.00	\$6.50	<ul style="list-style-type: none"> • Within 2 blocks of True North Square • Available Jan. 1, 2020. • Formerly occupied by casual shoe and apparel retailer.

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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	1,476	\$25.00	\$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.
			MAIN FLOOR	1,329	\$25.00	\$6.45	
305 MADISON STREET							
	KENNETH YEE 204 934 6222		A	6,100	\$33.00 - \$35.00	\$8.00	<ul style="list-style-type: none"> • High visibility Polo Park Retail (regional) node • Excellent concept conversion opportunity • Shadow anchored by Madison Square (Safeway) • Floor to ceiling glass fronting on Ness Avenue • 107 parking stalls • (+/-) 1,300 sf outdoor patio • 42,500 cars pass by per day
			B	3,894	\$33.00 - \$35.00	\$8.00	
			TOTAL	10,000	\$33.00 - \$35.00	\$8.00	
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

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1656 MAIN STREET							
	JONAH LEVINE 204 934 6211			1,864	\$20.00	\$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 arteriesServicing a mature and dense residential communityLocated 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			3,813	\$20.00	\$11.34	
MCIVOR MALL							
	KENNETH YEE 204 934 6222			1,493	\$22.00	\$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 tenantsNo Frills now open!
				1,558	\$22.00	\$9.93	
2188 MCPHILLIPS STREET							
	JONAH LEVINE 204 934 6211		SUBLEASE 23	979	LEASED	LEASED	<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, servicing a 140,000+ person trade area.Across from Garden City Shopping Centre.Ample on-site parking.Head lease expires December 31st, 2026
620 NAIRN AVENUE							
	JANE ARNOT 204 928 5018	M1		10,107	\$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 StreetSite is (+/-) 1.62 acres of asphalt plus gravelCould be converted to commercial retail use, and with 18% site coverage there is room for addition or larger buildingBuilding is finished office and showroom, with a warehouse area with floor drainBillboard on site with additional revenue
				STORAGE 2,317		CAM TBD	

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
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 BoulevardSurrounded by a mix of commercial and residential propertiesRecent upgrades to the building including the facade, windows and HVACClose 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 DrivePart of the heart of an 7.3 acre mixed use town centre serving 43,000 people who live within a 3 km radiusAverage 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							
	KENNETH YEE 204 934 6222	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 facadeGreat access and egress comprised of eight entry points and ample parking(+/-) \$40M Gross Sales or 6,800 customers per dayPlus management fee
			UNIT 15	4,070	\$20.00	\$4.14 + \$5.24	
			UNIT 16	4,264	\$20.00	\$4.14 + \$5.24	
			UNIT 17B	1,816	\$25.00	\$4.14 + \$5.24	
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 areaDaytime 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 years5,000 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	
			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	

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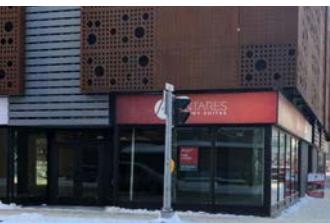
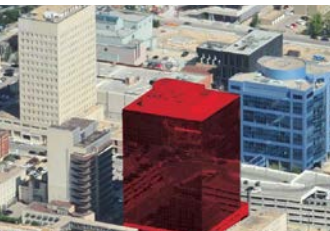
ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS																																																											
200 PORTAGE AVENUE																																																																		
	JANE ARNOT 204 928 5018		CONCOURSE	1,000 - 8,465		\$17.00	<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	470 RIVER AVENUE									BRETT INTRATER 204 934 6229		3RD FLOOR	1,344	\$20,160.00 PER ANNUM	\$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		4TH FLOOR	960	\$12,000.00 PER ANNUM	\$9.93	1765 SARGENT AVENUE									CHRIS MACSYMIC 204 928 5019		MAIN FLOOR	6,272	\$13.00	\$6.95	<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	PAD SITE	5,000	TBD	TBD
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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
5 SCURFIELD BOULEVARD							
	STEPHEN SHERLOCK 204 928 5011	M1	24/26	8,400	\$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 July 1, 2019
			24	5,285	\$12.95	\$7.45	
			26	3,115	\$12.95	\$7.45	
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• 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
	CHRIS MACSYMIC 204 928 5019						
	CHRIS HOURIHAN 204 934 6215						
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• Steps from True North Square and the RBC Convention Centre• Amazing on-building signage• Space could possibly be subdivided• Available July 1, 2020 or sooner• Utilities separately metered
	KENNETH YEE 204 934 6222						

