



# MAY 2020

## AVAILABILITY REPORT

**FOR LEASE**

**FOR SALE**

**INDUSTRIAL  
OFFICE  
RETAIL  
LAND**

**INDUSTRIAL  
OFFICE  
RETAIL  
LAND & INVESTMENT**

*Click a heading to jump to that section*

# INDUSTRIAL FOR LEASE







RECENTLY LEASED  
**1450 MOUNTAIN AVENUE**

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*\*Please click the property image for more details.*





ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>51 BANNISTER ROAD</b>			<b>SUBLEASE</b>						
	MURRAY GOODMAN 204 928 5009	M1		6,000		12'	\$4.75	\$2.78	<ul style="list-style-type: none"> <li>• Sublease expires February 28, 2021</li> <li>• Close proximity to Route 90 and the James A Richardson Airport</li> <li>• Dock loading</li> <li>• Easy access for semi-trailer traffic</li> </ul>
	CHRIS HOURIHAN 204 934 6215								
<b>89 BUNTING STREET</b>									
	TYSON PRESENTANZ 204 928 5002	M2		8,000 24,000 32,000	TBD TBD 4	21' 21' 21'	TBD TBD \$7.95	TBD TBD \$2.85	<ul style="list-style-type: none"> <li>• Property is well located in Inkster Industrial Park on Bunting Street between Inkster Boulevard and Church Avenue</li> <li>• (+/-) 4,438 SF of office build-out</li> <li>• Excellent access to nearby transportation corridors</li> <li>• Heavy power capacity</li> <li>• Compound space and/or additional parking areas available</li> <li>• Potential to add grade loading</li> </ul>
	CHRIS HOURIHAN 204 934 6215								
	TAYLOR CALDWELL 204 934 6237								
<b>92 DON VALLEY PARKWAY</b>									
	TYSON PRESENTANZ 204 928 5002		A	4,000	1	16'	\$8.25	\$3.25	<ul style="list-style-type: none"> <li>• Located in the RM of Springfield, just north of the intersection at Gunn Rd and Redonda St</li> <li>• Newer construction</li> <li>• 14' x 16' grade level loading door</li> <li>• Power - 3 phase, 120/208 V 200 amp</li> <li>• T5 lighting</li> <li>• In-floor heating in warehouse space</li> <li>• Fenced and gated compound with high security</li> </ul>
	RYAN MUNT 204 928 5015								
<b>DUBLIN SQUARE</b>									
	MURRAY GOODMAN 204 928 5009	M3 M3	1495	2,100	1	11'10"	\$7.00	\$4.72	<ul style="list-style-type: none"> <li>• Located on Dublin Avenue between St. James Street and Notre Dame Avenue in Northwest Winnipeg</li> <li>• Excellent access to major routes</li> <li>• Ideally suited for office, warehouse or manufacturing</li> <li>• On site parking includes some electrified spots</li> </ul>
	CHRIS HOURIHAN 204 934 6215								

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1030-1040 EMPRESS STREET										
	RYAN MUNT 204 928 5015	C3 C3	1030 C 1040	4,925 10,576	1		13'5"	TBD TBD	\$5.67 \$6.91	<b>COMING TO MARKET</b> <ul style="list-style-type: none"><li>• Suitable for retail, office, and industrial uses</li><li>• Abundant parking onsite</li><li>• Highly visible pylon and fascia signage</li><li>• Shadow anchored by Walmart, Superstore and Rona</li><li>• Full fee to outside agent</li></ul>
	TAYLOR CALDWELL 204 934 6237									
1595 ERIN STREET										
	KHUSH GREWAL 204 934 6210	M2	A	3,889	2			\$13.95		<ul style="list-style-type: none"><li>• 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</li><li>• Property is located on (+/-) 39,987 sf of land</li><li>• Currently occupied by an Automotive/ Limousine company and entire building can be provided vacant for possession</li><li>• Year Built - 1960/2015</li></ul>
		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"><li>• Convenient access to Southwest Winnipeg and surrounding rural area</li><li>• 3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node</li><li>• Suitable for a variety of office, retail or industrial</li><li>• T-5 lighting throughout</li><li>• Pylon signage available</li><li>• No city of Winnipeg Business Tax</li></ul>
	TAYLOR CALDWELL 204 934 6237	ML	UNIT B	6,075	1		20'	\$15.00	\$5.33	
		ML	UNIT C	6,072	1		20'	\$15.00	\$5.33	
		CHRIS HOURIHAN 204 934 6215								
	20 HARVEST DRIVE									
	STEPHEN SHERLOCK 204 928 5011	I2		29,307	1	7	32'	TBD	TBD	<ul style="list-style-type: none"><li>• Direct access to CentrePort Canada Way and Route 90 in close proximity to the Winnipeg James A. Richardson International Airport</li><li>• No city of Winnipeg business taxes</li><li>• Fully sprinklered with ESFR system</li><li>• 50 ft x 50 ft column spacing</li><li>• Many exciting new developments in Brookside Industrial Park</li></ul>

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109 HIGGINS AVENUE										
	STEPHEN SHERLOCK 204 928 5011	M2	TOTAL BUILDING	20,896				\$5.00 PSF GROSS INCLUDES UTILITIES		<ul style="list-style-type: none"><li>• Located in Central Winnipeg in close proximity to the Disraeli Freeway and Waterfront Drive</li><li>• Ideal for warehouse/ storage space</li><li>• Loading area features 2 elevated loading doors and 2 grade level loading doors</li><li>• 3 Phase, 600 volt electrical service</li><li>• Fully fenced compound area accommodates ample on-site parking and exterior storage</li></ul>
1725 INKSTER BOULEVARD										
	CHRIS MACSYMIC 204 928 5019	M2	C	37,413	1	2	30'5"	\$6.50	\$2.86	<ul style="list-style-type: none"><li>• Great exposure to Inkster Boulevard</li><li>• Unit D has 30 ft. x 30 ft. column spacing</li><li>• Fully sprinklered</li><li>• Ample parking</li><li>• Signage opportunities</li></ul>
		M2	D	30,402	1	3	30'5"	\$6.95	\$2.86	
	TYSON PRESENTANZ 204 928 5002	M2	E	24,480 - 43,444	1	2	21'	\$6.95	\$2.86	
	RYAN MUNT 204 928 5015									
1015 KAPELUS DRIVE										
	TYSON PRESENTANZ 204 928 5002			2,550 - 3,450	1		20'	\$12.95	\$4.00	<ul style="list-style-type: none"><li>• Located in the RM of West St. Paul, just off McPhillips Street with excellent access to the Perimeter Highway</li><li>• 14'x14' Rear overhead door with opener</li><li>• HVAC for office space</li><li>• Gas radiant heater for warehouse space</li><li>• Entire site will be paved</li><li>• Garbage &amp; Recycling enclosure</li><li>• High quality exterior finishing's</li><li>• Optional 900 sf second level space for each unit</li></ul>
				2,550 - 3,450	1		20'	\$12.95	\$4.00	
				2,550 - 3,450	1		20'	\$12.95	\$4.00	
	RYAN MUNT 204 928 5015			2,550 - 3,450	1		20'	\$12.95	\$4.00	
				2,550 - 3,450	1		20'	\$12.95	\$4.00	
				2,550 - 3,450	1		20'	\$12.95	\$4.00	
				2,550 - 3,450	1		20'	\$12.95	\$4.00	
				2,550 - 3,450	1		20'	\$12.95	\$4.00	
AWC BUSINESS CENTER - 1051 KAPELUS DRIVE										
	TYSON PRESENTANZ 204 928 5002		1,3,5	10,350	3		20'	\$14.95	\$4.00	<b>FULL FEE TO OUTSIDE AGENTS</b> <ul style="list-style-type: none"><li>• Located in the RM of West St. Paul, just off McPhillips Street with excellent access to the Perimeter Highway</li><li>• (+/-) 2,700 sf of beautiful newly built out office</li><li>• Gas radiant heater for warehouse space</li><li>• Fully landscaped and fenced complex</li><li>• Entire site is paved</li><li>• Pylon signage opportunity available</li><li>• Available immediately</li></ul>
	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	\$4.00	<b>FULL FEE TO OUTSIDE AGENTS</b> <ul style="list-style-type: none"> <li>• Located in the R.M of West St Paul 1 minute outside of Winnipeg</li> <li>• (+/-) 20' clear ceiling height</li> <li>• HVAC for office space</li> <li>• Gas radiant heater for warehouse space</li> <li>• Entire site is paved</li> <li>• High quality exterior finishings</li> <li>• No business tax</li> <li>• Full fenced and secure complex</li> </ul>
			12	2,550 - 3,450	1		20'	\$12.00	\$4.00	
			16	2,975 - 4,025	1		20'	\$12.00	\$4.00	
	RYAN MUNT 204 928 5015		19	3,450	1		20'	\$12.00	\$4.00	
			21	3,450	1		20'	\$12.00	\$4.00	
306-314 KEEWATIN STREET										
	MURRAY GOODMAN 204 928 5009	M1		14,997				\$7.95	\$4.19	<ul style="list-style-type: none"> <li>• Single storey building located in Inkster Industrial Park in northwest Winnipeg</li> <li>• Easy access to Route 90, Inkster Boulevard and the Perimeter Highway</li> <li>• Dock and grade loading</li> <li>• Good on site parking available</li> <li>• Close proximity to many amenities</li> <li>• Zoned M1</li> <li>• Available immediately</li> </ul>
1131 - 1135 KEEWATIN STREET										
	MURRAY GOODMAN 204 928 5009	M2	1131, 1133, 1135	9,088	2		18'	\$6.75	\$3.58	<ul style="list-style-type: none"> <li>• Located in the heart of Inkster Industrial Park in close proximity to major trucking routes and retail amenities</li> <li>• Excellent frontage on Keewatin Street</li> <li>• Grade loading</li> <li>• Professionally Managed</li> <li>• Good on-site parking</li> </ul>
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"> <li>• Located in central Winnipeg at the Intersection of King Street and Henry Avenue</li> <li>• 30 parking stalls with additional parking</li> <li>• 1 freight elevator</li> <li>• Fully sprinkler.</li> <li>• Sheltered loading dock</li> <li>• 3rd floor - Sub dividable</li> <li>• Utilities included</li> </ul>
	CHRIS HOURIHAN 204 934 6215									





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955 LAGIMODIERE BOULEVARD										
	TYSON PRESENTANZ 204 928 5002	M2		6,800			26'4"	\$7.95	\$2.85	<ul style="list-style-type: none"><li>• Excellent high exposure location at the southeast corner of Lagimodiere Boulevard and Dugald Road in the St. Boniface Industrial area</li><li>• Excess land provides potential for compound space</li><li>• Total land area is (+/-) 9.86 acres</li><li>• 20 ft x 40 ft column spacing</li><li>• Ample parking on site</li><li>• Dock &amp; grade loading</li></ul>
	RYAN MUNT 204 928 5015	M2		20,000			26'4"	\$7.95	\$2.85	
STERLING LYON BUSINESS PARK										
	STEPHEN SHERLOCK 204 928 5011		940-950 2 - 920	23,976 3,006	2	5		\$12.95 \$14.95	\$6.12 \$6.12	<ul style="list-style-type: none"><li>• Located on Lorimer Boulevard off of Sterling Lyon Parkway in close proximity to Kenaston, Wilkes and Waverley</li><li>• Excellent opportunity in a newer facility allowing for flexible use of space</li><li>• 940-950 Lorimer can be subdivided</li><li>• Site has a variety of amenities in the neighborhood</li><li>• Ample parking</li></ul>
975 LOGAN AVENUE / 1000 HENRY AVENUE										
	TYSON PRESENTANZ 204 928 5002	M2		10,000 - 60,000			15' - 25'	\$5.25	\$2.20 INCL. UTILITIES	<ul style="list-style-type: none"><li>• Located on Henry Avenue with access to Logan Avenue and close proximity to downtown, Winnipeg Richardson International Airport, and CentrePort Canada.</li><li>• Building is sprinklered</li><li>• Ample on site parking</li><li>• Heavy power</li><li>• Dock and grade loading</li></ul>
	RYAN MUNT 204 928 5015									
91 LOWSON CRESCENT										
	TYSON PRESENTANZ 204 928 5002	M3		19,494			23'	\$10.95	TBD	<ul style="list-style-type: none"><li>• (+/-) 19,494 SF building on 1.91 Acres of land</li><li>• Lease agreement in place with Rogers for cell tower</li><li>• Additional land for future development</li><li>• Strategic location in the highly desired Southwest Winnipeg on Lowson Crescent just off of Kenaston Boulevard</li><li>• Ample on-site parking</li></ul>
	RYAN MUNT 204 928 5015									

