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APRIL 2021
AVAILABILITY REPORT

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FOR LEASE

- INDUSTRIAL
- OFFICE
- RETAIL
- LAND

FOR SALE

- INDUSTRIAL
- OFFICE
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- LAND & INVESTMENT

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INDUSTRIAL FOR LEASE

RECENTLY LEASED

174 WYATT ROAD

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INDUSTRIAL FOR LEASE

APRIL 2021

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING *GRADE*	LOADING *DOCK*	MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
51 BANNISTER ROAD			SUBLEASE							
	MURRAY GOODMAN 204 928 5009 CHRIS HOURIHAN 204 934 6215	M1		6,000		1	12′	LEASED	LEASED	• Sublease expires February 28, 2021 • Close proximity to Route 90 and the James A Richardson Airport • Dock loading • Easy access for semi-trailer traffic
2954 DAY STREET										
	MURRAY GOODMAN 204 928 5009 CHRIS MACSYMIC 204 928 5019	MG		9,200				$12.00 GROSS		• Desirable industrial building located on the east side of Day St in the RM of Springfield • Close proximity to major trucking routes and the Perimeter Hwy • (+/-)9,200 sf warehouse & office space • Grade loading available • Ample parking available on-site • MTS Fiber Optic Internet installed throughout the building
DUBLIN SQUARE										
	MURRAY GOODMAN 204 928 5009 CHRIS HOURIHAN 204 934 6215	M3	1475	3,719	2		11′10″	$7.00	$4.72	• Located on Dublin Avenue between St. James Street and Notre Dame Avenue in Northwest Winnipeg • Excellent access to major routes • Ideally suited for office, warehouse or manufacturing • On site parking includes some electrified spots
191 EAGLE DRIVE										
	TYSON PREISENTANZ 204 928 5002 RYAN MUNT 204 928 5015	M1		3,000		1	16′	$7.25	$3.97	• Located in St. James Industrial Park in close proximity to Oak Point Highway and a minute drive to Winnipeg Richardson International Airport • Amazing location within CentrePort Canada • Ample on-site parking • 100A, 120/208V, 3 Phase, 4 wire power • Available May 1, 2021

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195 EAGLE DRIVE			SUBLEASE							
	TYSON PREISENTANZ 204 928 5002 RYAN MUNT 204 928 5015	M1		3,034	1		16′	$7.50	$3.97	• Located in St. James Industrial Park in close proximity to Oak Point Hwy and a minute drive to Winnipeg Richardson International Airport • Amazing location within CentrePort Canada • Three private offices, two washrooms, and an open work area • Ample on-site parking • Head lease expires January 31, 2023
155 FORT STREET										
	STEPHEN SHERLOCK 204 928 5011	A		5,508				$14.00	$4.73	• Excellent central location at the corner of Fort St and York Ave in close proximity to many amenities • Six parking stalls included • Ample street parking • Zoned: M • Unique office/retail space which includes showroom space, large private offices, open work area, boardroom and grade level loading door
400 FORT WHYTE WAY										
	TAYLOR TONI 204 934 6237 CHRIS HOURIHAN 204 934 6215	ML ML ML	UNIT A UNIT B UNIT C COMBINED	8,438 6,075 6,072 20,585	1 1 1 3		20′ 20′ 20′ 20′	$15.00 $15.00 $15.00 $15.00	$4.23 $4.23 $4.23 $4.23	• Convenient access to Southwest Winnipeg and surrounding rural area • 3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node • Suitable for a variety of office, retail or industrial • T-5 lighting throughout • Pylon signage available • No City of Winnipeg business tax
109 HIGGINS AVENUE										
	STEPHEN SHERLOCK 204 928 5011	M2	TOTAL BUILDING	20,896				$5.00 PSF GROSS INCLUDES UTILITIES		• Located in Central Winnipeg in close proximity to the Disraeli Freeway and Waterfront Drive • Ideal for warehouse/ storage space • Loading area features 2 elevated loading doors and 2 grade level loading doors • 3 Phase, 600 volt electrical service • Fully fenced compound area accommodates ample on-site parking and exterior storage

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1725 INKSTER BOULEVARD										
	CHRIS MACSYMIC 204 928 5019 TYSON PREISENTANZ 204 928 5002 RYAN MUNT 204 928 5015	M2 M2 M2	C D E	37,932 30,650 24,276 - 43,183	1 1 1	2 3 2	30'5" 30'5" 21'	$6.50 $6.95 $6.95	$3.08 $3.08 $3.08	• Great exposure to Inkster Boulevard • Unit D has 30 ft. x 30 ft. column spacing • Fully sprinklered • Ample parking • Signage opportunities • Close proximity to major trucking routes • Zoned M2
359 JOHNSON AVENUE										
	STEPHEN SHERLOCK 204 928 5011	M1	A,B	1,800 - 3,600			10'	$6.95	$4.75	• Located on the corner of Johnson Ave and Watt St • Features (+/-) 1,800 sf to (+/-) 3,600 sf of office/ warehouse space • Each unit can be leased separately or can be combined • (+/-) 10' clear ceiling height • Zoned: M1 • Available immediately
KEEWATIN SQUARE										
	MURRAY GOODMAN 204 928 5009	M1 M1 M1 M1	3-350 312 & 314 332 336	1,654 5,997 2,867 3,000				$8.95 $7.95 $7.95 $7.95	$4.68 $4.68 $4.68 $4.68	• Single storey building located in Inkster Industrial Park in Northwest Winnipeg • Easy access to Route 90, Inkster Boulevard and the Perimeter Highway • Dock and grade loading • Good on site parking available • Close proximity to many amenities1 • Available immediately • Professionally managed
1131 - 1133 KEEWATIN STREET										
	CHRIS HOURIHAN 204 934 6215 MURRAY GOODMAN 204 928 5009	M2	1131, 1133	6,613	1		18'	$6.75	$3.76	• Located in the heart of Inkster Industrial Park in close proximity to major trucking routes and retail amenities • Excellent frontage on Keewatin Street • Grade loading • Professionally managed • Good on site parking

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289 KING STREET										
	STEPHEN SHERLOCK 204 928 5011 CHRIS HOURIHAN 204 934 6215	M	MAIN FLOOR 3RD FLOOR	3,727 230 - 5,310				$7.00 $3.75 - $6.00	$3.05 $3.05	• Located in central Winnipeg at the Intersection of King Street and Henry Avenue • 30 parking stalls with additional parking • 1 freight elevator • Fully sprinklered • Sheltered loading dock • 3rd floor - sub-dividable • Utilities included
118 KING EDWARD STREET										
	TYSON PREISENTANZ 204 928 5002 RYAN MUNT 204 928 5015	M1		12,997			15′	$9.50	$4.41	• Great exposure off of Route 90 • Close proximity to Winnipeg Richardson International Airport • 5 minute drive to Polo Park Shopping Centre • Direct access to major transportation corridors • Dock loading available • Ample parking available on-site
700 KING EDWARD STREET										
	MURRAY GOODMAN 204 928 5009 CHRIS MACSYMIC 204 928 5019	M2		10,000 - 126,711				$6.45	TBD	• Great central location with high visibility along King Edward Street • Located in CentrePort Canada, the inland port, offering unparalleled access to trimodal transportation (road, rail, air) • Located on (+/-) 5.3 acre lot • Dock and grade loading available • On site parking available • Available immediately
1616 KING EDWARD STREET										
	BRETT INTRATER 204 934 6229 CHRIS HOURIHAN 204 934 6215 TAYLOR TONI 204 934 6237	M2		10,000	1			$12.00	$4.57	• Located in CentrePort Canada • High exposure along King Edward Street in St James Industrial area • Approximately 70% office space, 30% heated and cooled warehouse space with overhead door at grade • Large windows allow plenty of natural light • 13 private offices, two open cubicle areas, attractive lunch room • On-site parking available

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STERLING LYON BUSINESS PARK										
	STEPHEN SHERLOCK 204 928 5011 RYAN MUNT 204 928 5015 CHRIS MACSYMIC 204 928 5019		940-950	21,387	1	5		$12.95	$6.51	• Located on Lorimer Boulevard off of Sterling Lyon Parkway in close proximity to Kenaston, Wilkes and Waverley • Excellent opportunity in a newer facility allowing for flexible use of space • Can be subdivided • Site has a variety of amenities in the neighborhood • Ample parking
MURRAY PARK TRADE CENTRE - 328-346 SAULTEAUX CRESCENT										
	MURRAY GOODMAN 204 928 5009	M2	322	8,106	1	1	18'11"	LEASED	LEASED	• Located in Murray Industrial Park, situated on the corner of Murray Park Road & Saulteaux Crescent • In close proximity to major trucking routes, CentrePort and the Winnipeg Richardson International Airport • Unit is comprised of a showroom, private offices, open work area, lunch room, warehouse area and mezzanine • Unit 344-346 can be subdivided
		M2	344	5,155		1	19'2"	$8.95	$4.50	
		M2	346	5,151		1	19'2"	$8.95	$4.50	
		M2	344-346	10,306		2	19'2"	$8.95	$4.50	
		M2	57	4,693	1		14'	$7.95	$4.50	
391 OAK POINT HIGHWAY										
	MURRAY GOODMAN 204 928 5009 RYAN MUNT 204 928 5015	M1		11,160		22	12' - 14'	$16.00	TBD	• Cross dock facility located on Oak Point Highway • Close proximity to major trucking routes and the Winnipeg James A Richardson Airport • Located on (+/-) 5 acres of land • Large compound area • Close to many amenities • Available immediately
25 PAQUIN ROAD										
	STEPHEN SHERLOCK 204 928 5011 RYAN MUNT 204 928 5015	M2		46,018	3	1	20'	$7.95	$2.50	• Outside fenced compound area • Excellent access/egress • Original building built in 1988 with 11,616 sf addition built in 1993 • Addition has steel roof, remainder of roof recently replaced • Majority of HVAC equipment recently replaced • Fully sprinklered • 600 AMP 3 Phase main electrical service