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
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
710 WESTMINSTER AVENUE							
	KENNETH YEE 204 934 6222 TAYLOR CALDWELL 204 934 6237			900 - 4,000	\$30.00	TBD	<ul style="list-style-type: none"> • Part of a larger mixed-use development complete with new construction, high-end apartment rentals • Energy efficient lighting, LED light fixtures • Large attractive windows • High open ceilings • Elevator service to second floor • Modern and attractive commercial space for a variety of retail and office users
653 WILLIAM AVENUE							
	BRETT INTRATER 204 934 6229	C2	3	2,585	SOLD	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
58 ALBERT STREET							
	BRETT INTRATER 204 934 6229 CHRIS HOURIHAN 204 934 6215			500		\$99,000	<ul style="list-style-type: none"> • Turnkey freestanding single-tenant restaurant opportunity in the heart of the west Exchange District • Close proximity to Portage & Main, Red River College, Bell MTS Place, True North Square and many other amenities • Current lease term expires March 31, 2022 (potential to extend lease term) • One parking stall included with property • Full list of equipment included in the sale of the business can be found within the brochure
900 CORYDON AVENUE							
	JANE ARNOT 204 928 5018	RMF-M		1,848	3,608 SF	\$600,000.00	<ul style="list-style-type: none"> • Rare opportunity to own a high visibility building on the corner of busy Corydon Avenue and intersection of Wentworth Street • 13 minute drive to the intersection of Portage Avenue and Main Street • Existing building features 5 offices, open office area, large boardroom and kitchen • An amazing redevelopment opportunity – including office, retail, mixed use or multi-family residential • City would support rezoning to C2
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

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
620 NAIRN AVENUE							
	JANE ARNOT 204 928 5018	M1		10,107 <u>STORAGE</u> 2,317	1.62	\$1,475,000.00	<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
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

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1765 SARGENT AVENUE							
	CHRIS MACSYMIC 204 928 5019			11,272		\$4,200,000.00	<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						
653 WILLIAM AVENUE							
	BRETT INTRATER 204 934 6229	C2		4,859		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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An aerial photograph of a large-scale construction or land reclamation project. The terrain is mostly dry, brown earth with visible tire tracks and some standing water. In the upper right, two yellow bulldozers are parked. A pink survey flag is visible in the middle ground. The image is framed by dark blue geometric shapes in the corners and along the right side.