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1450 MOUNTAIN AVENUE									
	CHRIS MACSYMIC 204 928 5019	M2		66,142	10	27'	LEASED	LEASED	<ul style="list-style-type: none"><li>• Located in Inkster Industrial Park on the south side of Mountain Avenue between Bentall Street and Sheppard Street</li><li>• 10 dock loading doors with levelers</li><li>• (+/-) 40 ft x 40 ft column spacing</li><li>• Fully sprinklered</li><li>• Available immediately</li></ul>
	TYSON PRESENTANZ 204 928 5002								
	RYAN MUNT 204 928 5015								
MURRAY PARK TRADE CENTRE - 328-346 SAULTEAUX CRESCENT									
	MURRAY GOODMAN 204 928 5009		344-346	10,306	2	19'2"	\$8.95	\$4.50	<ul style="list-style-type: none"><li>• Situated on the corner of Murray Park Road &amp; Saulteaux Crescent</li><li>• In close proximity to major trucking routes, CentrePort and the Winnipeg Richardson International Airport</li><li>• Freshly painted</li><li>• LED Lighting</li><li>• New loading doors</li><li>• Upgraded power</li><li>• Can be sub-divided</li></ul>
199 OMANDS CREEK BOULEVARD									
	TYSON PRESENTANZ 204 928 5002	M2	18	923	1	18'	LEASED	LEASED	<ul style="list-style-type: none"><li>• Located in Omand's Creek Industrial with great access to Oak Point Highway and in close proximity to Winnipeg James Armstrong Richardson Airport</li><li>• Located in CentrePort Canada</li><li>• Grade loading</li><li>• Great Access onto major transportation routes including Route 90</li><li>• Professionally Managed</li></ul>
50 PARAMOUNT ROAD									
	MURRAY GOODMAN 204 928 5009	M2	50-58	10,047	2	12'	\$6.50	\$3.20	<ul style="list-style-type: none"><li>• Available with 30 days notice</li><li>• Located just off Inkster Boulevard in the heart of Inkster Industrial Park</li><li>• Close proximity to McPhillips Street, Keewatin Street and Route 90 and many amenities</li><li>• Good parking</li><li>• Approximately 50% office and 50% warehouse</li><li>• Great frontage on Paramount</li><li>• Professionally managed</li></ul>
		M2	SUBDIVIDED	5,000	1	12'	\$6.50	\$3.20	
		M2	SUBDIVIDED	5,000	1	12'	\$6.50	\$3.20	

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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"> <li>Located one block north of Inkster Boulevard in the Inkster Park in northwest Winnipeg</li> <li>Within close proximity to major transportation corridors</li> <li>Brick facade with glazed storefronts</li> </ul>
	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"> <li>Located in Inkster Industrial Park on Plymouth Street 10 minutes away from the Airport</li> <li>Year built: 1974</li> <li>Roof replaced in 2016</li> <li>Fenced compound</li> <li>22% site coverage</li> <li>Rail access</li> <li>(+/-) 4.5 acres of excess land</li> <li>Available immediately</li> </ul>
3010 RED FIFE ROAD									
	CHRIS MACSYMIC 204 928 5019	I2		3,480 - 24,360		28'	TBD	\$2.95	<b>NEW STATE OF THE ART INDUSTRIAL BUILDING</b> <ul style="list-style-type: none"> <li>Strategically located within CentrePort Canada</li> <li>Direct access to CentrePort Canada Way and Route 90 in close proximity to the Winnipeg James A. Richardson International Airport</li> <li>Brand exposure from Inkster Boulevard</li> <li>Fully sprinklered</li> <li>Dock and grade loading</li> <li>Ready for fixturing December 2019</li> </ul>
	TYSON PRESENTANZ 204 928 5002								
3020 RED FIFE ROAD									
	CHRIS MACSYMIC 204 928 5019	I2		5,630		24'	TBD	\$2.95	<b>90% LEASED!</b> <ul style="list-style-type: none"> <li>Strategically located within CentrePort Canada</li> <li>No city of Winnipeg business taxes</li> <li>Direct access to CentrePort Canada Way and Route 90 in close proximity to the Winnipeg James A. Richardson International Airport</li> <li>Brand exposure from Inkster Boulevard</li> <li>Fully sprinklered</li> </ul>
	TYSON PRESENTANZ 204 928 5002								

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<b>1201 REGENT AVENUE W</b>									
	MURRAY GOODMAN 204 928 5009	M1	BUILDING B	106,550	2 1	14'	TBD	TBD	<ul style="list-style-type: none"> <li>• Great location in Northeast Winnipeg between Lagimodiere Boulevard and Plessis Road</li> <li>• Amazing frontage on Regent Avenue and in close proximity to major trucking and transit routes.</li> <li>• Fully sprinklered</li> </ul>
<b>1209 RICHARD AVENUE</b>									
	KHUSH GREWAL 204 934 6210	M2		1,375	1		\$7.95	\$5.09	<ul style="list-style-type: none"> <li>• Located in the West End of Winnipeg, South of Notre Dame and West of Erin Street</li> <li>• Centrally located (approximately three kilometers from Downtown Winnipeg)</li> <li>• Space is comprised of three offices, reception area and warehouse storage area</li> <li>• Ideal space for manufacturing/distribution/shop</li> <li>• Separately metered utilities</li> <li>• Office component has HVAC</li> </ul>
<b>220 SAULTEAUX CRESCENT</b>									
	MURRAY GOODMAN 204 928 5009	M2		30,662		18'6"	\$8.95	TBD	<ul style="list-style-type: none"> <li>• Strategically located within the country's only inland port, CentrePort Canada</li> <li>• Building can be potentially subdivided</li> <li>• Site area is (+/-) 2.19 acres</li> <li>• Close to many amenities</li> <li>• Nicely developed office area</li> <li>• Dock &amp; Grade loading</li> <li>• (+/-) 18'6" ceiling height in the warehouse</li> <li>• (+/-) 15' ceiling height in the loading area</li> <li>• Building is sprinklered</li> </ul>
	CHRIS MACSYMIC 204 928 5019			4,265 4,510			\$8.75 \$8.75	\$8.66 \$8.66	<ul style="list-style-type: none"> <li>• Located by the Winnipeg James Armstrong Richardson International Airport and in close proximity to freight forwarders, custom brokers and cargo handlers</li> <li>• Various configurations available for both office and warehouse spaces</li> <li>• Allowances for qualified tenants</li> </ul>
<b>2019 SARGENT AVENUE</b>									
	TYSON PRESENTANZ 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
5 SCURFIELD BOULEVARD									
	STEPHEN SHERLOCK 204 928 5011	M1	24	5,285		18'	\$12.95	\$7.45	<ul style="list-style-type: none"> <li>• High traffic location on the corner of Scurfield Boulevard and Waverley Street in SW Winnipeg in close proximity to Route 90</li> <li>• Showroom plus office / warehouse space</li> <li>• Amazing exposure facing Waverley Street</li> <li>• 2 dock level loading doors</li> <li>• Available immediately</li> </ul>
25 SCURFIELD BOULEVARD									
	STEPHEN SHERLOCK 204 928 5011	M1	3 5-6	3,123 7,025	1 2	24' 24'	\$14.95 \$13.95	\$6.19 \$6.19	<ul style="list-style-type: none"> <li>• Located in the heart of Southwest Winnipeg, one of the city's most desirable areas near Kenaston and Bishop Grandin Boulevard</li> <li>• Just 1 block east of Waverley with excellent exposure</li> <li>• Ample parking</li> </ul>
965 SHERWIN ROAD									
	RYAN MUNT 204 928 5015			38,700	6	19'4"	\$6.95	\$4.83	<ul style="list-style-type: none"> <li>• Located on Sherwin Road in Northwest Winnipeg, in very close proximity to the Winnipeg Richardson International Airport</li> <li>• 6 dock loading doors with the potential for 8 dock loading doors</li> <li>• (+/-) 50 parking stalls in front of the Premises with an additional (+/-) 25 stalls in the rear</li> <li>• Available Immediately</li> </ul>
	TYSON PREISANTANZ 204 928 5002								
	CHRIS MACSYMIC 204 928 5019								
1222-1224 SHERWIN ROAD									
	RYAN MUNT 204 928 5015		1222 1224 COMBINED	1,875 1,875 3,750	1 1 2		\$9.95 \$8.95 \$8.95	\$4.19 \$4.19 \$4.19	<ul style="list-style-type: none"> <li>• Located in CentrePort Canada</li> <li>• Close proximity to major transportation routes</li> <li>• Two (+/-) 1,875 sf units that can be combined to be (+/-) 3,750 sf</li> <li>• Unit 1224 office area includes a reception area, 1 private office and 2 washrooms</li> <li>• Unit 1222 has a 90% office build out with reception, private offices, open work area and kitchenette</li> </ul>
	TYSON PREISANTANZ 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
<b>1199 ST JAMES STREET</b>									
	TYSON PRESENTANZ 204 928 5002			25,889	1 1		\$9.95	\$3.44	<b>FENCED COMPOUND AVAILABLE</b> <ul style="list-style-type: none"> <li>• Excellent exposure at the corner of St. James Street and Wellington Avenue</li> <li>• Fenced and gated compound space</li> <li>• (+/-) 7,400 sf of 2nd floor office</li> <li>• Less than a 5 minute drive to the Winnipeg James A. Richardson Airport</li> <li>• (+/-) 20' clear ceiling height</li> <li>• Fully sprinklered</li> </ul>
	RYAN MUNT 204 928 5015								
<b>1455 WAVERLEY STREET</b>									
	RYAN MUNT 204 928 5015			2,877	1	18'6"	\$12.00	\$8.23	<ul style="list-style-type: none"> <li>• Located in Southwest Winnipeg</li> <li>• Many restaurants and other amenities nearby</li> <li>• Office area includes 3 private offices, kitchenette, 2 washrooms</li> <li>• Furniture included</li> <li>• Head lease expires December 31, 2022</li> </ul>
	TYSON PRESENTANZ 204 928 5002								
<b>86 WHEATFIELD ROAD</b>									
	TYSON PRESENTANZ 204 928 5002			2,996 7,982 15,192 9,174 14,964 5,790		16' - 20' 16' - 20' 16' - 20' 16' - 20' 16' - 20' 16' - 20'	\$8.50 \$8.50 \$8.50 \$8.50 \$8.50 \$8.50	\$3.82 \$3.82 \$3.82 \$3.82 \$3.82 \$3.82	<ul style="list-style-type: none"> <li>• 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.</li> <li>• No City of Winnipeg business taxes.</li> <li>• Warehouse is heated by a combination of in-floor, over head radiant and unit heaters.</li> <li>• Ceiling height: (+/-) 16' - (+/-) 20' clear.</li> <li>• Available immediately</li> </ul>
<b>174 WYATT ROAD</b>									
	MURRAY GOODMAN 204 928 5009	M2	174	2,940	1	15'	\$6.50	\$3.75	<ul style="list-style-type: none"> <li>• Located in North West Winnipeg on Mandalay Drive &amp; Wyatt Road. In the heart of Inkster Industrial Park, this unit is in close proximity to major transportation routes.</li> <li>• Close to many amenities</li> <li>• Unit includes 2 offices and 2 washrooms</li> <li>• Good Power</li> <li>• Utilities extra</li> </ul>

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# INDUSTRIAL FOR SALE



RECENTLY SOLD  
**58 HUTCHINGS STREET**

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ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SQ FT +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
<b>24 2ND AVENUE NW - DAUPHIN MANITOBA</b> 	<b>RYAN MUNT</b> 204 928 5015  <b>TYSON PRESENTANZ</b> 204 928 5002	CC	6,599 SF	6,000	1	14'	<b>\$305,000.00</b>	<ul style="list-style-type: none"> <li>Situated in a high traffic area in downtown Dauphin, MB</li> <li>Built in 1946 with upgrades completed in 1967</li> <li>Grade loading</li> <li>The building is well maintained and comprised of showroom, office, and warehouse.</li> </ul>
<b>ARCHIBALD LAND</b> 	<b>KHUSH GREWAL</b> 204 934 6210	M3	21,516 SF				<b>\$395,000.00</b>	<ul style="list-style-type: none"> <li>Located in Mission Industrial with great exposure onto Archibald Street</li> <li>Pattison Outdoor Billboard located on the property with an annual revenue of \$1,500</li> <li>Permitted Uses include: Contractor Establishment, Heavy Equipment Sales, Heavy Manufacturing, Truck Yard, Recycling Plant, Warehouse, etc.</li> <li>Approximately half of the property is already paved with an approach in place</li> </ul>
<b>92 DON VALLEY PARKWAY</b> 	<b>TYSON PRESENTANZ</b> 204 928 5002  <b>RYAN MUNT</b> 204 928 5015		1.09	10,000		16'	<b>\$1,690,000.00</b>	<ul style="list-style-type: none"> <li>Located in the RM of Springfield, just north of the intersection at Gunn Rd and Redonda St</li> <li>Newer construction</li> <li>14' x 16' grade level loading doors</li> <li>Power - 3 phase, 120/208 V 200 amp</li> <li>T5 lighting</li> <li>In-floor heating in warehouse space</li> <li>Fenced and gated compound with high security</li> </ul>
<b>1595 ERIN STREET</b> 	<b>KHUSH GREWAL</b> 204 934 6210	M2	39,987	12,709	10		<b>\$1,750,000.00</b>	<ul style="list-style-type: none"> <li>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</li> <li>Property is located on (+/-) 39,987 sf of land</li> <li>Currently occupied by an Automotive/ Limousine company and entire building can be provided vacant for possession</li> <li>Year Built - 1960/2015</li> </ul>