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90-120 PARAMOUNT ROAD										
	TYSON PREISENTANZ 204 928 5002 RYAN MUNT 204 928 5015	M2 M2 M2	98 112 116-120	2,000 3,455 4,500	 2 4			$7.95 $7.95 $7.95	$4.85 $4.85 $4.85	• Located one block north of Inkster Boulevard in the Inkster Park in northwest Winnipeg • Within close proximity to major transportation corridors • Brick facade with glazed storefronts
1345 REDWOOD AVENUE										
	CHRIS MACSYMIC 204 928 5019 TYSON PREISENTANZ 204 928 5002 RYAN MUNT 204 928 5015	M2		112,132	13	4	23'3	MARKET	$3.09	• Immaculately maintained industrial building located in Inkster Industrial Park on the corner of Redwood Ave and Fife St • 48' x 42' column spacing • (+/-) 4 acres of excess land • Potential to add onto the building or an additional 4 acre compound • Fully sprinklered • Fully fenced truck court • 1,200 amp 600 volt electrical service
3010 RED FIFE ROAD										
	CHRIS MACSYMIC 204 928 5019 TYSON PREISENTANZ 204 928 5002	I2		3,480 - 17,452			28'	TBD	$3.50	NEW STATE OF THE ART INDUSTRIAL BUILDING • Strategically located within CentrePort Canada • Direct access to CentrePort Canada Way and Route 90 in close proximity to the Winnipeg James A. Richardson International Airport • Brand exposure from Inkster Boulevard • Fully sprinklered • Dock and grade loading
3020 RED FIFE ROAD										
	CHRIS MACSYMIC 204 928 5019 TYSON PREISENTANZ 204 928 5002	I2		5,630	2		24'	TBD	$3.50	90% LEASED! • Strategically located within CentrePort Canada • No city of Winnipeg business taxes • Direct access to CentrePort Canada Way and Route 90 in close proximity to the Winnipeg James A. Richardson International Airport • Brand exposure from Inkster Boulevard • Fully sprinklered

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1201 REGENT AVENUE W										
	MURRAY GOODMAN 204 928 5009	M1	BUILDING B	106,550	2	1	14‘	TBD	TBD	• Great location in Northeast Winnipeg between Lagimodiere Boulevard and Plessis Road • Amazing frontage on Regent Avenue and in close proximity to major trucking and transit routes. • Fully sprinklered
5 SCURFIELD BOULEVARD										
	STEPHEN SHERLOCK 204 928 5011 RYAN MUNT 204 928 5015 CHRIS MACSYMIC 204 928 5019	M1	24	5,285		1	18’	$12.95	$7.57	• High traffic location on the corner of Scurfield Boulevard and Waverley Street in SW Winnipeg in close proximity to Route 90 • Showroom plus office / warehouse space • Amazing exposure facing Waverley Street • 2 dock level loading doors • Available immediately
25 SCURFIELD BOULEVARD										
	STEPHEN SHERLOCK 204 928 5011 RYAN MUNT 204 928 5015 CHRIS MACSYMIC 204 928 5019	M1 M1 M1	2 3 5-6	3,180 3,123 VIRTUAL TOUR 7,025 VIRTUAL TOUR		1 1 2	24’ 24’ 24’	$14.95 $14.95 $13.95	$6.39 $6.39 $6.39	• Located in the heart of Southwest Winnipeg, one of the city’s most desirable areas near Kenaston and Bishop Grandin Boulevard • Just 1 block east of Waverley with excellent exposure • Ample parking
965 SHERWIN ROAD										
	RYAN MUNT 204 928 5015 TYSON PREISENTANZ 204 928 5002 CHRIS MACSYMIC 204 928 5019			39,000 10,716 11,428 15,293 18,695 18,743 26,010		6 1 1 4 2 4 5	19’4” 19’4” 19’4” 19’4” 19’4” 19’4” 19’4”	$6.95 TBD TBD TBD TBD TBD TBD	$4.83 $4.83 $4.83 $4.83 $4.83 $4.83 $4.83	CLICK HERE FOR A VIRTUAL TOUR • Located on Sherwin Road in Northwest Winnipeg, in very close proximity to the Winnipeg Richardson International Airport • 6 dock loading doors with the potential for 8 dock loading doors • (+/-) 50 parking stalls in front of the premises with an additional (+/-) 25 stalls in the rear • Available immediately

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STEELE BUSINESS PARK										
	STEPHEN SHERLOCK 204 928 5011 MURRAY GOODMAN 204 928 5009			6,000 - 80,190			28′	TBD	$3.50	• Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air) • Dock and grade loading • Brand new construction • Excellent exposure on CentrePort Canada Way • All major amenities nearby • Quick access to major highways and key trade corridors
1199 ST JAMES STREET										
	TYSON PREISENTANZ 204 928 5002 RYAN MUNT 204 928 5015			25,889	1	1		$9.95	$3.87	CLICK HERE FOR A VIRTUAL TOUR • Excellent exposure at the corner of St. James Street and Wellington Avenue • Fenced and gated compound space • (+/-) 7,400 sf of 2nd floor office • Less than a 5 minute drive to Winnipeg James A. Richardson Airport • (+/-) 20’ clear ceiling height • Fully sprinklered • Fenced compound available
86 WHEATFIELD ROAD										
	TYSON PREISENTANZ 204 928 5002 RYAN MUNT 204 928 5015			2,996 5,790			16′ - 20′ 16′ - 20′	$8.50 $8.50	$3.80 $3.80	• Located in CentrePort Canada, Canada’s only tri-modal inland port and foreign trade zone • In close proximity to and ease of access onto CentrePort Canada Way and Route 90 • No City of Winnipeg business taxes • Warehouse is heated by a combination of in-floor, over head radiant and unit heaters • Ceiling height: (+/-) 16’ - (+/-) 20’ clear • Available immediately
170 WYATT ROAD			SUBLEASE							
	MURRAY GOODMAN 204 928 5009 CHRIS HOURIHAN 204 934 6215	M2	170	3,828		1	15′	$6.00	$3.84	• Located in Northwest Winnipeg on Mandalay Dr & Wyatt Rd. in the heart of Inkster Industrial Park, this unit is in close proximity to major transportation routes • Close to many amenities • Nicely developed office area • 3 Phase 200 AMP power • Utilities extra • Head lease expires November 30, 2024

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174 WYATT ROAD 	MURRAY GOODMAN 204 928 5009	M2	174	2,940		1	15′	LEASED	LEASED	• Located in Northwest Winnipeg on Mandalay Dr & Wyatt Rd. in the heart of Inkster Industrial Park, this unit is in close proximity to major transportation routes • Close to many amenities • Unit includes 2 offices and 2 washrooms • Good power • Utilities extra

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RECENTLY SOLD

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INDUSTRIAL FOR SALE

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ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SQ FT +/-)	LOADING *GRADE*	LOADING *DOCK*	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
ARCHIBALD LAND									
	KHUSH GREWAL 204 934 6210	M3	21,516 SF					$360,000.00	• Located in Mission Industrial with great exposure onto Archibald Street • Pattison Outdoor billboard located on the property with an annual revenue of $1,500 • Permitted Uses include: contractor establishment, heavy equipment sales, heavy manufacturing, truck yard, recycling plant, warehouse, etc. • Approximately half of the property is already paved with an approach in place
60 & 68 CRANE STREET - THOMPSON, MB									
	RYAN MUNT 204 928 5015 CHRIS MACSYMIC 204 928 5019 TYSON PREISENTANZ 204 928 5002		58,560 SF 30,000 SF 88,560 SF	17,000 2,880 19,880				$560,000.00 $190,000.00 $750,000.00	• Two industrial buildings (+/-) 17,000 sf and (+/-) 2,880 sf situated on 2.03 acres of land • Located in Thompson, the largest city in the Northern Region of Manitoba, situated along the Burntwood River • Close access to Provincial Trunk Hwy 6 and the Thompson Train Station • Grade loading
1236-1240 FIFE STREET									
	TYSON PREISENTANZ 204 928 5002 RYAN MUNT 204 928 5015 CHRIS MACSYMIC 204 928 5019 BRETT INTRATER 204 934 6229	M2	2.98	50,700			15'-16'	COND SOLD	• Located in Inkster Industrial Park • Building is set up for multi-tenant capability • 17 minute drive to Winnipeg Richardson International Airport • 39% site coverage • 25' x 30' column spacing • Zoning M2
900 FISHER AVENUE - PORTAGE LA PRAIRIE									
	RYAN MUNT 204 928 5015 TYSON PREISENTANZ 204 928 5002	M1	2.18	15,680				$850,000.00	• Industrial building For Sale in the thriving community of Portage la Prairie, located 85 km West of Winnipeg • New 3000 AMP CSTE installed in 2018 • Racking and ventilation equipment available • Optimal access to major routes: Trans-Canada Highway 1A and the Via Rail Station • Close to all major amenities: restaurants, gas, retail and grocery