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




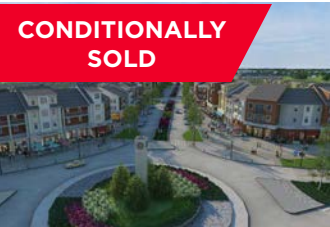


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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
HWY 330 & SOUTH PERIMETER						
	BRETT INTRATER 204 934 6229		AG	143.99	\$7,200,000.00	<ul style="list-style-type: none">Located in the R.M of Macdonald just off the Perimeter Highway between Provincial Road 330 and Brady Road9 minute drive from La Salle and 7 minutes from Oak Bluff
	RYAN MUNT 204 928 5015					
BRIDGWATER LANDS						
	JANE ARNOT 204 928 5018	8	CMU	1.49	COND SOLD	<ul style="list-style-type: none">Located in highly desirable Southwest WinnipegDirect access to Kenaston Boulevard, Winnipeg's most prominent north/south thoroughfare, connecting significant commercial growth nodesBridgwater Centre is the master planned premium town centre zoned and designed as the heart of the Bridgwater Neighbourhoods in Waverley WestBridgwater Neighbourhoods are the fastest growing subdivision in Winnipeg
		9	CMU	1.88	COND SOLD	
	CHRIS MACSYMIC 204 928 5019	13	CMU	1.42	COND SOLD	
		14	CMU	2.01	COND SOLD	
		19	CMU	1.81	COND SOLD	
	JONAH LEVINE 204 934 6211	20	CMU	1.89	COND SOLD	
	26	CMU	1.88	COND SOLD		
BRETT INTRATER 204 934 6229						
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 61In very close proximity to Thunder Bay International AirportLocated as a pad site to the Comfort Inn and flanked to the west by the Travel Lodge and Vahalla InnGreat visibility and ease of access off Arthur Street WestJoin major hotels, LCBO, Shoppers Drug Mart, Metro Grocery and other excellent national retailers
900 CORYDON AVENUE						
	JANE ARNOT 204 928 5018		RMF-M	3,608 SF	\$600,000.00	<ul style="list-style-type: none">Rare opportunity to own a high visibility building on the corner of busy Corydon Avenue and intersection of Wentworth Street13 minute drive to the intersection of Portage Avenue and Main StreetExisting building features 4 offices, open office area, large boardroom and kitchenAn amazing redevelopment opportunity - including office, retail, mixed use or multi-family residentialCity would support rezoning to C2

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
620-626 ELLICE AVENUE						
	JONAH LEVINE 204 934 6211		RMF-M	13,337 SF	\$3,450,000.00	<ul style="list-style-type: none"> • 39 recently renovated residential units • 20 surface parking spots • Fully leased main floor commercial unit • Exceptional opportunity to acquire an income-producing investment on prominent intersection that offers long term value-add opportunity within this changing neighbourhood
	CHRIS HOURIHAN 204 934 6215					
	TAYLOR CALDWELL 204 934 6237					
JUBILEE WINNIPEG, LOTS 1 & 2						
	JANE ARNOT 204 928 5018	LOT 1 LOT 2		1.49 1.40	\$7,250,000.00 \$5,250,000.00	<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
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					

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293 MAIN STREET - NIVERVILLE, MB 	CHRIS MACSYMIC 204 928 5019 BRETT INTRATER 204 934 6229		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
620 NAIRN AVENUE 	JANE ARNOT 204 928 5018		M1	1.62	\$1,475,000.00	<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	SITE AREA 0.24 ACRES BUILDING AREA 8,967 SQ FT	\$1,300,000.00	<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
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

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PORTAGE & BRESAYLOR						
	CHRIS MACSYMIC 204 928 5019		AG	2 - 8.71	\$225,000.00 - \$325,000.00 PER ACRE	<ul style="list-style-type: none"> Land for development on Portage Avenue and Bresaylor Road in Headingley, MB Prime visibility from Trans Canada Highway in the heart of the Headingley commercial node Adjacent to many amenities including recreational, industrial, retail and hotel Lots may be subdivided No City of Winnipeg Business Tax Zoned AG which may be rezoned to CH – Commercial Highway
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					
510 PROVENCHER BOULEVARD & 209 ARCHIBALD STREET						
	STEPHEN SHERLOCK 204 928 5011		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
	CHRIS MACSYMIC 204 928 5019					
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.

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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
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.

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2440 WENZEL STREET 	CHRIS MACSYMIC 204 928 5019		CH	3.11	\$200,000.00 PER ACRE	SUB-DIVISION PLAN APPROVED <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
			CH	2.11	\$200,000.00 PER ACRE	
			CH	2.66	\$200,000.00 PER ACRE	
	RYAN MUNT 204 928 5015		CH	2.66	\$200,000.00 PER ACRE	
			CH	2.64	\$200,000.00 PER ACRE	
			CH	3.14	\$200,000.00 PER ACRE	
	TYSON PREISENTANZ 204 928 5002		CH	2.91	\$200,000.00 PER ACRE	
			CH	6.66	\$200,000.00 PER ACRE	
86 WHEATFIELD ROAD 	TYSON PREISENTANZ 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
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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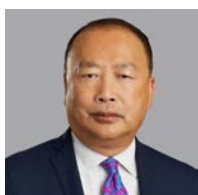
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