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ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SQ FT +/-)	LOADING GRADE	DOCK	MAX CLR HT (+/-)	COMMENTS	
2115 LOGAN AVENUE									
	RYAN MUNT 204 928 5015	M3	3.69	17,065	4		\$2,350,000.00	<ul style="list-style-type: none"><li>• Strategically located within CentrePort Canada, the country's only inland port</li><li>• Located on the corner of Logan Avenue and Ryan Street with excellent access to major transportation routes</li><li>• Fully graveled, fenced and gated compound</li><li>• Also includes a small industrial building at 123 Ryan Street</li><li>• Close proximity to the Winnipeg Richardson International Airport</li></ul>	
	TYSON PREISANTANZ 204 928 5002								
91 LOWSON CRESCENT									
	TYSON PREISANTANZ 204 928 5002	M3	ES 1.91	19,494			23'	<ul style="list-style-type: none"><li>• (+/-) 19,494 SF building on 1.91 Acres of land</li><li>• Lease agreement in place with Rogers for cell tower</li><li>• Additional land for future development</li><li>• Strategic location in the highly desired Southwest Winnipeg on Lowson Crescent just off of Kenaston Boulevard</li><li>• Ample on-site parking</li></ul>	
	RYAN MUNT 204 928 5015								
11 PLYMOUTH STREET									
	CHRIS MACSYMIC 204 928 5019	M2	11.8	113,310	7		20'	<ul style="list-style-type: none"><li>• Located in Inkster Industrial Park on Plymouth Street 10 minutes away from the Airport</li><li>• Year built: 1974</li><li>• Roof replaced in 2016</li><li>• Fenced compound</li><li>• 22% site coverage</li><li>• Rail access</li><li>• (+/-) 4.5 acres of excess land</li><li>• Vacant possession April 2019</li></ul>	
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"><li>• Industrial complex located adjacent to the James A Richardson International Airport</li><li>• Located within CentrePort Canada, North America's largest inland port</li><li>• Centrally located with close proximity to major transportation routes</li><li>• Ideal space for manufacturing, wholesale and distribution users</li><li>• Flexible bay sizes</li></ul>
		M2		11,571		4	16'	\$1,850,000.00	
		M2		5,327		2	16'	\$900,000.00	
	TAYLOR CALDWELL 204 934 6237	M2		4,411		2	16'	\$740,000.00	
		M2		2,206		1	16'	\$375,000.00	
		M2		4,275	1	2	16'	\$730,000.00	
	CHRIS HOURIHAN 204 934 6215	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		

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<b>86 WHEATFIELD ROAD</b>								
	TYSON PRESENTANZ 204 928 5002		1.98	35,988	9	16' - 20'	\$3,960,000.00	<ul style="list-style-type: none"> <li>• Located in CentrePort Canada, Canada's only inland port and foreign trade zone</li> <li>• Warehouse is heated by a combination of in-floor, over head radiant and unit heaters</li> <li>• Largest contiguous vacant unit is (+/-) 20,982 sf with (+/-) 2,982 sf mezzanine office space and 9 grade doors</li> <li>• Newer building constructed in 2010, 2011 &amp; 2012</li> <li>• Electrical: 1600 AMP CSTE servicing the site</li> <li>• Occupancy: Immediate</li> </ul>

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# OFFICE FOR LEASE

RECENTLY LEASED  
**90 GARRY STREET**

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>525 ACADEMY ROAD</b>						
	KENNETH YEE 204 934 6222		1,135	\$1,460 PER MONTH	\$1,276.00 PER MONTH	<ul style="list-style-type: none"> <li>Average HHI in a 1km radius is \$138,742.21</li> <li>Marquee location along busy Academy Road retail corridor, with boutique shops, restaurants and professional services near by</li> <li>Professionally finished move in ready office space complete great window spans and new window coverings</li> <li>On site parking available - 1 space included with rent</li> <li>Zoned C1 - Community Neighbourhood</li> <li>Unique signage opportunity for office space</li> </ul>
<b>300 ASSINIBOINE AVENUE</b>						
	STEPHEN SHERLOCK 204 928 5011		857	\$25.00 PSF GROSS		<ul style="list-style-type: none"> <li>Excellent opportunity to lease downtown retail space on a busy pedestrian street</li> <li>Ideally set in a newly construction building along with a combination of office and residential development in the area</li> <li>Excellent exposure location</li> <li>Property in immaculate condition</li> <li>Situated near The Forks</li> </ul>
<b>211 BANNATYNE AVENUE</b>						
	JANE ARNOT 204 928 5018	401	4,307	\$12.00	\$10.40	<ul style="list-style-type: none"> <li>Amazing downtown office location</li> <li>Large boardroom, reception, kitchen area, 13 office/meeting rooms</li> <li>Elevator access</li> <li>Within walking distance of excellent restaurants</li> <li>Access to large conference room available</li> </ul>
<b>THE DISTRICT AT BRIDGWATER</b>						
	BRETT INTRATER 204 934 6229	MAIN FLOOR	6,200 - 25,400	\$27.00	TBD	<ul style="list-style-type: none"> <li>Unbelievable and unique suburban office opportunity on this mixed-use commercial site in southwest Winnipeg</li> <li>130,000+ sf contiguous, multi-level office available</li> <li>Rooftop patio both for private tenant use and communal tenant use</li> <li>2.2 stalls per 1,000 sf for Phase 1</li> <li>Underground, heated parking available</li> <li>Up to 20,000 sf of CRU/pad sites available</li> </ul>
	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	6,188	\$12.50	\$12.08	<ul style="list-style-type: none"><li>• Located in the heart of Downtown at the corner of Broadway and Smith Street.</li><li>• Free Rent: Negotiable</li><li>• Easy access from south and north entrances</li><li>• Over \$5 million in building upgrades since 2010</li><li>• Large floor plate attractive to a variety of tenants</li><li>• Exterior building signage opportunities</li><li>• 3 Phase 2,000 amp electrical</li></ul>
	CHRIS MACSYMIC 204 928 5019	MAIN FLOOR	8,127	\$12.50	\$12.08	
379 BROADWAY						
	JANE ARNOT 204 928 5018	301	1,417	\$11.75	\$8.17	<ul style="list-style-type: none"><li>• Unit 301 is a corner unit that has been completely renovated with 3 offices, boardroom and open work area</li><li>• Move-in ready offices with floor to ceiling windows offering an abundance of natural light</li><li>• Public transportation access</li><li>• Elevator access and Handicap accessible</li><li>• Professionally managed</li><li>• Quick occupancy</li></ul>
	CHRIS HOURIHAN 204 934 6215	304	5,109	\$11.75	\$8.17	
	TAYLOR CALDWELL 204 934 6237	COMBINED	6,526	\$11.75	\$8.17	
175-185 CARLTON STREET						
	RYAN MUNT 204 928 5015	101A	300	\$13.00	\$16.81	<ul style="list-style-type: none"><li>• 6 storey office tower located at the corner of Carlton Street and St. Mary Avenue in the heart of downtown</li><li>• On site restaurants include Ichiban Japanese Restaurant, Shannon's Irish Pub and Subway</li><li>• Directly connected to downtown skywalk (Winnipeg's downtown pedestrian walkway)</li><li>• Close proximity to Law Courts, Bell MTS Place and True North Square</li><li>• Professional managed</li><li>• Underground parking available</li></ul>
		200	2,000	\$13.00	\$16.81	
		301	5,725	\$13.00	\$16.81	
	BRETT INTRATER 204 934 6229	401	4,445	\$13.00	\$16.81	
		501	2,415	\$13.00	\$16.81	
		502	7,228	\$13.00	\$16.81	
	TAYLOR CALDWELL 204 934 6237	600	3,246	\$13.00	\$16.81	
		601	1,117	\$13.00	\$16.81	
	602	1,065	\$13.00	\$16.81		
300 CARLTON STREET						
	WAYNE SATO 204 934 6207		35,000	\$15.00	\$11.09	<ul style="list-style-type: none"><li>• Data centre for lease</li><li>• Available December 2019</li><li>• 600V, 120, 208V available</li><li>• Province of Manitoba contract security on site</li><li>• Data centre capability - Two 400 amp Central Distribution Panel's (CDP)</li><li>• Minimum 14 parking stalls available on site with additional stalls available on adjacent property</li></ul>
	CHRIS HOURIHAN 204 934 6215					

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<b>665 CENTURY STREET</b> 	MURRAY GOODMAN 204 928 5009		1,817	\$12.50	\$5.19	<ul style="list-style-type: none"> <li>• Located in Northwest Winnipeg between Sargent Ave and Ellice Ave with excellent exposure on Century St</li> <li>• In close proximity to James . Richardson International Airport and many amenities.</li> <li>• Average weekday daily traffic of 24,700+ vehicles on Century Street (per The City of Winnipeg 2012)</li> <li>• Professionally managed</li> </ul>
<b>1460 CLARENCE AVENUE</b> 	TYSON PREISANTANZ 204 928 5002  RYAN MUNT 204 928 5015		6,553	\$9.95	\$5.58	<ul style="list-style-type: none"> <li>• Available immediately</li> <li>• Located in southwest Winnipeg on Clarence Avenue off of Waverley Street with easy access to McGillivray Boulevard</li> <li>• Nicely developed office space with 9 private offices, open work area, lunch room, washrooms and storage space</li> <li>• Excellent natural light throughout</li> <li>• Many restaurants and other amenities in close proximity</li> </ul>
<b>1700 CORYDON AVENUE</b> 	JONAH LEVINE 204 934 6211  BRETT INTRATER 204 934 6229  TAYLOR CALDWELL 204 934 6237	206	846	\$18.00	\$16.29	<ul style="list-style-type: none"> <li>• Boutique Retail / Office space in River Heights</li> <li>• Join RBC, Kumon and Bernstein's Deli, a Winnipeg institution</li> <li>• (+/-) 16,200 cars pass by per day (City of Winnipeg, 2015)</li> <li>• Excellent visibility on key retail and commuter corridor</li> <li>• Located in the heart of River Heights, a wealthy residential district in South West Winnipeg</li> </ul>
<b>EASTON PLACE MEDICAL CENTRE - SELKIRK, MB</b> 	RYAN MUNT 204 928 5015  BRETT INTRATER 204 934 6229		876	\$22.00	\$11.84	<ul style="list-style-type: none"> <li>• Located across from the Selkirk Regional Health Centre</li> <li>• Multi-phase development project that will provide access to an array of health services</li> <li>• Phase 1 current tenants include: Medical Clinic, Pharmacy and Dental office</li> <li>• Planned phases 2, 3 and 4 to include: Health-oriented retail and commercial, Wellness centre, Seniors housing</li> <li>• Great location for an Optometrist and other healthcare practitioners</li> </ul>

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
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"><li>• Located at high traffic intersection of &amp; Edmonton</li><li>• 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</li><li>• Demisable to units ranging from (+/-) 800 to (+/-) 5,300 sf</li><li>• New ownership and property management</li></ul>
400 ELLICE AVENUE						
	JANE ARNOT 204 928 5018		2,370	\$20.50	\$9.50	<ul style="list-style-type: none"><li>• Main floor space with finished office</li><li>• Located at the corner of Ellice Ave and Edmonton St</li><li>• Connected via indoor skywalk to Portage Place</li></ul>
	WAYNE SATO 204 934 6207					
CENTURY BUSINESS PARK 1680 & 1700 ELLICE AVENUE						
	RYAN MUNT 204 928 5015	1700 ELLICE UNIT 201	4,164	TBD	\$10.88	<ul style="list-style-type: none"><li>• Built-out office spaces</li><li>• Tremendous location and exposure on route 90</li><li>• Signage opportunities available</li><li>• Ample onsite parking</li><li>• Close proximity to the amenities of Polo Park and the Airport</li><li>• Full fee to outside agent</li></ul>
		1700 ELLICE UNIT 202	3,729	TBD	\$10.88	
		1680 ELLICE UNIT 7	6,750	TBD	\$10.88	
	TAYLOR CALDWELL 204 934 6237					
10 FORT STREET						
	RYAN MUNT 204 928 5015	300	13,986	\$14.00	\$7.56	<ul style="list-style-type: none"><li>• Located in an amenity rich area</li><li>• Fully furnished – seating for 100+ staff members</li><li>• Direct elevator access off Fort Street</li><li>• Easy access to parkade from suite</li><li>• Up to 75 scramble parkade parking stalls available</li><li>• Rooftop patio access</li><li>• 24-7 on-site security</li><li>• Several great restaurants on-site</li></ul>
	BRETT INTRATER 204 934 6229					