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INDUSTRIAL FOR SALE

APRIL 2021

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

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SQ FT +/-)	LOADING GRADE	LOADING DOCK	MAX CLR HT (+/-)		COMMENTS
1465 INKSTER BOULEVARD UNCONDITIONALLY SOLD 	TYSON PREISENTANZ 204 928 5002 RYAN MUNT 204 928 5015 CHRIS MACSYMIC 204 928 5019 BRETT INTRATER 204 934 6229	M2	5.81	28,038			17′	UNCONDITIONALLY SOLD	• Located in Inkster Industrial Park, with great exposure along Inkster Boulevard • (+/-) 1,766 sf of office buildout • 15 minute drive to Winnipeg Richardson International Airport • Warehouse portion is sprinklered • Fenced compound • 30’ x 30’ column spacing • 600A 600V 3 Phase electrical capacity
607 JARVIS AVENUE 	TYSON PREISENTANZ 204 928 5002 RYAN MUNT 204 928 5015	M2	0.34	2,100	1		12′	$549,000.00	• (+/-) 2,100 sf Industrial building situation on (+/-) 0.34 acres of land • Located on Jarvis Ave between Main St & McPhillips St • Fenced and gated compound space at rear • Currently set up for auto repair with a paint booth in place • Front reception area with 1 washroom • (+/-) 12’ clear ceiling height
2115 LOGAN AVENUE 	RYAN MUNT 204 928 5015 TYSON PREISENTANZ 204 928 5002	M3	3.69	17,065	4			$2,350,000.00	• Strategically located within CentrePort Canada, the country’s only tri-modal inland port • Located on the corner of Logan Avenue and Ryan Street with excellent access to major transportation routes • Fully graveled, fenced and gated compound • Also includes a small industrial building at 123 Ryan Street • Close proximity to the Winnipeg Richardson International Airport
737 MORAY STREET 	CHRIS MACSYMIC 204 928 5019 RYAN MUNT 204 928 5015	M2	4.74	89,274	2	4	12′ - 17′	$9,500,000.00	• Desirable manufacturing facility • Conveniently located within the Murray Industrial Park with great access in and out of the park • Extensive power for manufacturing 3,000 Amp + 1,500 Amp service • Ample on-site parking • Roof replacement completed in 2019 • Year Built: 1976 • Site Coverage: 43%

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INDUSTRIAL FOR SALE

APRIL 2021

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ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SQ FT +/-)	LOADING *GRADE*	LOADING *DOCK*	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
25 PAQUIN ROAD									
	STEPHEN SHERLOCK 204 928 5011 RYAN MUNT 204 928 5015	M2		46,018	3	1	20′	$5,495,000.00	• Outside fenced compound area • Excellent access/egress • Original building built in 1988 with 11,616 sf addition built in 1993 • Addition has steel roof, remainder of roof recently replaced • Majority of HVAC equipment recently replaced • Fully sprinklered • 600 AMP 3 Phase main electrical service
SHERWIN PARK - INDUSTRIAL CONDOS FOR SALE			UNIT						
	RYAN MUNT 204 928 5015 CHRIS MACSYMIC 204 928 5019 TYSON PREISENTANZ 204 928 5002	M2	201-202	5,742		2	16′	$1,010,000.00	• Industrial complex located adjacent to the Winnipeg Richardson International Airport • Located within CentrePort Canada, North America's largest tri-modal inland port • Centrally located with close proximity to major transportation routes • Ideal space for manufacturing, wholesale and distribution users • Flexible bay sizes
		M2	203-204	5,828		2	16′	$975,000.00	
		M2	306-307	5,327		2	16′	$900,000.00	
		M2	402	2,204		1	16′	$375,000.00	
		M2	403	2,206		1	16′	$375,000.00	
		M2	406	2,206		1	16′	$375,000.00	
		M2	701-705	14,230		3	16′	$2,400,000.00	
		M2	706	2,869		1	16′	$495,000.00	

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OFFICE FOR LEASE

RECENTLY LEASED

174 WYATT ROAD

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OFFICE FOR LEASE

APRIL 2021

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
520 ACADEMY ROAD						
	STEPHEN SHERLOCK 204 928 5011		2,260	$25.00	$10.04	• Located along the busy Academy Rd retail corridor • Nicely developed office space including 9 private offices, kitchen area, lounge area, reception area, copy/file/mail room • Available immediately • Bonus (+/-) 988 sf basement • Amazing exposure on Academy with dedicated parking
300 ASSINIBOINE AVENUE						
	STEPHEN SHERLOCK 204 928 5011		857	$25.00 PSF GROSS		• Excellent opportunity to lease downtown retail space on a busy pedestrian street • Ideally set in a newly construction building along with a combination of office and residential development in the area • Excellent exposure location • Property in immaculate condition • Situated near The Forks
280 BROADWAY						**6 MONTHS BASE RENT FREE ON A QUALIFIED 5 YEAR TERM** • Located in the heart of Downtown at the corner of Broadway and Smith Street • Free Rent: Negotiable • Easy access from South and North entrances • Over $5 million in building upgrades since 2010 • Large floor plate attractive to a variety of tenants • Exterior building signage opportunities • 3 Phase 2,000 amp electrical
	TYSON PREISENTANZ 204 928 5002 CHRIS MACSYMIC 204 928 5019	3RD FLOOR MAIN FLOOR	6,188 8,127	$12.50 $12.50	$12.72 $12.72	
379 BROADWAY						
	JANE ARNOT 204 928 5018 CHRIS HOURIHAN 204 934 6215 TAYLOR TONI 204 934 6237	303	1,657	$11.75	$9.35	• Move-in ready offices with floor to ceiling windows offering an abundance of natural light • Public transportation access • Accessible facility with elevator access • Professionally managed • Quick occupancy • Perfect for law offices or professional services • Remaining office is a corner office with abundant natural light from two sides

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175-185 CARLTON STREET						
	RYAN MUNT 204 928 5015 BRETT INTRATER 204 934 6229 TAYLOR TONI 204 934 6237	101A 200 301 401 501 502 600 601 602	300 2,000 5,725 4,445 2,415 7,228 3,246 1,117 1,065	LEASED $13.00 $13.00 $13.00 $13.00 $13.00 $13.00 $13.00 $13.00	LEASED $17.25 $17.25 $17.25 $17.25 $17.25 $17.25 $17.25 $17.25	• 6-storey office tower located at the corner of Carlton St and St. Mary Ave in the heart of downtown • On-site restaurants include Ichiban Japanese Restaurant, Shannon's Irish Pub • Former Subway – equipped with accessible washroom • Directly connected to downtown skywalk (Winnipeg's downtown pedestrian walkway) • Close proximity to Law Courts, Bell MTS Place and True North Square • Underground parking available
300 CARLTON STREET						
	WAYNE SATO 204 934 6207		35,000	$15.00	$12.35	• Data centre for lease • Available December 2019 • 600V, 120, 208V available • Province of Manitoba contract security on site • Data centre capability - Two 400 amp Central Distribution Panel's (CDP) • Minimum 14 parking stalls available on site with additional stalls available on adjacent property
665 CENTURY STREET						
	MURRAY GOODMAN 204 928 5009		1,817	$12.50	$5.12	• Located in Northwest Winnipeg between Sargent Ave and Ellice Ave with excellent exposure on Century St • In close proximity to Winnipeg Richardson International Airport and many amenities • Average weekday daily traffic of 24,700+ vehicles on Century St (The City of Winnipeg, 2018) • Professionally managed
1460 CLARENCE AVENUE						
	TYSON PREISENTANZ 204 928 5002 RYAN MUNT 204 928 5015		6,553	$9.95	$6.64	• Available immediately • Located in Southwest Winnipeg on Clarence Ave off of Waverley St with easy access to McGillivray Blvd • Nicely developed office space with 9 private offices, open work area, lunch room, washrooms and storage space • Excellent natural light throughout • Many restaurants and other amenities in close proximity

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EASTON PLACE MEDICAL CENTRE - SELKIRK, MB						
	RYAN MUNT 204 928 5015 BRETT INTRATER 204 934 6229		876	$22.00	$11.84	• Located across from the Selkirk Regional Health Centre • Multi-phase development project that will provide access to an array of health services •Phase 1 current tenants include: Medical Clinic, pharmacy and dental office • Planned phases II, III and IV to include: Health-oriented retail and commercial, wellness centre, seniors housing • Great location for an optometrist and other healthcare practitioners
254 EDMONTON STREET						
	BRAD KING 204 934 6232	204 THIRD FLOOR	900 5,036	$11.00 $11.00	$10.78 $10.78	• Located at high traffic intersection of Graham Ave & Edmonton St • Major building upgrades planned for 2018: Re-paint exterior brick; install new canopy; upgrade building entrance and elevator lobby; install new rooftop HVAC units • Demisable to units ranging from (+/-) 800 to (+/-) 5,300 sf • New ownership and property management
400 ELLICE AVENUE						
	JANE ARNOT 204 928 5018 WAYNE SATO 204 934 6207		2,370	$20.50	$9.50	• Main floor space with finished office • Located at the corner of Ellice Ave and Edmonton St • Connected via indoor skywalk to Portage Place
CENTURY BUSINESS PARK - 1680 ELLICE AVENUE						
	RYAN MUNT 204 928 5015 TAYLOR TONI 204 934 6237	UNIT 7	6,750	$12.00	$12.14	• Built-out office spaces • Tremendous location and exposure on route 90 • Signage opportunities available • Ample on-site parking • Close proximity to the amenities of Polo Park and the airport • Full fee to outside agent

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2954 DAY STREET						
	MURRAY GOODMAN 204 928 5009 CHRIS MACSYMIC 204 928 5019		9,200	$12.00 GROSS		• Desirable industrial building located on the east side of Day St in the RM of Springfield • Close proximity to major trucking routes and the Perimeter Hwy • (+/-)9,200 sf warehouse & office space • Grade loading available • Ample parking available on-site • MTS Fiber Optic Internet installed throughout the building
FORT GARRY PLACE - 10 FORT STREET						
	RYAN MUNT 204 928 5015 BRETT INTRATER 204 934 6229	300 500 TRANSIT	13,986 13,409 9,849	$14.00 TBD TBD	$7.75 $7.75 $7.75	• Located in an amenity-rich area • Fully furnished – seating for 100+ staff members • Direct elevator access off Fort St • Easy access to parkade from suite • Up to 75 scramble parkade parking stalls available • Rooftop patio access • 24-7 on-site security • Several great restaurants on site
155 FORT STREET						
	STEPHEN SHERLOCK 204 928 5011	A	5,508	$14.00	$4.73	• Excellent central location at the corner of Fort St and York Ave in close proximity to many amenities • Six parking stalls included • Ample street parking • Zoned: M • Unique office/retail space which includes showroom space, large private offices, open work area, boardroom and grade level loading door
195 FORT STREET						RARE HEAD OFFICE OPPORTUNITY
	STEPHEN SHERLOCK 204 928 5011 RYAN MUNT 204 928 5015 TAYLOR TONI 204 934 6237 CHRIS HOURIHAN 204 934 6215		47,133	SOLD	SOLD	• From 11,637 SF to 47,133 SF of contiguous space available • Outdoor patio on 3rd floor with opportunity to expand by additional 6,703 sf • Total building size is 55,793 sf not including vertical penetrations • Attached surface parking lot with 22 stalls currently available • High profile building signage opportunity

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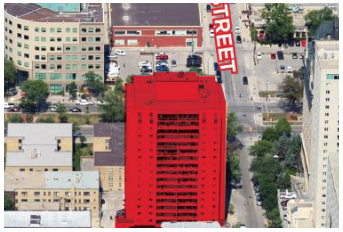
400 FORT WHYTE WAY						
	TAYLOR TONI 204 934 6237 CHRIS HOURIHAN 204 934 6215	UNIT A UNIT B UNIT C COMBINED	8,438 6,075 6,072 20,585	$15.00 $15.00 $15.00 $15.00	$4.23 $4.23 $4.23 $4.23	• Convenient access to Southwest Winnipeg and surrounding rural area • 3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node • Suitable for a variety of office, retail or industrial • T-5 lighting throughout • Pylon signage available • No City of Winnipeg business tax
90 GARRY STREET						
	STEPHEN SHERLOCK 204 928 5011	B1 B2	1,330 1,900	$10.00 $10.00	$6.39 $6.39	• Nicely developed office ready for immediate occupancy • Cost effective lower level space • Adjacent to the Historic Fort Garry Hotel • Easily accessible by public transportation • Attached parkade • Skylights to allow natural light
TRUE NORTH SQUARE - 242 HARGRAVE STREET						
	RYAN MUNT 204 928 5015 TAYLOR TONI 204 934 6237	13TH FLOOR	11,291	TBD	$21.25	LAST OFFICE UNIT AVAILABLE • State-of-the-art office space at True North Square • Situated in the heart of the SHED district • Hargrave St. Market Food Hall on-site • Over 200 heated underground parking stalls • 24/7 on-site security • Direct access to Winnipeg's skywalk • Dynamic public plaza and green space
755 HENDERSON HIGHWAY						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR MAIN FLOOR THIRD FLOOR	1,476 1,329 5,750	$25.00 $25.00 $20.00	$6.45 $6.45 $6.45	• Located in Northeast Winnipeg • In close proximity to downtown and Chief Peguis Trail • Building features floor to ceiling windows • Main entrance features glass atrium with three storey glazing and elevator access. • Available immediately

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
MCIVOR MALL - 1795 HENDERSON HIGHWAY						
	KENNETH YEE 204 934 6222 TAYLOR TONI 204 934 6237		5,050 1,100	TBN $22.00	$12.06 $12.06	• McIvor Mall, a neighborhood shopping centre located on a major commercial artery, servicing a mature wealthy residential community. • Located in the North Kildonan area of northeast Winnipeg at a traffic light controlled intersection on Henderson Highway and McIvor Avenue. (30,000 cars per day) • Great mix of tenants • 5,050 unit is available April 2, 2021
359 JOHNSON AVENUE						
	STEPHEN SHERLOCK 204 928 5011	A,B	1,800 - 3,600	$6.95	$4.75	• Located on the corner of Johnson Ave and Watt St • Features (+/-) 1,800 sf to (+/-) 3,600 sf of office/ warehouse space • Each unit can be leased separately or can be combined • (+/-) 10' clear ceiling height • Zoned: M1 • Available immediately
350 KEEWATIN STREET						
	MURRAY GOODMAN 204 928 5009	3	1,654	$8.95	$4.24	• Single storey building located in Inkster Industrial Park in Northwest Winnipeg • Easy access to Route 90, Inkster Blvd and the Perimeter Hwy • Good on-site parking available • Close proximity to many amenities • Zoned M1 • Available immediately
KEEWATIN SQUARE						
	MURRAY GOODMAN 204 928 5009	3-350 312 & 314 332 336	1,654 5,997 2,867 3,000	$8.95 $7.95 $7.95 $7.95	$4.68 $4.68 $4.68 $4.68	• Single storey building located in Inkster Industrial Park in Northwest Winnipeg • Easy access to Route 90, Inkster Boulevard and the Perimeter Highway • Dock and grade loading • Good on site parking available • Close proximity to many amenities1 • Available immediately • Professionally managed

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233 KENNEDY STREET						
	KENNETH YEE 204 934 6222 TAYLOR TONI 204 934 6237	1 2 3 4	956 971 2,204 2,173	$20.00 $20.00 $20.00 $20.00	$11.90 $11.90 $11.90 $11.90	• Second floor office space on the redeveloped 104-unit luxury apartment complex • Directly adjacent to True North Square and the SHED • Perfectly suited for medical practitioner or professional services • Ample on-site parking with 400 stalls in attached parkade
289 KING STREET						
	STEPHEN SHERLOCK 204 928 5011 CHRIS HOURIHAN 204 934 6215	MAIN FLOOR 3RD FLOOR	3,727 230 - 5,310	$7.00 $3.75 - $6.00	$3.05 $3.05	• Located in central Winnipeg at the intersection of King St and Henry Ave • 30 parking stalls with additional parking • 1 freight elevator • Fully sprinklered • Sheltered loading dock • 3rd floor is subdividable • Utilities included
118 KING EDWARD STREET						
	TYSON PREISENTANZ 204 928 5002 RYAN MUNT 204 928 5015		12,997	$9.50	$4.41	• Great exposure off of Route 90 • Close proximity to Winnipeg Richardson International Airport • 5 minute drive to Polo Park Shopping Centre • Direct access to major transportation corridors • Dock loading available • Ample parking available on-site
1616 KING EDWARD STREET						
	BRETT INTRATER 204 934 6229 CHRIS HOURIHAN 204 934 6215 TAYLOR TONI 204 934 6237	MAIN FLOOR	10,000	$12.00	$4.57	• Located in CentrePort Canada • High exposure along King Edward Street in St James Industrial area • Approximately 70% office space, 30% heated and cooled warehouse space with overhead door at grade • Large windows allow plenty of natural light • 13 private offices, two open cubicle areas, attractive lunch room • On-site parking available

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OFFICE FOR LEASE

APRIL 2021

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
160 PROVENCHER BOULEVARD						
	RYAN MUNT 204 928 5015 TYSON PREISENTANZ 204 928 5002	200	652	$760 PER MONTH	$393 PER MONTH	• Located on Provencher Blvd east of Tache Ave in close proximity to Downtown Winnipeg, the Human Rights Museum, the Forks and the Provencher Bridge • Provencher Blvd is part of a trendy active neighborhood that provides a wide variety of shops, services and fabulous restaurants • Excellent natural light with two large windows and open ceiling • Available June 1, 2021
470 RIVER AVENUE						
	BRETT INTRATER 204 934 6229	3RD FLOOR 4TH FLOOR	1,344 960	$20,160.00 PER ANNUM $12,000.00 PER ANNUM	$9.93 $9.93	• Situated in the heart of Osborne Village, one of Winnipeg's most desirable areas • Heavy pedestrian and vehicle traffic • Abundance of surrounding amenities • Convenient access to major public transportation routes
25 SCURFIELD BOULEVARD						
	STEPHEN SHERLOCK 204 928 5011 RYAN MUNT 204 928 5015 CHRIS MACSYMIC 204 928 5019	2 3 5-6	3,180 3,123 VIRTUAL TOUR 7,025 VIRTUAL TOUR	$14.95 $14.95 $13.95	$6.39 $6.39 $6.39	• Located in the heart of Southwest Winnipeg, one of the city's most desirable areas near Kenaston and Bishop Grandin Boulevard • Just 1 block east of Waverley with excellent exposure • Ample parking
39 SCURFIELD BOULEVARD						
	BRAD KING 204 934 6232 KHUSH GREWAL 204 934 6210		2,844	$16.95	$7.99	• Located in heart of Southwest Winnipeg, one of the city's most desirable areas near Kenaston Blvd and Bishop Grandin Blvd • Build-out office space includes 6 offices, 2 bathrooms, 1 boardroom and a kitchenette • Includes high quality interior improvements • 1 grade door with some warehouse storage space and mezzanine for overflow storage • Unit includes 7 parking stalls • Zoned M1