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<b>155 FORT STREET</b>						
	STEPHEN SHERLOCK 204 928 5011	A	5,508	\$14.00	\$4.73	<ul style="list-style-type: none"> <li>• Excellent central location at the corner of Fort Street and York Avenue in close proximity to many amenities</li> <li>• Six parking stalls included</li> <li>• Ample street parking</li> <li>• Zoned: M</li> <li>• Unique office/retail space which includes showroom space, large private offices, open work area, boardroom and grade level loading door</li> </ul>
<b>195 FORT STREET</b>						
	STEPHEN SHERLOCK 204 928 5011		47,133	\$16.50	TBD	<b>TIER 1 DATA CENTRE</b> <ul style="list-style-type: none"> <li>• High security site with encrypted card access</li> <li>• Discrete low profile building with 22 on site parking stalls available</li> <li>• 1.5 MVA dual fed power supply</li> <li>• 900 kW turbine generator backup power and five day fuel supply</li> <li>• 180 kW (225 kVA) UPS</li> <li>• 300 Tons total cooling capacity</li> <li>• On-site operations / facility manager; on call 24/7</li> </ul>
<b>400 FORT WHYTE WAY</b>						
	JONAH LEVINE 204 934 6211	UNIT A	8,438	\$15.00	\$5.33	<ul style="list-style-type: none"> <li>• Convenient access to Southwest Winnipeg and surrounding rural area</li> <li>• 3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node</li> <li>• Suitable for a variety of office, retail or industrial</li> <li>• T-5 lighting throughout</li> <li>• Pylon signage available</li> <li>• No city of Winnipeg Business Tax</li> </ul>
	TAYLOR CALDWELL 204 934 6237	UNIT B	6,075	\$15.00	\$5.33	
	CHRIS HOURIHAN 204 934 6215	UNIT C	6,072	\$15.00	\$5.33	
<b>90 GARRY STREET</b>		<b>SUBLEASE</b>				
	STEPHEN SHERLOCK 204 928 5011	101	2,775	\$10.00	\$6.39	<ul style="list-style-type: none"> <li>• Attractive move-in ready office space available immediately</li> <li>• Situated next to the Fort Garry Hotel in downtown Winnipeg</li> <li>• Attached parkade</li> <li>• Furniture available for purchase</li> <li>• Sublease expires April 30, 2021</li> </ul>

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<b>90 GARRY STREET</b> 	STEPHEN SHERLOCK 204 928 5011	102	1,635	LEASED	LEASED	<ul style="list-style-type: none"> <li>• Attractive finish to main floor lobby space</li> <li>• Situated next to the Historic Fort Garry Hotel</li> <li>• In the Heart of Downtown Winnipeg</li> <li>• Connected to many transit routes</li> <li>• Nicely developed office space</li> <li>• Parkade attached</li> </ul>
<b>755 HENDERSON HIGHWAY</b> 	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR MAIN FLOOR SECOND FLOOR THIRD FLOOR	1,476 1,329 2,386 5,750	\$25.00 \$25.00 \$20.00 \$20.00	\$6.45 \$6.45 \$6.45 \$6.45	<ul style="list-style-type: none"> <li>• Located in Northeast Winnipeg</li> <li>• In close proximity to Downtown and Chief Peguis Trail</li> <li>• Building features floor to ceiling windows</li> <li>• Main entrance features glass atrium with three storey glazing and elevator access.</li> <li>• Available Immediately</li> </ul>
<b>1440 JACK BLICK AVENUE</b> 	TAYLOR CALDWELL 204 934 6237  WAYNE SATO 204 934 6207	200-201	16,176	\$23.00 GROSS		<ul style="list-style-type: none"> <li>• Move-in ready studio space</li> <li>• Available immediately</li> <li>• Head lease expires February 28th, 2021</li> <li>• Ample on-site parking available</li> <li>• Serviced by elevator</li> <li>• Surrounded by retail and restaurant amenities in Winnipeg's premier retail node</li> </ul>
<b>350 KEEWATIN STREET</b> 	MURRAY GOODMAN 204 928 5009	3	1,654	\$8.95	\$4.24	<ul style="list-style-type: none"> <li>• Single storey building located in Inkster Industrial Park in northwest Winnipeg</li> <li>• Easy access to Route 90, Inkster Boulevard and the Perimeter Highway</li> <li>• Good on site parking available</li> <li>• Close proximity to many amenities</li> <li>• Zoned M1</li> <li>• Available immediately</li> </ul>





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<b>306-314 KEEWATIN STREET</b>						
	MURRAY GOODMAN 204 928 5009		14,997	\$7.95	\$4.19	<ul style="list-style-type: none"> <li>• Single storey building located in Inkster Industrial Park in northwest Winnipeg</li> <li>• Easy access to Route 90, Inkster Boulevard and the Perimeter Highway</li> <li>• Good on site parking available</li> <li>• Close proximity to many amenities</li> <li>• Zoned M1</li> <li>• Available immediately</li> </ul>
<b>233 KENNEDY STREET</b>						
	KENNETH YEE 204 934 6222	1	2,173	\$20.00	\$11.90	<ul style="list-style-type: none"> <li>• Second floor office space on the redeveloped 104-unit luxury apartment complex</li> <li>• Directly adjacent to True North Square and the SHED</li> <li>• Perfectly suited for medical practitioner or professional services</li> <li>• Ample onsite parking with 400 stalls in attached parkade</li> </ul>
	TAYLOR CALDWELL 204 934 6237	2	971	\$20.00	\$11.90	
<b>289 KING STREET</b>						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	3,727	\$7.00	\$2.56	<ul style="list-style-type: none"> <li>• Located in central Winnipeg at the Intersection of King Street and Henry Avenue</li> <li>• 30 parking stalls with additional parking</li> <li>• 1 freight elevator</li> <li>• Fully sprinkler.</li> <li>• Sheltered loading dock</li> <li>• 3rd floor - Sub dividable</li> <li>• Utilities included</li> </ul>
	CHRIS HOURIHAN 204 934 6215	3RD FLOOR	12,739	\$3.75	\$2.56	
<b>MCIVOR MALL - 1795 HENDERSON HIGHWAY</b>						
	KENNETH YEE 204 934 6222		1,493	\$22.00	\$9.93	<ul style="list-style-type: none"> <li>• McIvor Mall, a neighborhood shopping centre located on a major commercial artery, servicing a mature wealthy residential community.</li> <li>• Located in the North Kildonan area of northeast Winnipeg at a traffic light controlled intersection on Henderson Highway and McIvor Avenue.</li> <li>• Perfectly suited for medical practitioner or professional services</li> <li>• Great mix of tenants</li> <li>• No Frills now open!</li> </ul>
	TAYLOR CALDWELL 204 934 6237		1,558	\$22.00	\$9.93	

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103-107 OSBORNE STREET						
	RYAN MUNT 204 928 5015	UNIT C	1,619	\$15.00	\$7.08	<ul style="list-style-type: none"><li>• 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</li><li>• 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</li></ul>
	BRETT INTRATER 204 934 6229					
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"><li>• Situated in the heart of Osborne Village, one of Winnipeg's most desirable areas</li><li>• Heavy pedestrian and vehicle traffic</li><li>• Abundance of surrounding amenities</li><li>• Convenient access to major public transportation routes</li></ul>
		4TH FLOOR	960	\$12,000.00 PER ANNUM	\$9.93	
25 SCURFIELD BOULEVARD						
	STEPHEN SHERLOCK 204 928 5011	3	3,123	\$14.95	\$6.19	<ul style="list-style-type: none"><li>• Located in the heart of Southwest Winnipeg, one of the city's most desirable areas near Kenaston and Bishop Grandin Boulevard</li><li>• Just 1 block east of Waverley with excellent exposure</li><li>• Ample parking</li><li>• Zoned M1</li></ul>
		5-6	7,025	\$13.95	\$6.19	
1222-1224 SHERWIN ROAD						
	RYAN MUNT 204 928 5015	1222	1,875	\$8.95	\$4.19	<ul style="list-style-type: none"><li>• Located in CentrePort Canada</li><li>• Close proximity to major transportation routes</li><li>• Two (+/-) 1,875 sf units that can be combined to be (+/-) 3,750 sf</li><li>• Unit 1224 office area includes a reception area, 1 private office and 2 washrooms</li><li>• Unit 1222 has a 90% office build out with reception, private offices, open work area and kitchenette</li></ul>
	TYSON PREISENTANZ 204 928 5002	1224	1,875	\$8.95	\$4.19	

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SHOPS OF WEST ST PAUL						
	BRETT INTRATER 204 934 6229		1,000 - 100,000	TBD	TBD	<ul style="list-style-type: none"><li>• The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. Paul</li><li>• 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</li><li>• Excellent access off Main Street, with a signalized intersection to be installed fall 2019</li></ul>
	CHRIS MACSYMIC 204 928 5019					
	CHRIS HOURIHAN 204 934 6215					
STERLING LYON BUSINESS PARK - 900 LORIMER BOULEVARD						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	2,500 - 12,000	\$25.00	\$8.84	<ul style="list-style-type: none"><li>• Located on Lorimer Boulevard off of Sterling Lyon Parkway in close proximity to Kenaston, Wilkes and Waverley</li><li>• Site has a variety of amenities in the neighborhood</li><li>• Rare opportunity in a brand new office building in SW Winnipeg</li><li>• Ample parking; both surface and heated underground parking available</li><li>• Ready for tenant improvements March 2019</li></ul>
		SECOND FLOOR	2,500 - 19,000	\$22.00	\$8.84	
STERLING LYON BUSINESS PARK						
	STEPHEN SHERLOCK 204 928 5011	940-950	23,976	\$12.95	\$6.12	<ul style="list-style-type: none"><li>• Located on Lorimer Boulevard off of Sterling Lyon Parkway in close proximity to Kenaston, Wilkes and Waverley</li><li>• Excellent opportunity in a newer facility allowing for flexible use of space</li><li>• 940-950 Lorimer can be subdivided</li><li>• Site has a variety of amenities in the neighborhood</li><li>• Ample parking</li><li>• Zoned M2</li></ul>
		2 - 920	3,006	\$14.95	\$6.12	
123 MAIN STREET						
	BRAD KING 204 934 6232	2ND FLOOR	9,044	\$13.00	\$9.67	<ul style="list-style-type: none"><li>• High profile national historic site circa 1911</li><li>• Recently underwent \$9.5 million in renovations including a new roof, high efficiency boiler system, public washroom upgrades and re-painting of the rotunda</li><li>• Space is suited a wide variety of office users. Numerous oversized windows along the west and north elevations of the building</li></ul>
	KENNETH YEE 204 934 6222					

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931 NAIRN AVENUE						
	MURRAY GOODMAN 204 928 5009		1,681	\$10.00	\$7.00	<ul style="list-style-type: none"><li>• Located on 931 Nairn Avenue at Kent Road within close proximity to Regent Avenue and Lagimodiere Boulevard</li><li>• Surrounded by a mix of commercial and residential properties</li><li>• Recent upgrades to the building including the facade, windows and HVAC</li><li>• Close to many amenities</li></ul>
			1,220	\$10.00	\$7.00	
TUXEDO BUSINESS PARK - 143 NATURE PARK WAY						
	KENNETH YEE 204 934 6222		25,000	\$20.00	\$9.00	<ul style="list-style-type: none"><li>• Rare opportunity to locate your office in the prestigious Tuxedo Business Park with over 520,000 sf. of corporate who's who</li><li>• 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</li><li>• Excellent glazing and unique 2nd floor overlook</li><li>• Modern fibre, telecommunications and data services for innovative connectivity</li></ul>
OSBORNE PLACE - 257 OSBORNE STREET						
	WAYNE SATO 204 934 6207	FLOOR 2	6,382	\$22.00	\$13.10	<ul style="list-style-type: none"><li>• Innovative mixed-use development at Confusion Corner, one of the most iconic intersections in Winnipeg</li><li>• Unparalleled signage and exposure</li><li>• 63,500 vehicles pass by per day at the intersection</li><li>• “Smart” complex with state-of-the-art automated parking garage for 132 vehicles</li><li>• Energy efficient, sustainable designed buildings</li><li>• Ready for leasehold improvements</li></ul>
		FLOOR 3	6,381	\$22.00	\$13.10	
		FLOOR 4	6,387	\$22.00	\$13.10	
	TAYLOR CALDWELL 204 934 6237	FLOOR 5	6,381	\$22.00	\$13.10	
		FLOOR 6	6,173	\$22.00	\$13.10	
		TOTAL	31,704	\$22.00	\$13.10	
100 PAQUIN ROAD						
	TYSON PREISANTANZ 204 928 5002	MAIN FLOOR	7,327	\$15.00 GROSS		<ul style="list-style-type: none"><li>• 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</li><li>• Abundance of natural light throughout office space creating a desirable work environment</li><li>• Fiber optic cabling</li><li>• Excellent on-site electrified parking</li><li>• Convenient access to major public transportation routes</li><li>• Main floor consists of 12 offices and a large open area</li><li>• Outdoor patio space available for tenants</li></ul>
	RYAN MUNT 204 928 5015					