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SHOPS OF WEST ST PAUL						
	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 928 5019		1,000 - 100,000	TBD	TBD	• The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. Paul • Located on the North West corner of Main St and the Perimeter Highway, just East of the Sunova Centre, a (+/-) 17,000 sf recreation facility • Excellent access off Main Street, with a signalized intersection to be installed Q3 2021
STERLING LYON BUSINESS PARK - 900 LORIMER BOULEVARD						
	STEPHEN SHERLOCK 204 928 5011 RYAN MUNT 204 928 5015 CHRIS MACSYMIC 204 928 5019	MAIN FLOOR SECOND FLOOR	2,500 - 11,967 2,500 - 7,300	$25.00 $22.00	$8.80 $8.80	• Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and Waverley • Site has a variety of amenities in the neighborhood • Rare opportunity in a brand new office building in SW Winnipeg • Ample parking; both surface and heated underground parking available
STERLING LYON BUSINESS PARK						
	STEPHEN SHERLOCK 204 928 5011 RYAN MUNT 204 928 5015 CHRIS MACSYMIC 204 928 5019	940-950 5 - 986	21,387 5,087	$12.95 LEASED	$6.51 LEASED	• Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and Waverley • Excellent opportunity in a newer facility allowing for flexible use of space • 940-950 Lorimer can be subdivided • Site has a variety of amenities in the neighborhood • Ample parking • Zoned M2
123 MAIN STREET						
	BRAD KING 204 934 6232 KENNETH YEE 204 934 6222	2ND FLOOR	9,044	$13.00	$9.67	• High profile national historic site circa 1911 • Recently underwent $9.5 million in renovations including a new roof, high efficiency boiler system, public washroom upgrades and re-painting of the rotunda • Space is suited a wide variety of office users. Numerous oversized windows along the west and north elevations of the building

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
931 NAIRN AVENUE						
	MURRAY GOODMAN 204 928 5009		1,681 1,220	$10.00 $10.00	$7.00 $7.00	• Located on 931 Nairn Ave at Kent Rd within close proximity to Regent Ave and Lagimodiere Blvd • Surrounded by a mix of commercial and residential properties • Recent upgrades to the building including the facade, windows and HVAC • Close to many amenities
TUXEDO BUSINESS PARK - 143 NATURE PARK WAY						
	KENNETH YEE 204 934 6222		25,000	$20.00	$9.00	• Rare opportunity to locate your office in the prestigious Tuxedo Business Park with over 520,000 sf. of corporate who's who • The 80 acre suburban business park offers ample employee parking, transit service and is located in the middle of the 3M sf. Kenaston retail power node • Excellent glazing and unique 2nd floor overlook • Modern fibre, telecommunications and data services for innovative connectivity
213 NOTRE DAME AVENUE						
	WAYNE SATO 204 934 6207	804-806 1100	4,000 5,980	$19.00 $16.00		• One block away from Portage & Main, the most prominent business cross-section in Winnipeg • The building has been restored to maintain it's historic nature and include the modern features one desires • Skywalk connectivity on the 2nd floor gives tenants access to the many amenities • Steps away from 201 Portage Avenue, which is undergoing an extensive renovation to include restaurants and shops • Head lease expires December 31, 2024
OSBORNE PLACE - 257 OSBORNE STREET						
	WAYNE SATO 204 934 6207	FLOOR 2 FLOOR 3 FLOOR 4 FLOOR 5 FLOOR 6 TOTAL	6,382 6,381 4,100 6,381 6,173 31,704	$22.00 $22.00 $22.00 $22.00 $22.00 $22.00	$13.10 $13.10 $13.10 $13.10 $13.10 $13.10	• Innovative mixed-use development at Confusion Corner, one of the most iconic intersections in Winnipeg • Unparalleled signage and exposure • 63,500 vehicles pass by per day at the intersection • "Smart" complex with state-of-the-art automated parking garage for 132 vehicles • Energy efficient, sustainable designed buildings • Ready for leasehold improvements

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100 PAQUIN ROAD						
	TYSON PREISENTANZ 204 928 5002 RYAN MUNT 204 928 5015	MAIN FLOOR	7,327	$15.00 GROSS		• Located in the St. Boniface Industrial Park on the east side of Winnipeg, with easy access to Lagimodiere Blvd, Plessis Rd and the Perimeter Hwy • Abundance of natural light throughout office space creating a desirable work environment • Fiber optic cabling • Excellent on-site electrified parking • Convenient access to major public transportation routes • Main floor consists of 12 offices and a large open area • Outdoor patio space available for tenants
50 PARAMOUNT ROAD						
	RYAN MUNT 204 928 5015 MURRAY GOODMAN 204 928 5009	50-52 50 52	10,047 5,023 5,023	$6.50 $6.50 $6.50	$2.91 $2.91 $2.91	• Located off Inkster Blvd in the heart of Inkster Industrial Park in close proximity to McPhillips St, Keewatin St and Route 90 • Reception area, boardroom, 2 large offices or meeting rooms, 2 private offices, open work space, washrooms • Good parking • (+/-) 12' clear ceiling heights • Approximately 50% office and 50% warehouse • Professionally managed
90-120 PARAMOUNT ROAD						
	TYSON PREISENTANZ 204 928 5002 RYAN MUNT 204 928 5015	98 112 116-120	2,000 3,455 4,500	$7.50 $7.50 $7.50	$4.85 $4.85 $4.85	• Located one block north of Inkster Blvd in the Inkster Park in Northwest Winnipeg • Within close proximity to major transportation corridors • Brick facade with glazed storefronts • Unit 112 has 2 grade doors • Unit 116 - 120 has 4 grade doors • Zoned M2 - Industrial
154 PARAMOUNT ROAD						
	MURRAY GOODMAN 204 928 5009 CHRIS MACSYMIC 204 928 5019		4,000	$14.00 GROSS		• Located on the corner of Paramount Rd and Keewatin St in the heart of Inkster Industrial Park • Features include multiple offices, kitchenette, large filing area, and open work area • Fully furnished office space • Spacious floorplan gives the option to customize the space as needed • Excellent on-site parking • Located on a (+/-) 1.4 acre lot

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
200 PORTAGE AVENUE						
	JANE ARNOT 204 928 5018 WAYNE SATO 204 934 6207	MAIN FLOOR 4TH FLOOR 5TH FLOOR	4,390 17,535* 15,590* 2,000 - 37,875 *MAY BE COMBINED PARTIAL FLOORS ALSO AVAILABLE		$14.75 $14.75 $14.75	• Rare opportunity to locate at the corner of Portage & Main • Class A building with contiguous floors available. • Branding potential • Flexible, efficient and bright floor plate • Connected to Winnipeg's weather-protected walkway system • Extension upgrades planned for building including new windows, new exterior, and improvements to concourse and main floor access • Amenity space available including shared board room
201 PORTAGE AVENUE		SUBLEASE				
	RYAN MUNT 204 928 5015 TAYLOR TONI 204 934 6237	601	2,732	$15.00 - $16.00	$19.16	• Located on the corner of Winnipeg's iconic intersection, Portage and Main boasting excellent views of the city • Recently completed interior improvements include 6 private offices, a large boardroom, large kitchen • Large storage area included with the space • Furniture may be available with lease • Head lease expires July 31, 2023 • Available immediately
201 PORTAGE AVENUE		SUBLEASE				
	RYAN MUNT 204 928 5015 TAYLOR TONI 204 934 6237	920	819	$18.00	$19.16	• Located on the corner of Winnipeg's iconic intersection, Portage and Main boasting excellent views of the city • Located on the corner of Winnipeg's iconic intersection, Portage and Main boasting excellent views of the city • Two private offices and a meeting room in addition to an open work/flex space • Head lease expires March 31, 2024 • Available immediately
428 PORTAGE AVENUE						
	BRAD KING 204 934 6232	201 211 300 401 405 409 412 500 511	1,325 599 630 630 462 1,871 420 636 730	$11.00 $11.00 $11.00 $11.00 $11.00 $11.00 $11.00 $11.00 LEASED	$13.53 $13.53 $13.53 $13.53 $13.53 $13.53 $13.53 $13.53 LEASED	• Building is connected to skywalk system in close proximity to the Bay, Investors Group Head Office and Portage Place Shopping Centre • Many parking options in the immediate vicinity, including heated underground • On-site property management and security guard

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1801 SARGENT AVENUE	STEPHEN SHERLOCK 204 928 5011		3,539	$14.00 GROSS		• Located in the St. James Industrial area • Close proximity to the many amenities of the Polo Park area, Route 90 and Richardson International Airport • (+/-) 3,539 sf of recently renovated office space available • Very bright space with plenty of windows • Open workstation area, private offices, and reception area, and lunchroom • Owner occupied building, landlord does not require office space
5 SCURFIELD BOULEVARD	STEPHEN SHERLOCK 204 928 5011 RYAN MUNT 204 928 5015 CHRIS MACSYMIC 204 928 5019	24	5,285	$12.95	$7.57	• High-traffic location on the corner of Scurfield Blvd and Waverley St in Southwest Winnipeg in close proximity to Route 90 • Showroom plus office / warehouse space • Amazing exposure facing Waverley Street • 1 dock level loading doors • Zoned M1
154 SHERBROOK STREET	BRETT INTRATER 204 934 6229		1,620	UNCONDITIONALLY SOLD		• Located on Sherbrook St in close proximity to Broadway and Westminster • Many amenities including restaurants, coffee shops, and grocery stores nearby • Zoning: C2 • (+/-) 1,620 sf over 2 levels plus basement and attic • Property is located on (+/-) 4,964 sf of land • Parking for 6-8 vehicles in tandem • High efficiency gas furnace, new hot water tank & new air conditioning unit all installed in 2009
1108 ST JAMES STREET	JANE ARNOT 204 928 5018 TAYLOR TONI 204 934 6237	3-4 5 5	4,121 1,656 1,136	$22.00 COND LEASED $18.00	$9.30 COND LEASED $9.30	• High profile commercial units for lease available in the Polo Park retail node • Building recently underwent extensive interior and exterior renovations • Move-in-ready office space fronting St. James St • Attractive showroom space fronting Sargent Ave • Ample on-site parking • Incredible signage on oversized pylon sign at the corner of St. James Street and Sargent Avenue at market rate • (+/-) 20' clear ceiling height

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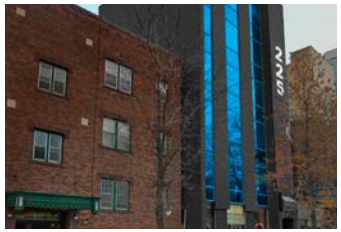
ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
225 VAUGHAN STREET						
	BRETT INTRATER 204 934 6229 TAYLOR TONI 204 934 6237 CHRIS HOURIHAN 204 934 6215	301 303 305 501 601 603	1,093 1,204 687 1,090 1,208 1,411	$9.00 $9.00 $9.00 $9.00 $9.00 $9.00	$12.94 $12.94 $12.94 $12.94 $12.94 $12.94	• Located on Vaughan St between St. Mary Ave and Graham Ave and across from The Bay parkade • Walking distance to many downtown amenities, including coffee shops, restaurants, and retail • 5 minute walk to RBC Convention Centre and 7 minute walk to Bell MTS Place • Close proximity to public transportation • Major interior and exterior building upgrades planned for 2019 • Ideal space for health services
1000 WAVERLEY STREET						
	TYSON PREISENTANZ 204 928 5002 TAYLOR TONI 204 934 6237 CHRIS HOURIHAN 204 934 6215		5,145	$13.50	$7.57	• Open concept office layout in a 2-storey office building • Excellent exposure located between Taylor Ave & McGillivray Blvd • Public transit access and on-site parking • Located in the Buffalo Industrial Park in the southwest quadrant of Winnipeg
1200 WAVERLEY STREET						
	RYAN MUNT 204 928 5015 MURRAY GOODMAN 204 928 5009	9	1,310	$22.00	$7.00	• Highly desirable suburban office located in Southwest Winnipeg, accessible via Waverley St and Buffalo Pl • In close proximity to McGillivray and Kenaston Blvd, with access to a variety of amenities • Nicely developed professional office with 3 private offices, reception area, storage room, and a bathroom • Excellent exposure on Waverley St with average weekday daily traffic count (+/-) 29,100 vehicles
1280 WAVERLEY STREET						
	MURRAY GOODMAN 204 928 5009 RYAN MUNT 204 928 5015		UP TO 36,000	TBD	TBD	• New suburban office to be developed • Excellent exposure to both Waverley and Mcgillivray • Approximate gross floor plate sizes are 12,000 sf • Highly desirable suburban office located in Southwest Winnipeg, accessible via Waverley St and Buffalo Pl • In close proximity to McGillivray and Kenaston Boulevard, with access to a variety of amenities • Three storey office building • High density residential area immediately to the west • Commercial zoning: CMOFF

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1780 WELLINGTON AVENUE						
	WAYNE SATO 204 934 6207	MULTIPLE UNITS AVAILABLE	588 - 7,408	$15.00	$15.58	• Signature location at Wellington and King Edward • Wellington and King Edward location provides easy access to all staff and guests, and fantastic exposure to 25,100 cars passing per day • Caters to businesses demanding well-appointed office • Main floor mall connection to Hilton Hotel • Host meetings or events for 25 – 400 guests
710 WESTMINSTER AVENUE						
	KENNETH YEE 204 934 6222 TAYLOR TONI 204 934 6237	1 2	1,797 2,887	$26.00 $26.00	TBD	READY FOR OCCUPANCY • Part of a larger mixed-use development complete with new construction, high-end apartment rentals • Energy efficient lighting, LED light fixtures • Large attractive windows • High open ceilings • Elevator service to second floor • Modern and attractive commercial space for a variety of retail and office users
170 WYATT ROAD						
	MURRAY GOODMAN 204 928 5009 CHRIS HOURIHAN 204 934 6215	170	3,828	$6.00	$3.84	• Located in Northwest Winnipeg on Mandalay Dr & Wyatt Rd. in the heart of Inkster Industrial Park, this unit is in close proximity to major transportation routes • Close to many amenities • Nicely developed office area • 3 Phase 200 AMP power • Utilities extra • Head lease expires November 30, 2024
174 WYATT ROAD						
	MURRAY GOODMAN 204 928 5009	174	2,940	LEASED	LEASED	• Located in Northwest Winnipeg on Mandalay Dr & Wyatt Rd. in the heart of Inkster Industrial Park, this unit is in close proximity to major transportation routes • Close to many amenities • Unit includes 2 offices and 2 washrooms • 1 dock level loading door • (+/-) 15' ceiling • Good on-site power • Zoned M2 • Utilities extra

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
1294 BORDER AVENUE						
	TYSON PREISENTANZ 204 928 5002 RYAN MUNT 204 928 5015 CHRIS HOURIHAN 204 934 6215		16,490	$1,650,000.00	$29,502.97	• 2 storey freestanding office building in the St. James • Exposure on Border Street, just off Route 90 • Close proximity to many amenities on St. James Street and the Polo Park area • Less than a 5 minute drive to the Winnipeg Richardson International Airport • Great opportunity for investment or owner/user • 36 parking stalls on site • Year built: 1967
210 CLANDEBOYE AVENUE - SELKIRK, MB						
	RYAN MUNT 204 928 5015		5,035	$725,000.00	$27,609.07	• 4 unit office building for sale • Located in the vibrant growing community of Selkirk, just 20 kms North of Winnipeg • Easy Access just off Main St and Manitoba Ave • Parking available at the rear or the building • Close proximity to various amenities • Year built: 2010 • Zoned C2
454 EDMONTON STREET						
	STEPHEN SHERLOCK 204 928 5011		3,687	$899,000.00	$12,816.68	• Very well maintained heritage building built in 1903 converted to office space • 3 storey with full basement, each level is (+/-) 1,229 sf • Parking lot for (+/-) 14 vehicles • Basement is very clean and dry, lends itself to file storage • Boiler heat and air conditioning throughout • Sprinkler system with fire alarm boxes, including basement • All electrical and plumbing systems replaced/ upgraded
510 LAGIMODIERE BOULEVARD						
	STEPHEN SHERLOCK 204 928 5011 CHRIS MACSYMIC 204 928 5019		65,509	$7,100,000.00	$206,674.59	• Excellent exposure on Lagimodière Boulevard • Built in 1987 and extremely well maintained • Basement has some conference rooms / multi-purpose rooms storage and mechanica rooms • 88 surface parking stalls • Loading dock at rear of building • 1800 amp 600 volt 3 phase electrical • (+/-) 1.711 hectares (4.23 Acres) of land

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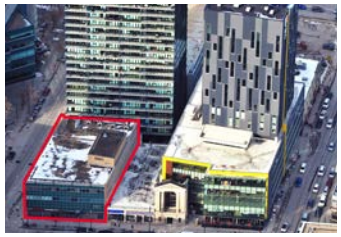
OFFICE FOR SALE

APRIL 2021

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
929-933 NAIRN AVENUE & 18 KENT ROAD						

	MURRAY GOODMAN
	204 928 5009
	
	BRETT INTRATER
	204 934 6229
			SITE AREA
			0.24 ACRES
			
			BUILDING AREA
			8,967 SQ FT
				$1,200,000.00	$18,979.14	• This property is strategically located on Nairn Avenue, in close proximity to Downtown Winnipeg
						• Rare opportunity to purchase a fully leased multi-tenant property on Nairn Avenue
						• Building upgrades include:
						  • Building facade
						  • Windows
						  • HVAC system

1365 PEMBINA HIGHWAY & 1000 WALLER AVENUE						
	BRETT INTRATER 204 934 6229 RYAN MUNT 204 928 5015 TYSON PREISENTANZ 204 928 5002		11,389 SF	$3,100,000.00	$35,989.23	CLICK HERE TO TAKE A VIRTUAL TOUR • Rare two-storey office building for sale • Amazing exposure/visibility along Pembina Hwy • Turnkey office with attractive existing improvements • Ample parking • Potential for owner to leaseback second level • Currently has parking space for 8 cars • Opportunity to develop additional parking on 1000 Waller Avenue site at rear (5,108 sf) to service office tenants
2445 PEMBINA HIGHWAY						
	BRETT INTRATER 204 934 6229 RYAN MUNT 204 928 5015		8,970 SF	UNCONDITIONALLY SOLD	UNCONDITIONALLY SOLD	• Office space ready for the COVID-19 era with plenty of space and private offices to allow for social distancing, high-tech boardroom providing state of the art video conferencing capabilities, minimal touch points with motion-sensor controlled lighting and automated, zone-controlled heating and cooling • Furniture negotiable in sale • Large lunch room with open-air patio • 44 parking stalls
THE DAYTON BUILDING - 323 PORTAGE AVENUE						
	CHRIS MACSYMIC 204 928 5019 BRETT INTRATER 204 934 6229		38,640	$4,000,000.00	$77,033.89	• Professionally managed • Close to many amenities • Close to major transit routes • High exposure location • Built in 1955 • More information available upon signed Confidentiality Agreement