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90 PARAMOUNT ROAD						
	TYSON PREISANTANZ 204 928 5002	112 116-120	3,455 4,500	\$7.95 \$7.95	\$4.87 \$4.87	<ul style="list-style-type: none"><li>• Located one block north of Inkster Boulevard in the Inkster Park in northwest Winnipeg</li><li>• Within close proximity to major transportation corridors</li><li>• Brick facade with glazed storefronts</li><li>• Unit 112 has 2 grade doors</li><li>• Unit 116 - 120 has 4 grade doors</li><li>• Zoned M2 - Industrial</li></ul>
	CHRIS MACSYMIC 204 928 5019					
200 PORTAGE AVENUE						
	JANE ARNOT 204 928 5018	MAIN FLOOR 4TH FLOOR 5TH FLOOR	4,390 17,535* 15,590*		\$14.75 \$14.75 \$14.75	<ul style="list-style-type: none"><li>• Rare opportunity to locate at the corner of Portage &amp; Main</li><li>• Class A building with contiguous floors available.</li><li>• Branding potential</li><li>• Flexible, efficient and bright floor plate</li><li>• Connected to Winnipeg's weather protected walkway system</li><li>• Extension upgrades planned for building including new windows, new exterior, and improvements to concourse and main floor access</li><li>• Amenity space available including shared board room</li></ul>
	WAYNE SATO 204 934 6207		2,000 - 37,875			
*MAY BE COMBINED PARTIAL FLOORS ALSO AVAILABLE						
355 PORTAGE AVENUE						
	BRETT INTRATER 204 934 6229	2ND FLOOR 2ND FLOOR 4TH FLOOR	3,700 4,500 31,955	\$16.00 \$16.00 \$16.00	\$15.50 \$15.50 \$15.50	<ul style="list-style-type: none"><li>• Landmark building in downtown Winnipeg, between Carlton Street and Hargrave Street</li><li>• Amazing building features include: large lobby, employee lounges, large common lunch room, 24/7 security, and a fully equipped fitness centre</li><li>• Cubicle workstations may be available</li><li>• State of the art Data Centre space available</li></ul>
	RYAN MUNT 204 928 5015					
393 PORTAGE AVENUE						
	JONAH LEVINE 204 934 6211	223/233 & 302	13,809	\$17.00 GROSS		<ul style="list-style-type: none"><li>• Unbeatable value for brand new walkway-connected office space in the heart of downtown Winnipeg</li><li>• Amenity rich location with ample restaurants and shopping on site and in close proximity</li><li>• Largely open floor plan with several offices, boardrooms, and lunch room/multi-purpose space</li><li>• Ample windows and natural light</li><li>• Head lease term to October 31st, 2020</li></ul>

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428 PORTAGE AVENUE						
	BRAD KING 204 934 6232	201	1,325	\$11.00	\$13.25	<ul style="list-style-type: none"><li>• Building is connected to skywalk system in close proximity to the Bay, Investors Group Head Office and Portage Place Shopping Centre</li><li>• Many parking options in the immediate vicinity, including heated underground</li><li>• On-site property management and security guard</li></ul>
		211	599	\$11.00	\$13.25	
		401	630	\$11.00	\$13.25	
		412	420	\$11.00	\$13.25	
		511	730	\$11.00	\$13.25	
1801 SARGENT AVENUE						
	STEPHEN SHERLOCK 204 928 5011		3,539	\$16.00 GROSS		<ul style="list-style-type: none"><li>• Located in the St. James Industrial area</li><li>• Close proximity to the many amenities of the Polo Park area, Route 90 and James Richardson Airport</li><li>• (+/-) 3,539 sf of recently rennovated office space available</li><li>• Very bright space with plenty of windows</li><li>• Open workstation area, private offices, and reception area, and lunchroom</li><li>• Owner occupied building, Landlord does not require office space</li></ul>
2019 SARGENT AVENUE						
	CHRIS MACSYMIC 204 928 5019		2,814	\$7.50	\$9.21	<ul style="list-style-type: none"><li>• Located by the Winnipeg James Armstrong Richardson International Airport and in close proximity to freight forwarders, custom brokers and cargo handlers</li><li>• Various configurations available for both office and warehouse spaces</li><li>• Allowances for qualified tenants</li></ul>
			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"><li>• High traffic location on the corner of Scurfield Boulevard and Waverley Street in SW Winnipeg in close proximity to Route 90</li><li>• Showroom plus office / warehouse space</li><li>• Amazing exposure facing Waverley Street</li><li>• 1 dock level loading doors</li><li>• Zoned M1</li></ul>

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>703 ST ANNE'S ROAD</b>						
	BRETT INTRATER 204 934 6229		2,130	\$28.00 SEMI GROSS		<ul style="list-style-type: none"> <li>• Beautiful, brand new, free standing office building in south Winnipeg</li> <li>• Perfect for professional office and medical/paramedical office tenants</li> <li>• High exposure and great signage/branding opportunities</li> <li>• Approximate possession date of September 1, 2019</li> </ul>
	CHRIS HOURIHAN 204 934 6215					
<b>225 VAUGHAN STREET</b>						
	BRETT INTRATER 204 934 6229	301	1,093	\$13.50	\$12.94	<ul style="list-style-type: none"> <li>• Located on Vaughan Street between St. Mary Avenue and Graham Avenue and across from The Bay Parkade</li> <li>• Walking distance to many downtown amenities, including coffee shops, restaurants, and retail</li> <li>• 5 minute walk to RBC Convention Centre and 7 minute walk to Bell MTS Place</li> <li>• Close proximity to public transportation</li> <li>• Major interior and exterior building upgrades planned for 2019</li> <li>• Ideal space for health services</li> </ul>
		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	
<b>171 WATERLOO STREET</b>						
	BRETT INTRATER 204 934 6229		1,570	\$20.00	\$11.33	<b>COMING TO MARKET</b> <ul style="list-style-type: none"> <li>• Located less than 60 meters from Academy Road on Waterloo Street</li> <li>• Many shops, restaurants and other amenities nearby</li> <li>• 7 private offices, reception area, 2 washrooms, kitchenette, conference room, and plenty of storage space in the basement</li> <li>• Perfect for a law firm, financial firm, or other professional services firm</li> </ul>
<b>1000 WAVERLEY STREET</b>						
	TYSON PREISANTANZ 204 928 5002		5,145	\$13.50	\$8.42	<ul style="list-style-type: none"> <li>• Open concept office layout in a 2-storey office building</li> <li>• Excellent exposure located between Taylor Avenue &amp; McGillivray Boulevard</li> <li>• Public transit access and on-site parking</li> <li>• Located in the Buffalo Industrial Park in the south-west quadrant of Winnipeg</li> </ul>
	TAYLOR CALDWELL 204 934 6237					
	CHRIS HOURIHAN 204 934 6215					

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<b>1150 WAVERLEY STREET</b>						
	<p>TYSON PRESENTANZ 204 928 5002</p> <p>RYAN MUNT 204 928 5015</p>		5,138	\$15.95	\$7.92	<ul style="list-style-type: none"> <li>• Highly desirable suburban office located in Southwest Winnipeg, accessible via Waverley Street and Buffalo Place</li> <li>• Nicely built-out office space, with kitchenette, boardroom and 12 private offices</li> <li>• Ample on-site parking</li> <li>• Move in ready</li> <li>• Close to many amenities</li> </ul>
<b>1250 WAVERLEY STREET</b>						
	MURRAY GOODMAN 204 928 5009	UNIT 1	4,800	\$21.00	\$6.50	<ul style="list-style-type: none"> <li>• Highly desirable suburban office located in Southwest Winnipeg, accessible via Waverley St and Buffalo Pl</li> <li>• In close proximity to McGillivray and Kenaston Blvd, with access to a variety of amenities</li> <li>• Nicely developed professional office setting, features a reception/ waiting area and office</li> <li>• Well suited for medical or professional users and financial institutions</li> <li>• Excellent exposure on Waverley Street with average weekday daily traffic count (+/-) 29,100 vehicles</li> </ul>
<b>710 WESTMINSTER AVENUE</b>						
	<p>KENNETH YEE 204 934 6222</p> <p>TAYLOR CALDWELL 204 934 6237</p>	<p>MAIN FLOOR</p> <p>SECOND FLOOR</p>	<p>900 - 5,600</p> <p>UP TO 5,600</p>	<p>\$30.00</p> <p>\$26.00</p>	<p>TBD</p> <p>TBD</p>	<p><b>UNDER CONSTRUCTION</b></p> <ul style="list-style-type: none"> <li>• Part of a larger mixed-use development complete with new construction, high-end apartment rentals</li> <li>• Energy efficient lighting, LED light fixtures</li> <li>• Large attractive windows</li> <li>• High open ceilings</li> <li>• Elevator service to second floor</li> <li>• Modern and attractive commercial space for a variety of retail and office users</li> </ul>
<b>174 WYATT ROAD</b>						
	MURRAY GOODMAN 204 928 5009	174	2,940	\$6.50	\$3.75	<ul style="list-style-type: none"> <li>• Located in North West Winnipeg on Mandalay Drive &amp; Wyatt Road. In the heart of Inkster Industrial Park, this unit is in close proximity to major transportation routes.</li> <li>• Close to many amenities</li> <li>• Unit includes 2 offices and 2 washrooms</li> <li>• 1 dock level loading door</li> <li>• (+/-) 15' ceiling</li> <li>• Good Power</li> <li>• Zoned M2</li> <li>• Utilities extra</li> </ul>

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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
<b>211 BANNATYNE AVENUE</b>						
 <div>PRICE REDUCED</div>	JANE ARNOT 204 928 5018	401	4,307	<b>\$600,000.00</b>	\$13,052.52	<ul style="list-style-type: none"> <li>• Amazing downtown office location</li> <li>• Large boardroom, reception, kitchen area, 13 office/ meeting rooms</li> <li>• Elevator access</li> <li>• Within walking distance of excellent restaurants</li> <li>• Newly painted, in addition to all the work done during the original renovation.</li> <li>• Price is well below replacement cost.</li> </ul>
<b>454 EDMONTON STREET</b>						
 <div>PRICE REDUCED</div>	STEPHEN SHERLOCK 204 928 5011		3,687	<b>\$899,000.00</b>	\$12,816.68	<ul style="list-style-type: none"> <li>• Very well maintained Heritage building built in 1903 converted to office space</li> <li>• 3 story with full basement, each level is (+/-) 1,229 sf</li> <li>• Parking lot for (+/-) 14 vehicles</li> <li>• Basement is very clean and dry, lends itself to file storage</li> <li>• Boiler heat and air conditioning throughout</li> <li>• Sprinkler system with fire alarm boxes, including basement</li> <li>• All electrical and plumbing systems replaced/ upgraded</li> </ul>
<b>900 CORYDON AVENUE</b>						
	JANE ARNOT 204 928 5018		1,848 SF	<b>\$600,000.00</b>	\$11,733.41	<ul style="list-style-type: none"> <li>• Rare opportunity to own a high visibility building on the corner of busy Corydon Avenue and intersection of Wentworth Street</li> <li>• 13 minute drive to the intersection of Portage Avenue and Main Street</li> <li>• Existing building features 4 offices, open office area, large boardroom and kitchen</li> <li>• An amazing redevelopment opportunity – including office, retail, mixed use or multi-family residential</li> <li>• City would support rezoning to C2</li> </ul>
<b>929-933 NAIRN AVENUE &amp; 18 KENT ROAD</b>						
	MURRAY GOODMAN 204 928 5009		SITE AREA 0.24 ACRES  BUILDING AREA 8,967 SQ FT	<b>\$1,400,000.00</b>	\$18,979.14	<ul style="list-style-type: none"> <li>• This property is strategically located on Nairn Avenue, and in close proximity to Downtown Winnipeg</li> <li>• Rare opportunity to purchase a fully leased multi-tenant property on Nairn Avenue</li> <li>• Building upgrades include:               <ul style="list-style-type: none"> <li>• Building facade</li> <li>• Windows</li> <li>• HVAC System</li> </ul> </li> </ul>

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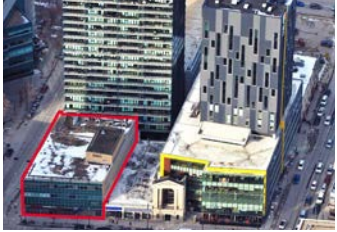

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<b>THE DAYTON BUILDING - 323 PORTAGE AVENUE</b>						
	CHRIS MACSYMIC 204 928 5019		38,640	\$4,500,000.00	\$77,033.89	<ul style="list-style-type: none"> <li>• Professionally managed</li> <li>• Close to many amenities</li> <li>• Close to major transit routes</li> <li>• High exposure location</li> <li>• Built in 1955</li> <li>• More information available upon signed Confidentiality Agreement</li> </ul>
	BRETT INTRATER 204 934 6229					
<b>171 WATERLOO STREET</b>						
	BRETT INTRATER 204 934 6229		1,570	\$499,900	\$10,408.97	<b>COMING TO MARKET</b> <ul style="list-style-type: none"> <li>• Located less than 60 meters from Academy Road on Waterloo Street</li> <li>• Many shops, restaurants and other amenities nearby</li> <li>• 7 private offices, reception area, 2 washrooms, kitchenette, conference room, and plenty of storage space in the basement</li> <li>• Perfect for a law firm, financial firm, or other professional services firm</li> </ul>

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# RETAIL FOR LEASE



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<b>300 ASSINIBOINE AVENUE</b>							
	STEPHEN SHERLOCK 204 928 5011		A	857	\$25.00 PSF GROSS		<ul style="list-style-type: none"> <li>• Excellent opportunity to lease downtown retail space on a busy pedestrian street</li> <li>• Ideally set in a newly construction building along with a combination of office and residential development in the area</li> <li>• Excellent exposure location</li> <li>• Property in immaculate condition</li> <li>• Situated near The Forks</li> </ul>
<b>THE DISTRICT AT BRIDGWATER</b>							
	BRETT INTRATER 204 934 6229			1,000 - 20,000	\$30.00+	TBD	<ul style="list-style-type: none"> <li>• Unbelievable and unique suburban office opportunity on this mixed-use commercial site in southwest Winnipeg's Bridgewater neighbourhood</li> <li>• Stunning restaurant opportunities available</li> <li>• 2.2 stalls per 1,000 sf for Phase 1</li> <li>• Up to 20,000 sf of CRU/pad sites available</li> <li>• Up to 5,000 sf of flagship retail with potential for drive thru and/or patio.</li> </ul>
	CHRIS MACSYMIC 204 928 5019						
	JONAH LEVINE 204 934 6211						
	JANE ARNOT 204 928 5018						
<b>BRIDGWATER TOWN CENTRE</b>							
	KENNETH YEE 204 934 6222			600 1,081	\$32.00 \$32.00	\$8.31 \$8.31	<ul style="list-style-type: none"> <li>• Grocery anchored (Save-on-Foods)</li> <li>• Excellent accessibility from Kenaston Boulevard</li> <li>• A gateway to Centre Street, Winnipeg's new marquee street catering to high income clientele</li> <li>• Town Centre will service all of the Waverley West area with an estimated 15,000 homes and 45,000 residents at build out</li> <li>• Join Save-On-Foods, MLCC, RBC, BMO, Tim Hortons, Aveda, Pet Valu and Ultracuts</li> </ul>
<b>14 BRITANNICA ROAD</b>							
	MURRAY GOODMAN 204 928 5009			2,393	\$18.00	\$9.15	<ul style="list-style-type: none"> <li>• Good exposure from St. Mary's Road</li> <li>• Available Immediately</li> <li>• Close to many amenities</li> <li>• Unit has been opened up and ready for development</li> <li>• Over 57,000 people live within a 2 km radius with an average household income of \$96,140.64</li> </ul>
	CHRIS HOURIHAN 204 934 6215						

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<b>175-185 CARLTON STREET</b>							
	RYAN MUNT 204 928 5015  BRETT INTRATER 204 934 6229  TAYLOR CALDWELL 204 934 6237		101A	300	\$13.00	\$16.81	<ul style="list-style-type: none"> <li>• 6 storey office tower located at the corner of Carlton Street and St. Mary Avenue in the heart of downtown</li> <li>• On site restaurants include Ichiban Japanese Restaurant, Shannon's Irish Pub and Subway</li> <li>• Directly connected to downtown skywalk (Winnipeg's downtown pedestrian walkway)</li> <li>• Close proximity to Law Courts, Bell MTS Place and True North Square</li> <li>• Professional managed</li> <li>• Parking available</li> </ul>
<b>1700 CORYDON AVENUE</b>							
	JONAH LEVINE 204 934 6211  BRETT INTRATER 204 934 6229			667	\$18.00	\$13.36	<ul style="list-style-type: none"> <li>• Boutique Retail / Office space in River Heights</li> <li>• Join RBC, Kumon and Bernstein's Deli, a Winnipeg institution</li> <li>• (+/-) 16,200 cars pass by per day (City of Winnipeg, 2015)</li> <li>• Excellent visibility on key retail and commuter corridor</li> <li>• Located in the heart of River Heights, a wealthy residential district in South West Winnipeg</li> </ul>
<b>COUNTRYSIDE CROSSING</b>							
	TAYLOR CALDWELL 204 934 6237  KENNETH YEE 204 934 6222			1,700 - 30,000	TBD	TBD	<ul style="list-style-type: none"> <li>• Brand new commercial development</li> <li>• Poised to service the affluent primary trade area of 38,000 people, with an average annual household income of \$124,291</li> <li>• 58,300 SF food and drug anchored shopping centre as the second phase to the brand new 151 lot subdivision in East St. Paul</li> <li>• 4.78 parking stalls per 1,000 SF</li> </ul>
<b>CROSSROADS VILLAGE</b>							
	BRETT INTRATER 204 934 6229		CRU 1	1,200 - 2,400	\$28.00	\$10.33	<ul style="list-style-type: none"> <li>• Located near the Northeast corner of Regent and Lagimodiere Boulevard</li> <li>• Pylon signage available</li> <li>• Prominent store front</li> <li>• 55,000 cars drive by per day on Regent (2018, City of Winnipeg)</li> <li>• Amongst 2.5 million square feet of retail including Kildonan Place Shopping Centre, Sobeys, Walmart, Rona, etc.</li> </ul>

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EASTON PLACE MEDICAL CLINIC - SELKIRK, MB							
	RYAN MUNT 204 928 5015			876	\$22.00	\$11.84	<ul style="list-style-type: none"><li>• Located across from the Selkirk Regional Health Centre</li><li>• Multi-phase development project that will provide access to an array of health services</li><li>• Phase 1 current tenants include: Medical Clinic, Pharmacy and Dental office</li><li>• Planned phases 2, 3 and 4 to include: Health-oriented retail and commercial, Wellness centre, Seniors housing</li><li>• Great location for an Optometrist and other healthcare practitioners</li></ul>
	BRETT INTRATER 204 934 6229						
1400 ELLICE AVENUE							
	KENNETH YEE 204 934 6222	C3		1,323	\$26.00 - \$40.00	\$11.59	<ul style="list-style-type: none"><li>• Located in the heart of the Polo Park Retail Node, Winnipeg's largest with over 4 million square feet of commercial retail space.</li><li>• High visibility on Ellice Avenue</li><li>• Attractive trade area demographics (over 66,000 people live within a 3 kilometer radius)</li><li>• Daytime population of over 70,000 in the immediate area</li><li>• Join Starbucks, The UPS Store, Pita Pit, uBreakiFix, Mongo's Grill and Speedy Glass.</li><li>• Urban Barn unit available October 1, 2019</li></ul>
		C3		6,965	\$26.00 - \$40.00	\$11.59	
1030-1040 EMPRESS STREET							
	RYAN MUNT 204 928 5015	C3	1030 C	4,925	TBD	\$5.67	COMING TO MARKET <ul style="list-style-type: none"><li>• Suitable for retail, office, and industrial uses</li><li>• Abundant parking onsite</li><li>• Highly visible pylon and fascia signage</li><li>• Shadow anchored by Walmart, Superstore and Rona</li><li>• Full fee to outside agent</li></ul>
	TAYLOR CALDWELL 204 934 6237	C3	1040	10,576	TBD	\$6.91	
155 FORT STREET							
	STEPHEN SHERLOCK 204 928 5011	M	A	5,508	\$14.00	\$4.73	<ul style="list-style-type: none"><li>• Excellent central location at the corner of Fort Street and York Avenue in close proximity to many amenities</li><li>• Six parking stalls included</li><li>• Ample street parking</li><li>• Unique office/retail space which includes showroom space, large private offices, open work area, boardroom and grade level loading door</li></ul>

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
400 FORT WHYTE WAY							
	JONAH LEVINE 204 934 6211	ML	UNIT A	8,438	\$15.00	\$5.33	<ul style="list-style-type: none"><li>• Convenient access to Southwest Winnipeg and surrounding rural area</li><li>• 3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node</li><li>• Suitable for a variety of office, retail or industrial</li><li>• T-5 lighting throughout</li><li>• Pylon signage available</li><li>• No city of Winnipeg Business Tax</li></ul>
	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						
389 GRAHAM AVENUE							
	BRAD KING 204 934 6232		A	2,391	\$15.00	\$12.28	<ul style="list-style-type: none"><li>• Adjacent to the Graham Avenue transit corridor and within 2 blocks of True North Square</li><li>• Available immediately</li><li>• Former tenant operated a bridal fashion store</li><li>• Building exterior to be updated in 2020</li><li>• Prominent exterior signage is available</li></ul>
755 HENDERSON HIGHWAY							
	STEPHEN SHERLOCK 204 928 5011		MAIN FLOOR	1,476	\$25.00	\$7.08	<ul style="list-style-type: none"><li>• Henderson Business Center located in Northeast Winnipeg in East Kildonan</li><li>• In close proximity to Downtown and Chief Peguis Trail on a bus traffic route</li><li>• Building will feature floor to ceiling windows allowing for maximum natural light exposure to all tenants.</li><li>• Main entrance features glass atrium with three storey glazing and elevator access.</li></ul>
			MAIN FLOOR	1,329	\$25.00	\$7.08	
ISLAND LAKES VILLAGE							
	BRETT INTRATER 204 934 6229	C3		430	\$14,500 PER YEAR	\$9.62	<ul style="list-style-type: none"><li>• Amazing exposure on Bishop Grandin Boulevard</li><li>• Signage opportunities available</li><li>• Ample on-site parking</li><li>• Join an excellent mix of service-based retail tenants in this neighbourhood shopping centre</li><li>• Zoned C3</li><li>• Average daily traffic of 28,500 vehicles on Bishop Grandin Boulevard (The City of Winnipeg, 2018)</li></ul>

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305 MADISON STREET							
	KENNETH YEE 204 934 6222		A	6,100	\$33.00 - \$35.00	\$8.00	<ul style="list-style-type: none"><li>• High visibility Polo Park Retail (regional) node</li><li>• Excellent concept conversion opportunity</li><li>• Shadow anchored by Madison Square (Safeway)</li><li>• Floor to ceiling glass fronting on Ness Avenue</li><li>• 107 parking stalls</li><li>• (+/-) 1,300 sf outdoor patio</li><li>• 42,500 cars pass by per day</li></ul>
			B	3,894	\$33.00 - \$35.00	\$8.00	
			TOTAL	10,000	\$33.00 - \$35.00	\$8.00	
1656 MAIN STREET							
	KENNETH YEE 204 934 6222			1,864	\$20.00	\$11.34	<ul style="list-style-type: none"><li>• West Kildonan Shopping Centre is a well-established neighborhood shopping centre located on one of Winnipeg's primary commercial arteries</li><li>• Servicing a mature and dense residential community</li><li>• Located in the West Kildonan area of northwest Winnipeg, fronting Main Street (35,000 cars per day, City of Winnipeg 2015)</li><li>• Join IGA (shadow anchor), Dollarama and Liquor Mart</li></ul>
				3,813	\$20.00	\$11.34	
MCIVOR MALL - 1795 HENDERSON HIGHWAY							
	KENNETH YEE 204 934 6222			1,493	\$22.00	\$9.93	<ul style="list-style-type: none"><li>• McIvor Mall, a neighborhood shopping centre located on a major commercial artery, servicing a mature wealthy residential community.</li><li>• Located in the North Kildonan area of northeast Winnipeg at a traffic light controlled intersection on Henderson Highway and McIvor Avenue.</li><li>• (30,000 cars per day)</li><li>• Great mix of tenants</li><li>• No Frills now open!</li></ul>
				1,558	\$22.00	\$9.93	
	TAYLOR CALDWELL 204 934 6237						
931 NAIRN AVENUE							
	MURRAY GOODMAN 204 928 5009	C1	931	1,681	\$10.00	\$7.00	<ul style="list-style-type: none"><li>• Located on 931 Nairn Avenue at Kent Road within close proximity to Regent Avenue and Lagimodiere Boulevard</li><li>• Surrounded by a mix of commercial and residential properties</li><li>• Recent upgrades to the building including the facade, windows and HVAC</li><li>• Close to many amenities</li></ul>

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
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"><li>• Complete redevelopment with new sleek modern facade</li><li>• Great access and egress comprised of eight entry points and ample parking</li><li>• (+/-) \$40M Gross Sales or 6,800 customers per day</li><li>• Plus management fee</li></ul>
			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	
OSBORNE PLACE - 257 OSBORNE STREET							
	WAYNE SATO 204 934 6207		1	1,023	\$30.00	\$13.10	<ul style="list-style-type: none"><li>• Innovative mixed-use development at Confusion Corner, one of the most iconic intersections in Winnipeg</li><li>• Unparalleled signage and exposure</li><li>• 63,500 vehicles pass by per day at the intersection</li><li>• “Smart” complex with state-of-the-art automated parking garage for 132 vehicles</li><li>• Energy efficient, sustainable designed buildings</li><li>• Ready for leasehold improvements</li></ul>
	TAYLOR CALDWELL 204 934 6237						
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"><li>• 76,600+ residents live within immediate trade area (11 minute drive)</li><li>• Average household income (2015) over \$87,500 in trade area</li><li>• Daytime population exceeds 118,000 including 60,000 people at work (14 minute drive)</li><li>• Average growth of 1000 new residents per year for the next 10 years</li><li>• 5,000 new residents moved into new homes last 5-7 years (4 minute drive)</li></ul>
			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			
1104 PEMBINA HIGHWAY							
	JONAH LEVINE 204 934 6211	C2		1,170 SF	\$3,250 PER MONTH		<ul style="list-style-type: none"><li>• Prominent high exposure building and land at the corner of Point Road and Pembina Highway</li><li>• Located at controlled intersection, at the gateway to an affluent neighbourhood</li><li>• 10 minutes from downtown in Southwest Winnipeg</li><li>• Tenant in place</li><li>• 15 minutes from almost all south Winnipeg households</li><li>• Minutes away from prominent growth subdivisions</li></ul>