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OFFICE FOR SALE

APRIL 2021

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3318 ROBLIN BOULEVARD						
	BRETT INTRATER 204 934 6229		3,100	$1,700,000.00		• (+/-) 3,100 sf above grade plus (+/-) 1,700 sf basement • Former bank built in 1959 has been home to Pappas Greek Food & Steak for the past 20+ years • Amazing location in the heart of Charleswood • Second-to-none exposure and signage along Roblin at Elmhurst • Licensed restaurant with a stated capacity of 84 patrons • Potential opportunity to develop a patio at the front and side of building
154 SHERBROOK STREET						
UNCONDITIONALLY SOLD 	BRETT INTRATER 204 934 6229		1,620	UNCONDITIONALLY SOLD	UNCONDITIONALLY SOLD	• Located on Sherbrook Street in close proximity to Broadway and Westminster • Many amenities including restaurants, coffee shops, and grocery stores nearby • Zoning: C2 • (+/-) 1,620 sf over 2 levels plus basement and attic • Property is located on (+/-) 4,964 sf of land • Parking for 6-8 vehicles in tandem • High efficiency gas furnace, new hot water tank & new air conditioning unit all installed in 2009

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RETAIL FOR LEASE

RECENTLY LEASED

CROSSROADS VILLAGE

www.cwstevenson.ca

RETAIL FOR LEASE

APRIL 2021

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
520 ACADEMY ROAD							
	STEPHEN SHERLOCK 204 928 5011	C1	A	2,260	$25.00	$10.04	• Located along the busy Academy Rd retail corridor • Nicely developed office space including 9 private offices, kitchen area, lounge area, reception area, copy/file/ mail room • Available immediately • Bonus (+/-) 988 sf basement • Amazing exposure on Academy with dedicated parking
300 ASSINIBOINE AVENUE							
	STEPHEN SHERLOCK 204 928 5011		A	857	$25.00 PSF GROSS		• Excellent opportunity to lease downtown retail space on a busy pedestrian street • Ideally set in a newly-construction building along with a combination of office and residential development in the area • Excellent exposure location • Property in immaculate condition • Situated near The Forks
BRIDGWATER TOWN CENTRE							
	KENNETH YEE 204 934 6222			600 1,081	$32.00 $32.00	$8.31 $8.31	• Grocery anchored (Save-On-Foods) • Excellent accessibility from Kenaston Blvd • A gateway to Centre St, Winnipeg's new marquee street catering to high-income clientele • Town Centre will service all of the Waverley West area with an estimated 15,000 homes and 45,000 residents at build out • Join Save-On-Foods, Liquor Mart, RBC, BMO, Tim Hortons, Aveda, Pet Valu and Ultracuts
14 BRITANNICA ROAD							
	MURRAY GOODMAN 204 928 5009 CHRIS HOURIHAN 204 934 6215			2,393	$18.00	$9.15	• Good exposure from St. Mary's Rd • Available immediately • Close to many amenities • Unit has been opened up and ready for development • Over 57,000 people live within a 2 km radius with an average household income of $96,140.64 • Can be subdivided

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379 BROADWAY							
	JANE ARNOT 204 928 5018 CHRIS HOURIHAN 204 934 6215 TAYLOR TONI 204 934 6237			1,996	$21.00	$9.35	• Move-in-ready retail space with excellent exposure on the corner of Broadway and Edmonton St • Beautifully built out space that is perfectly suited for retail use and professional services • Reception area, 4 offices, 1 washroom, and multiple open work areas • Close proximity to the Manitoba Courts and Skywalk connectivity starting at RBC Convention Centre • Excellent access to public transportation
175-185 CARLTON STREET							
	RYAN MUNT 204 928 5015 BRETT INTRATER 204 934 6229 TAYLOR TONI 204 934 6237		100 101A	1,881 300	$15.00 LEASED	$15.83 LEASED	• 6 storey office tower located at the corner of Carlton St and St. Mary Ave in the heart of downtown • On site restaurants include Ichiban Japanese Restaurant, Shannon's Irish Pub • Former Subway – equipped with handicap accessible washroom • Directly connected to downtown skywalk • Close proximity to Law Courts, Bell MTS Place and True North Square • Parking available
21 CLAYTON DRIVE							
	BRETT INTRATER 204 934 6229			1.2 ACRES	TBD	TBD	• (+/-) 1.2 acres of land along St. Anne's Rd, to the north of Clayton Dr • Up to (+/-) 2,800 sf drive thru opportunity • Up to (+/-) 3,850 sf CRU available • New construction in the mature area of St. Vital • Excellent exposure on the "going to work" side of the street
1425 CORYDON AVENUE							
	BRETT INTRATER 204 934 6229	C1		873	$25.00	$14.07	• Located in Southwest Winnipeg on Corydon Ave, in close proximity to Kenaston Blvd and Grant Ave • Great exposure on Corydon Ave • Built out accessible washroom • On-site parking • Open area with two exam rooms all fixtured with sinks • Average household income of $124,000 within a 1km radius

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1700 CORYDON AVENUE							
	JONAH LEVINE 204 934 6211 BRETT INTRATER 204 934 6229 TAYLOR TONI 204 934 6237			667 1,055	$18.00 $18.00	$13.36 $13.36	• Boutique retail/ office space in River Heights • Join RBC, Kumon and Bernstein's Deli, a Winnipeg institution • (+/-) 16,200 cars pass by per day (City of Winnipeg, 2015) • Excellent visibility on key retail and commuter corridor • Located in the heart of River Heights, a wealthy residential district in Southwest Winnipeg
CROSSROADS VILLAGE							
	BRETT INTRATER 204 934 6229	C2		2,110	LEASED	LEASED	• Located near the Northeast corner of Regent Ave and Lagimodiere Blvd • Former restaurant space fully equipped with 2x 200-amp electrical services, make-up air, 7.5 ton HVAC RTU, fryer hoods/suppression system, accessible washrooms & built out bar with 6 keg lines • Prominent store front • Pylon signage available
COUNTRYSIDE CROSSING							
	TAYLOR TONI 204 934 6237 KENNETH YEE 204 934 6222			1,700 - 30,000	TBD	TBD	• Brand new commercial development • Poised to service the affluent primary trade area of 38,000 people, with an average annual household income of $124,291 • 58,300 SF food and drug anchored shopping centre as the second phase to the brand new 151 lot subdivision in East St. Paul • 4.78 parking stalls per 1,000 SF
EASTON PLACE MEDICAL CLINIC - SELKIRK, MB							
	RYAN MUNT 204 928 5015 BRETT INTRATER 204 934 6229			876	$22.00	$11.84	• Located across from the Selkirk Regional Health Centre • Multi-phase development project that will provide access to an array of health services •Phase 1 current tenants include: Medical clinic, pharmacy and dental office • Planned phases 2, 3 and 4 to include: Health-oriented retail and commercial, wellness centre, seniors housing • Great location for an optometrist and other healthcare practitioners

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1400 ELLICE AVENUE							
	KENNETH YEE 204 934 6222	C3 C3		1,323 6,965	$26.00 - $40.00 $26.00 - $40.00	$11.59 $11.59	• Located in the heart of the Polo Park retail node, Winnipeg's largest with over 4 million square feet of commercial retail space. • High visibility on Ellice Ave • Attractive trade area demographics (over 66,000 people live within a 3 km radius) • Daytime population of over 70,000 in the immediate area • Join Starbucks, The UPS Store, Pita Pit, uBreakiFix, Mongo's Grill and Speedy Glass • Urban Barn unit available October 1, 2019
155 FORT STREET							
	STEPHEN SHERLOCK 204 928 5011	M	A	5,508	$14.00	$4.73	• Excellent central location at the corner of Fort St and York Ave in close proximity to many amenities • Six parking stalls included • Ample street parking • Unique office/retail space which includes showroom space, large private offices, open work area, boardroom and grade level loading door
400 FORT WHYTE WAY							
	TAYLOR TONI 204 934 6237 CHRIS HOURIHAN 204 934 6215	ML ML ML ML	UNIT A UNIT B UNIT C COMBINED	8,438 6,075 6,072 20,585	$15.00 $15.00 $15.00 $15.00	$4.23 $4.23 $4.23 $4.23	• Convenient access to Southwest Winnipeg and surrounding rural area • 3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node • Suitable for a variety of office, retail or industrial • T-5 lighting throughout • Pylon signage available • No City of Winnipeg business tax
387 GRAHAM AVENUE							
	BRAD KING 204 934 6232			2,005	$16.00	$10.78	• Adjacent to the Graham Ave transit corridor and within 2 blocks of True North Square • Former soup and sandwich business • Leasehold improvements in excellent condition • Great exposure on strip of retail businesses and office buildings with high pedestrian and public transit traffic