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200 PORTAGE AVENUE							
	JANE ARNOT 204 928 5018		CONCOURSE	1,000 - 8,465		\$17.00	<ul style="list-style-type: none"><li>Rare opportunity to lease retail space on both the main floor and concourse level</li><li>Plan to completely renovate 200 Portage, including the main floor and concourse space.</li><li>Main floor offers up to (+/-) 9,000 sf of highly visible space perfect for restaurants, retail or office uses</li><li>Concourse level has (+/-) 7,650 sq ft of prime retail space, perfect for coffee shop, quick service restaurant, convenience stores and service providers.</li><li>Flexible unit sizes are available</li></ul>
	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"><li>Located on the southeast corner of Portage Ave and Carlton St</li><li>One block from the MTS Centre, the 13th busiest entertainment venue in North America</li><li>Connected to the Downtown Sky walk system</li><li>Ideal space for a restaurant</li><li>Parking available directly behind building and underground parking available at Portage Place Shopping Centre</li><li>76,000 people come Downtown to work every day</li></ul>
	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"><li>Situated in the heart of Osborne Village, one of Winnipeg's most desirable areas</li><li>Heavy pedestrian and vehicle traffic</li><li>Abundance of surrounding amenities</li><li>Convenient access to major public transportation routes</li></ul>
			4TH FLOOR	960	\$12,000.00 PER ANNUM	\$9.93	
3318 ROBLIN BOULEVARD							
	BRETT INTRATER 204 934 6229			3,100	\$26.00	\$5.68	<ul style="list-style-type: none"><li>(+/-) 3,100 sf above grade plus 1,700 sf basement (for dry storage only)</li><li>Former bank built in 1959 has been home to Pappas Greek Food &amp; Steak for the past 20+ years</li><li>Amazing location in the heart of Charleswood</li><li>Second-to-none exposure and signage along Roblin at Elmhurst</li><li>Licensed restaurant with a stated capacity of 84 patrons</li><li>Opportunity to develop a patio</li></ul>

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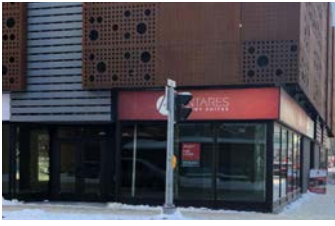
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<b>1765 SARGENT AVENUE</b>							
	CHRIS MACSYMIC 204 928 5019		MAIN FLOOR PAD SITE	6,272 5,000	\$13.00 TBD	\$6.47 TBD	<ul style="list-style-type: none"> <li>• Located on a high exposure corner of Sargent Ave and King Edward St</li> <li>• Pylon &amp; building signage opportunities</li> <li>• 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)</li> <li>• (+/-) 2,500 sf of office/showroom space</li> <li>• (+/-) 3,800 sf of warehouse space</li> <li>• 4 grade loading doors</li> </ul>
	RYAN MUNT 204 928 5015						
	BRETT INTRATER 204 934 6229						
<b>5 SCURFIELD BOULEVARD</b>							
	STEPHEN SHERLOCK 204 928 5011	M1	24	5,285	\$12.95	\$7.45	<ul style="list-style-type: none"> <li>• High traffic location on the corner of Scurfield Boulevard and Waverley Street in SW Winnipeg in close proximity to Route 90</li> <li>• Showroom plus office / warehouse space</li> <li>• Amazing exposure facing Waverley Street</li> <li>• 2 dock level loading doors</li> <li>• Available July 1, 2019</li> </ul>
<b>SHOPS OF WEST ST PAUL</b>							
	BRETT INTRATER 204 934 6229			1,000 - 100,000	TBD	TBD	<ul style="list-style-type: none"> <li>• The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. Paul</li> <li>• 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</li> <li>• Excellent access off Main Street, with a signalized intersection to be installed fall 2019</li> </ul>
	CHRIS MACSYMIC 204 928 5019						
	CHRIS HOURIHAN 204 934 6215						
<b>190 SMITH STREET</b>							
	BRETT INTRATER 204 934 6229		5	1,814	\$17.00	\$11.50	<ul style="list-style-type: none"> <li>• Amazing exposure at the corner of St. Mary Avenue &amp; Smith Street</li> <li>• Across the street from the Winnipeg Police HQ, home to up to 1,000 daily active employees</li> <li>• On-site, indoor parking available</li> <li>• Many amenities available for tenant's use</li> <li>• Heating and cooling included – Tenant responsible for electricity and water only</li> <li>• Perfect for coffee shop or other high-traffic retail</li> </ul>
	CHRIS HOURIHAN 204 934 6215						

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<b>260 ST MARY AVENUE</b>							
	BRETT INTRATER 204 934 6229			3,383	\$31.00	\$11.84	<ul style="list-style-type: none"> <li>• Located on the southeast corner of St. Mary and Smith St</li> <li>• Previously a wood fired pizza restaurant</li> <li>• Prominent storefront signage available</li> <li>• Glass enclosed patio</li> <li>• Full list of equipment can be found on the brochure</li> <li>• Indoor capacity of 90 patrons, patio capacity of 50 patrons.</li> <li>• One block south of the Graham Transit Corridor</li> </ul>
<b>2626 VICTORIA AVENUE BRANDON MB</b>							
	KENNETH YEE 204 934 6222				\$25.00	TBD	<ul style="list-style-type: none"> <li>• Southwest corner of Victoria Avenue and 26th street.</li> <li>• Join 19,000 sf Giant Tiger and McDonald's</li> <li>• Busy 4 way major east/west arterial controlled intersection servicing southwest Brandon.</li> <li>• Close to Brandon University - student population of 3,600.</li> <li>• 800 - 6,000 sq ft available</li> </ul>
<b>710 WESTMINSTER AVENUE</b>							
	KENNETH YEE 204 934 6222  TAYLOR CALDWELL 204 934 6237		MAIN FLOOR	900 - 5,600	\$30.00	TBD	<p><b>UNDER CONSTRUCTION</b></p> <ul style="list-style-type: none"> <li>• Part of a larger mixed-use development complete with new construction, high-end apartment rentals</li> <li>• Energy efficient lighting, LED light fixtures</li> <li>• Large attractive windows</li> <li>• High open ceilings</li> <li>• Elevator service to second floor</li> <li>• Modern and attractive commercial space for a variety of retail and office users</li> </ul>

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# RETAIL FOR SALE






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Winnipeg



**Stevenson**

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>58 ALBERT STREET</b>							
	BRETT INTRATER 204 934 6229  CHRIS HOURIHAN 204 934 6215			500		\$99,000	<ul style="list-style-type: none"> <li>• Turnkey freestanding single-tenant restaurant opportunity in the heart of the west Exchange District</li> <li>• Close proximity to Portage &amp; Main, Red River College, Bell MTS Place, True North Square and many other amenities</li> <li>• Current lease term expires March 31, 2022 (potential to extend lease term)</li> <li>• One parking stall included with property</li> <li>• Full list of equipment included in the sale of the business can be found within the brochure</li> </ul>
<b>900 CORYDON AVENUE</b>							
	JANE ARNOT 204 928 5018	RMF-M		1,848	3,608 SF	\$600,000.00	<ul style="list-style-type: none"> <li>• Rare opportunity to own a high visibility building on the corner of busy Corydon Avenue and intersection of Wentworth Street</li> <li>• 13 minute drive to the intersection of Portage Avenue and Main Street</li> <li>• Existing building features 5 offices, open office area, large boardroom and kitchen</li> <li>• An amazing redevelopment opportunity – including office, retail, mixed use or multi-family residential</li> <li>• City would support rezoning to C2</li> </ul>
<b>SEC OF ARTHUR ST W THUNDER BAY</b>							
	KENNETH YEE 204 934 6222	C3		16,097	0.25	\$295,000.00	<ul style="list-style-type: none"> <li>• Located on Arthur Street West near the intersection of a major retail corridor including Highway 61</li> <li>• In very close proximity to Thunder Bay International Airport</li> <li>• Located as a pad site to the Comfort Inn and flanked to the west by the Travel Lodge and Vahalla Inn</li> <li>• Great visibility and ease of access off Arthur Street West</li> <li>• Join major hotels, LCBO, Shoppers Drug Mart, Metro Grocery and other excellent national retailers</li> </ul>

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<b>929-933 NAIRN AVENUE &amp; 18 KENT ROAD</b>							
	MURRAY GOODMAN 204 928 5009	C1		8,967	0.24	\$1,400,000.00	<ul style="list-style-type: none"> <li>This property is strategically located on Nairn Avenue, and in close proximity to Downtown Winnipeg</li> <li>Rare opportunity to purchase a fully leased multi-tenant property on Nairn Avenue</li> <li>Building upgrades include: <ul style="list-style-type: none"> <li>Building facade</li> <li>Windows</li> <li>HVAC System</li> </ul> </li> </ul>
<b>143 PTH 12 N</b>							
	KENNETH YEE 204 934 6222	C3		42,785	7.96	TBD	<ul style="list-style-type: none"> <li>Situated on the southeast corner of Provincial Trunk Highway 12 and Park Road East</li> <li>Site includes a Tim Horton's ground lease and vacant gas bar</li> <li>Redevelopment opportunity with potential for various commercial uses</li> </ul>
<b>1104 PEMBINA HIGHWAY</b>							
	JONAH LEVINE 204 934 6211	C2		1,170 SF	5,862 SF	UNPRICED	<ul style="list-style-type: none"> <li>Prominent high exposure building and land at the corner of Point Road and Pembina Highway</li> <li>Located at controlled intersection, at the gateway to an affluent neighbourhood</li> <li>10 minutes from downtown in Southwest Winnipeg</li> <li>Tenant in place</li> <li>15 minutes from almost all south Winnipeg households</li> <li>Minutes away from prominent growth subdivisions</li> </ul>
<b>1765 SARGENT AVENUE</b>							
	CHRIS MACSYMIC 204 928 5019			11,272		\$4,200,000.00	<ul style="list-style-type: none"> <li>Located on a high exposure corner of Sargent Ave and King Edward St</li> <li>Pylon &amp; building signage opportunities</li> <li>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)</li> <li>(+/-) 2,500 sf of office/showroom space</li> <li>(+/-) 3,800 sf of warehouse space</li> <li>4 grade loading doors</li> </ul>
	RYAN MUNT 204 928 5015						
	BRETT INTRATER 204 934 6229						

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
775 WESTMINSTER AVENUE							
	CHRIS HOURIHAN 204 934 6215			3,200		\$80,000.00	<ul style="list-style-type: none"> <li>• Turnkey convenience &amp; grocery store opportunity in the heart of Wolseley</li> <li>• Situated along the busy street of Westminister Avenue</li> <li>• Located near quaint shops along Westminister and close walking distance to many restaurants and amenities</li> <li>• Abundance of equipment included in sale</li> <li>• Current lease term expires April 30, 2023 (potential to extend lease term)</li> <li>• Lease document and financials available upon request</li> </ul>
	KHUSH GREWAL 204 934 6210						

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# LAND FOR LEASE

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ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	LEASE RATE	COMMENTS
<b>THIRD STREET LAND - RM OF WEST ST. PAUL</b>					
	KHUSH GREWAL 204 934 6210	M2	4.03	\$7,000 GROSS	<ul style="list-style-type: none"> <li>• Located in West St. Paul Industrial Park off McPhillips St</li> <li>• Ideal compound for car dealers, trucking, landscaping and tow companies, etc</li> <li>• Available 75 days after Lease execution</li> <li>• Upon successful execution of the Lease document, the</li> <li>• Landlord will improve the property with many upgrades. Please download the brochure for more details.</li> </ul>
<b>87 EMES ROAD - RM OF WEST ST. PAUL</b>					
	KHUSH GREWAL 204 934 6210	M1	1	\$2,300.00 PER MONTH PLUS GST	<ul style="list-style-type: none"> <li>• Located in West St. Paul Industrial Park off McPhillips</li> <li>• Entire site is improved with crushed rock and chain link fence</li> <li>• Ideal compound for car dealers, trucking, landscaping and tow companies, etc.</li> <li>• Yard will be provided with 12 electrical outlets</li> <li>• Available immediately</li> <li>• Tenant to be responsible for its own snow removal</li> </ul>

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# LAND & INVESTMENT FOR SALE



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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
9TH STREET 6 20 - BRANDON						
	MURRAY GOODMAN 204 928 5009		HES		\$2,750,000.00	<ul style="list-style-type: none"><li>• The property is located in downtown Brandon at the corner of Pacific Avenue and 9th Street</li><li>• Proposed multi-family opportunity</li><li>• Former McKenzie Seeds site</li><li>• Very close to The Town Centre, which gives convenient access to services such as: medical clinic, optometrist, library and RBC bank.</li><li>• (+/-) 289 ft of frontage</li></ul>
	CHRIS MACSYMIC 204 928 5019					
ARCHIBALD LAND						
	KHUSH GREWAL 204 934 6210		M3	21,516 SF	\$395,000.00	<ul style="list-style-type: none"><li>• Located in Mission Industrial with great exposure onto Archibald Street</li><li>• Pattison Outdoor Billboard located on the property with an annual revenue of \$1,500</li><li>• Permitted Uses include: Contractor Establishment, Heavy Equipment Sales, Heavy Manufacturing, Truck Yard, Recycling Plant, Warehouse, etc.</li><li>• Approximately half of the property is already paved with an approach in place</li></ul>
HWY 330 & SOUTH PERIMETER						
	BRETT INTRATER 204 934 6229		AG	143.99	\$7,200,000.00	<ul style="list-style-type: none"><li>• Located in the R.M of Macdonald just off the Perimeter Highway between Provincial Road 330 and Brady Road</li><li>• 9 minute drive from La Salle and 7 minutes from Oak Bluff</li></ul>
	RYAN MUNT 204 928 5015					
BRIDGWATER LANDS						
	JANE ARNOT 204 928 5018	8	CMU	1.49	COND SOLD	<ul style="list-style-type: none"><li>• Located in highly desirable Southwest Winnipeg</li><li>• Direct access to Kenaston Boulevard, Winnipeg's most prominent north/south thoroughfare, connecting significant commercial growth nodes</li><li>• Bridgwater Centre is the master planned premium town centre zoned and designed as the heart of the Bridgwater Neighbourhoods in Waverley West</li><li>• Bridgwater Neighbourhoods are the fastest growing subdivision in Winnipeg</li></ul>
		9	CMU	1.88	\$2,4256,000	
	CHRIS MACSYMIC 204 928 5019	13	CMU	1.42	COND SOLD	
		14	CMU	2.01	\$1,704,000.00	
		19	CMU	1.81	\$2,172,000.00	
	JONAH LEVINE 204 934 6211	20	CMU	1.89	\$2,268,000.00	
		26	CMU	1.88	COND SOLD	
	BRETT INTRATER 204 934 6229					

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<b>SEC OF ARTHUR ST W THUNDER BAY</b>						
	KENNETH YEE 204 934 6222		C3	0.25	\$295,000.00	<ul style="list-style-type: none"> <li>• Located on Arthur Street West near the intersection of a major retail corridor including Highway 61</li> <li>• In very close proximity to Thunder Bay International Airport</li> <li>• Located as a pad site to the Comfort Inn and flanked to the west by the Travel Lodge and Vahalla Inn</li> <li>• Great visibility and ease of access off Arthur Street West</li> <li>• Join major hotels, LCBO, Shoppers Drug Mart, Metro Grocery and other excellent national retailers</li> </ul>
<b>900 CORYDON AVENUE</b>						
	JANE ARNOT 204 928 5018		RMF-M	3,608 SF	\$600,000.00	<ul style="list-style-type: none"> <li>• Rare opportunity to own a high visibility building on the corner of busy Corydon Avenue and intersection of Wentworth Street</li> <li>• 13 minute drive to the intersection of Portage Avenue and Main Street</li> <li>• Existing building features 4 offices, open office area, large boardroom and kitchen</li> <li>• An amazing redevelopment opportunity – including office, retail, mixed use or multi-family residential</li> <li>• City would support rezoning to C2</li> </ul>
<b>ELLEN LOUISE DRIVE</b>						
	KHUSH GREWAL 204 934 6210		IG	1.25	\$250,000.00	<ul style="list-style-type: none"> <li>• Located in the RM of Headingley, just west of the Perimeter Highway off Wilkes Ave. in close proximity to new residential development Ridgewood West</li> <li>• Manitoba Property Assessment Roll No. 6148.000</li> <li>• Permitted Uses include: Contractor, Manufacturing, Self Storage, Automotive Service, Truck Operation, Etc.</li> <li>• Land has been improved with fill, gravel, partially fenced and a 400 amp Hydro connection.</li> <li>• No City of Winnipeg business taxes</li> </ul>
<b>620-626 ELLICE AVENUE</b>						
	JONAH LEVINE 204 934 6211  CHRIS HOURIHAN 204 934 6215  TAYLOR CALDWELL 204 934 6237		RMF-M	13,337 SF	\$3,450,000.00	<ul style="list-style-type: none"> <li>• 39 recently renovated residential units</li> <li>• 20 surface parking spots</li> <li>• Fully leased main floor commercial unit</li> <li>• Exceptional opportunity to acquire an income-producing investment on prominent intersection that offers long term value-add opportunity within this changing neighbourhood</li> </ul>





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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>1740 FERMOR AVENUE</b>						
	KENNETH YEE 204 934 6222		C3	7	UNPRICED	<ul style="list-style-type: none"> <li>Retail development opportunity</li> <li>Located just west of an approved 250+ acre commercial and residential development</li> <li>Projected GLA of (+/-) 70,000 sq ft</li> <li>Targeted completion Spring 2022</li> </ul>
<b>JUBILEE WINNIPEG, LOTS 1 &amp; 2</b>						
	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"> <li>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</li> <li>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</li> <li>Development may also qualify for MB Rental Housing</li> </ul>
<b>2115 LOGAN AVENUE</b>						
	RYAN MUNT 204 928 5015  TYSON PREISENTANZ 204 928 5002		M3	3.69	\$2,350,000	<ul style="list-style-type: none"> <li>Strategically located within CentrePort Canada, the country's only inland port</li> <li>Located on the corner of Logan Avenue and Ryan Street with excellent access to major transportation routes</li> <li>Fully graveled, fenced and gated compound</li> <li>Also includes a small industrial building at 123 Ryan Street</li> <li>Close proximity to the Winnipeg Richardson International Airport</li> </ul>
<b>929-933 NAIRN AVENUE &amp; 18 KENT ROAD</b>						
	MURRAY GOODMAN 204 928 5009		C1	SITE AREA 0.24 ACRES  BUILDING AREA 8,967 SQ FT	\$1,300,000.00	<ul style="list-style-type: none"> <li>This property is strategically located on Nairn Avenue, and in close proximity to Downtown Winnipeg</li> <li>Rare opportunity to purchase a fully leased multi-tenant property on Nairn Avenue</li> <li>Building upgrades include: <ul style="list-style-type: none"> <li>Building facade</li> <li>Windows</li> <li>HVAC System</li> </ul> </li> </ul>

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<b>PORTAGE &amp; BRESAYLOR</b>						
	CHRIS MACSYMIC 204 928 5019		AG	2 - 8.71	\$225,000.00 - \$325,000.00 PER ACRE	<ul style="list-style-type: none"> <li>Land for development on Portage Avenue and Bresaylor Road in Headingley, MB</li> <li>Prime visibility from Trans Canada Highway in the heart of the Headingley commercial node</li> <li>Adjacent to many amenities including recreational, industrial, retail and hotel</li> <li>Lots may be subdivided</li> <li>No City of Winnipeg Business Tax</li> <li>Zoned AG which may be rezoned to CH – Commercial Highway</li> </ul>
<b>THE DAYTON BUILDING - 323 PORTAGE AVENUE</b>						
	CHRIS MACSYMIC 204 928 5019			38,640 SF	\$4,500,000.00	<ul style="list-style-type: none"> <li>Professionally managed</li> <li>Close to many amenities</li> <li>Close to major transit routes</li> <li>High exposure location</li> <li>Built in 1955</li> <li>More information available upon signed Confidentiality Agreement</li> </ul>
<b>510 PROVENCHER BOULEVARD &amp; 209 ARCHIBALD STREET</b>						
	STEPHEN SHERLOCK 204 928 5011		M2	29,813 SF	\$1,300,000.00	<ul style="list-style-type: none"> <li>Amazing redevelopment opportunity at a high traffic intersection</li> <li>Four separate lots to total 29,813 sf at the corner of Archibald and Provencher</li> <li>122' of frontage on Provencher and 244' of frontage on Archibald</li> <li>33,500 vehicles drive on Provencher and 32,500 on Archibald per day</li> </ul>
<b>6043 PTH 2E - OAK BLUFF</b>						
	BRETT INTRATER 204 934 6229			81.98	\$22,544,500.00 (\$275,000 PER ACRE)	<ul style="list-style-type: none"> <li>Access to services include municipal water, low pressure sewer and natural gas</li> <li>Extremely high visibility from both the Perimeter Highway and McGillivray Boulevard</li> <li>In close proximity to the town of Oak Bluff and the City of Winnipeg</li> <li>In the process of being designated for Commercial and Industrial use. Could also be used as Residential land.</li> </ul>

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<b>RALEIGH ROAD</b>						
	KHUSH GREWAL 204 934 6210  JONAH LEVINE 204 934 6211		M/AR	3.35	\$240,000.00	<ul style="list-style-type: none"> <li>• Unique dual zoned lot located apprx. 10 kms from the intersection of the Perimeter Highway and Lagimodiere Boulevard</li> <li>• Manitoba Property Assessment Roll No. 46010.000</li> <li>• Zoned: M/AR</li> <li>• M zoning permits: Contractor establishment, custom manufacturing establishment, equipment rentals &amp; sales, etc.</li> <li>• AR zoning permits a single family dwelling</li> </ul>
<b>10 ROYAL MINT DRIVE</b>						
	KENNETH YEE 204 934 6222		C3	3	\$2,500,000.00	<ul style="list-style-type: none"> <li>• Retail development opportunity</li> <li>• Located just west of an approved 250+ acre commercial and residential development</li> <li>• Projected GLA of (+/-) 30,000 sq ft</li> <li>• Targeted completion Spring 2022</li> </ul>
<b>36 &amp; 88 SUMKA ROAD</b>						
	BRETT INTRATER 204 934 6229  MARTIN MCGARRY 204 928 5005		RR5	62.4	\$3,650,000.00	<ul style="list-style-type: none"> <li>• Over 60 acres of river front land primed for development</li> <li>• Located in the City of Winnipeg on the east banks of the Seine River fronting the Perimeter Highway</li> <li>• Currently existing on site is a (+/-) 2,150 sf house and various size commercial buildings</li> <li>• Excellent opportunity to hold for next phase of city servicing or to develop into single family parcels</li> <li>• Partially serviced by well and holding tanks</li> </ul>
<b>2016 VICTORIA AVENUE - BRANDON MB</b>						
	KENNETH YEE 204 934 6222		CAR	18,720 SF	OPEN TO OFFERS	<ul style="list-style-type: none"> <li>• Strategic location at south west corner of Victoria Avenue &amp; 20th Avenue.</li> <li>• Across from the campus of the University of Brandon.</li> <li>• 106 ft. frontage on Victoria Avenue.</li> <li>• Excellent location for retail development.</li> </ul>

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2440 WENZEL STREET							
	RYAN MUNT 204 928 5015	2	CH	3.12	\$210,000.00 PER ACRE	<b>SUB-DIVISION PLAN APPROVED</b> <ul style="list-style-type: none"><li>• Located just off the Perimeter Highway between Wenzel Street and McGregor Farm Road in the RM of East St. Paul.</li><li>• Zoned: CH – Commercial Highway</li><li>• No city of Winnipeg business taxes</li><li>• Excellent exposure on the Perimeter Highway</li></ul>	
		3	CH	2.11	<b>COND SOLD</b>		
	CHRIS MACSYMIC 204 928 5019	4	CH	2.57	\$210,000.00 PER ACRE		
		5	CH	2.66	\$210,000.00 PER ACRE		
		6	CH	2.66	\$210,000.00 PER ACRE		
	TYSON PREISSENTANZ 204 928 5002	7	CH	2.92	<b>COND SOLD</b>		
		8	CH	2.91	\$210,000.00 PER ACRE		
		9	CH	6.66	\$210,000.00 PER ACRE		
86 WHEATFIELD ROAD							
	TYSON PREISSENTANZ 204 928 5002			1.98	\$3,960,000.00	<ul style="list-style-type: none"><li>• Located in CentrePort Canada, Canada's only inland port and foreign trade zone</li><li>• Warehouse is heated by a combination of in-floor, over head radiant and unit heaters</li><li>• Largest contiguous vacant unit is (+/-) 20,982 sf with (+/-) 2,982 sf mezzanine office space and 9 grade doors</li><li>• Newer building constructed in 2010, 2011 &amp; 2012</li><li>• Electrical: 1600 AMP CSTE servicing the site</li><li>• Occupancy: Immediate</li></ul>	
ZEKE WAY							
	KHUSH GREWAL 204 934 6210	1	IG	1.98	\$150,000.00 PER ACRE	<ul style="list-style-type: none"><li>• Located in the RM of Headingley, just west of the Perimeter Highway off Wilkes Avenue</li><li>• Permitted uses include: Contractor, Manufacturing, Self Storage, Automotive Service, Trucking Operation, etc.</li><li>• Lot size begins at (+/-) 1.97 acres</li><li>• Possession will be provided Q2 2019 (est.)</li><li>• No City of Winnipeg Business Taxes</li></ul>	
		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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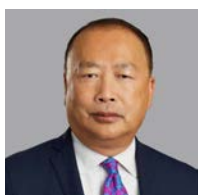
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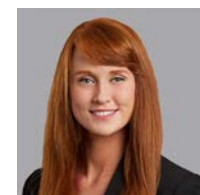
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