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389 GRAHAM AVENUE							
	BRAD KING 204 934 6232		A	2,391	$15.00	$10.78	• Adjacent to the Graham Ave transit corridor and within 2 blocks of True North Square • Available immediately • Former tenant operated a bridal fashion store • Building exterior to be updated in 2020 • Prominent exterior signage is available
201 HENDERSON HIGHWAY							
	STEPHEN SHERLOCK 204 928 5011	C2		2,957	$9.15	$2.53	• Conveniently located at the intersection of Henderson Hwy and Hart Ave • Main floor features nicely developed office space and reception area which can be configured for retail uses • Next door to Subway with signage opportunities available • Large parking lot and excellent exposure on Henderson Hwy • (+/-) 2,123 sf available in the lower level which includes 2 washrooms and large open area
755 HENDERSON HIGHWAY							
	STEPHEN SHERLOCK 204 928 5011		MAIN FLOOR MAIN FLOOR	1,476 1,329	$25.00 $25.00	$7.08 $7.08	• Henderson Business Center located in Northeast Winnipeg in East Kildonan • In close proximity to Downtown and Chief Peguis Trail on a bus traffic route • Building will feature floor to ceiling windows allowing for maximum natural light exposure to all tenants • Main entrance features glass atrium with three storey glazing and elevator access
1656 MAIN STREET							
	KENNETH YEE 204 934 6222			1,864 3,813	$20.00 $20.00	$11.34 $11.34	• West Kildonan Shopping Centre is a well-established neighborhood shopping centre located on one of Winnipeg's primary commercial arteries • Servicing a mature and dense residential community • Located in the West Kildonan area of Northwest Winnipeg, fronting Main Street (35,000 cars per day, City of Winnipeg 2015) • Join IGA (shadow anchor), Dollarama and Liquor Mart

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MCIVOR MALL - 1795 HENDERSON HIGHWAY							
	KENNETH YEE 204 934 6222 TAYLOR TONI 204 934 6237			5,050 1,100	TBN $22.00	$12.06 $12.06	• McIvor Mall, a neighborhood shopping centre located on a major commercial artery, servicing a mature wealthy residential community • Located in the North Kildonan area of Northeast Winnipeg at a traffic light controlled intersection on Henderson Hwy and McIvor Ave (30,000 cars per day) • Great mix of tenants • 5,050 unit is available April 2, 2021
931 NAIRN AVENUE							
	MURRAY GOODMAN 204 928 5009	C1	931	1,681	$10.00	$7.00	• Located on 931 Nairn Ave at Kent Rd within close proximity to Regent Ave and Lagimodiere Blvd • Surrounded by a mix of commercial and residential properties • Recent upgrades to the building including the facade, windows and HVAC • Close to many amenities
NORTHGATE SHOPPING CENTRE							
	KENNETH YEE 204 934 6222	CAN BE COMBINED	UNIT 9 UNIT 15 UNIT 16 UNIT 17B	1,849 4,070 4,264 1,816	$28.00 $20.00 $20.00 $25.00	$4.14 + $5.24 $4.14 + $5.24 $4.14 + $5.24 $4.14 + $5.24	JOIN 180,000 SF OF THRIVING RETAIL! • Complete redevelopment with new sleek modern facade • Great access and egress comprised of eight entry points and ample parking • (+/-) $40M gross sales or 6,800 customers per day • Plus management fee
135-137 OSBORNE STREET							
	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 928 5019	C2		4,200	$28.00	$7.00	• Fully-fixtured, turnkey restaurant opportunity with unmatched patio in the heart of Osborne Village • Excellent exposure along Osborne St at Stradbrook • Exclusive parking for 10+ vehicles available at rear in • (+/-) 4,200 sf main floor inclusive of dining room, lounge, bar and kitchen • Finished lower level inclusive of accessible washrooms and storage • Property is located on a (+/-) 8,447 sf lot

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165 OSBORNE STREET							
	CHRIS HOURIHAN 204 934 6215 BRETT INTRATER 204 934 6229	C2		2,065	$19.50	$5.43	• Available May 1, 2021 • Amazing exposure on the corner of Osborne St and Wardlaw Ave • Perfect opportunity for a medical user with clinic space installed over 2 floors and pharmacy retail exposure on the main floor facing Osborne • Fixturing inclusive of 9 exam rooms with plumbing, 2 washrooms, a lunchroom, 2nd floor patio, and retail area • Two staff parking stalls on site, one in attached garage
PARK CITY COMMONS							
	KENNETH YEE 204 934 6222		B1 B2 E2 E3 E4 E-COMBINED HJ I	5,200 - 6,600 4,500 1,474 1,404 1,540 4,418 13,203 3,335	$35.00 $38.00 $30.00 $25.00 $25.00 $30.00 $25.00 $28.00	$4.25 + $5.00 $4.25 + $5.00 $4.25 + $5.00 $4.25 + $5.00 $4.25 + $5.00 $4.25 + $5.00 $4.25 + $5.00 $4.25 + $5.00	• 76,600+ residents live within immediate trade area (11 minute drive) • Average household income (2015) over $87,500 in trade area • Daytime population exceeds 118,000 including 60,000 people at work (14 minute drive) • Average growth of 1000 new residents per year for the next 10 years • 5,000 new residents moved into new homes last 5-7 years (4 minute drive)
200 PORTAGE AVENUE							
	JANE ARNOT 204 928 5018 WAYNE SATO 204 934 6207		CONCOURSE MAIN FLOOR	1,000 - 8,465 2,500 - 4,390		$17.00 $17.00	• Rare opportunity to lease retail space on both the main floor and concourse level • Plan to completely renovate 200 Portage, including the main floor and concourse space. • Main floor offers up to (+/-) 9,000 sf of highly visible space, perfect for restaurants, retail or office uses • Concourse level has (+/-) 7,650 sq ft of prime retail space, perfect for coffee shop, quick service restaurant, convenience stores and service providers. • Flexible unit sizes are available
330 PORTAGE AVENUE							
	KENNETH YEE 204 934 6222 TAYLOR TONI 204 934 6237		CRU 1 CRU 1A CRU 2 CRU 3 CRU 4	850 300 900 3,789 2,300	COND LEASED $35.00 $35.00 $35.00 $35.00	COND LEASED $12.00 $12.00 $12.00 $12.00	• Incredible retail lease opportunities on the base of the 150,000 square foot, 18-storey office tower at 330 Portage Ave, located in the heart of the Sports, Hospitality, and Entertainment District • An average of 11,360 pedestrians walk by per day • $10M building reinvestment program designed to reposition the asset currently underway • Two-level retail podium anchors the Portage and Hargrave intersection

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RETAIL FOR LEASE

APRIL 2021

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
350-354 PORTAGE AVENUE	JONAH LEVINE 204 934 6211 KENNETH YEE 204 934 6222	M	350-354	7,156	$34.00	$15.18	• Located on the southeast corner of Portage Ave and Carlton St • One block from the MTS Centre, the 13th busiest entertainment venue in North America • Connected to the Downtown skywalk system • Ideal space for a restaurant • Parking available directly behind building and underground parking available at Portage Place Shopping Centre • 76,000 people come Downtown to work every day
470 RIVER AVENUE	BRETT INTRATER 204 934 6229		3RD FLOOR 4TH FLOOR	1,344 960	$20,160.00 PER ANNUM $12,000.00 PER ANNUM	$9.93 $9.93	• Situated in the heart of Osborne Village, one of Winnipeg's most desirable areas • Heavy pedestrian and vehicle traffic • Abundance of surrounding amenities • Convenient access to major public transportation routes
3318 ROBLIN BOULEVARD	BRETT INTRATER 204 934 6229			3,100	$24.00 SEMI GROSS		• (+/-) 3,100 sf above grade plus (+/-) 1,700 sf basement • Former bank built in 1959 has been home to Pappas Greek Food & Steak for the past 20+ years • Amazing location in the heart of Charleswood • Second-to-none exposure and signage along Roblin at Elmhurst • Licensed restaurant with a stated capacity of 84 patrons • Potential opportunity to develop a patio at the front and side of building
5 SCURFIELD BOULEVARD	STEPHEN SHERLOCK 204 928 5011 RYAN MUNT 204 928 5015 CHRIS MACSYMIC 204 928 5019	M1	24	5,285	$12.95	$7.57	• High traffic location on the corner of Scurfield Blvd and Waverley St in Southwest Winnipeg in close proximity to Route 90 • Showroom plus office/warehouse space • Amazing exposure facing Waverley St • 2 dock level loading doors • Available immediately

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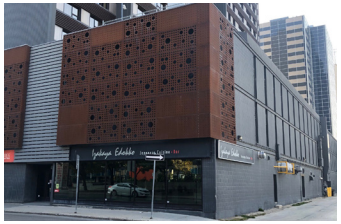
ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
SHOPS OF WEST ST PAUL							
	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 928 5019			1,000 - 100,000	TBD	TBD	• The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. Paul • Located on the North West corner of Main St and the Perimeter Hwy, just East of the Sunova Centre, a (+/-) 17,000 sf recreation facility • Excellent access off Main St, with a signalized intersection to be installed Q3 2021
190 SMITH STREET							
	BRETT INTRATER 204 934 6229 CHRIS HOURIHAN 204 934 6215		1 5	4,245 1,064	$20.00 $15.00	$10.50 $10.50	• Amazing exposure at the corner of St. Mary Ave & Smith St • Across the street from the Winnipeg Police HQ, home to up to 1,000 daily active employees • On-site, indoor parking available • Many amenities available for tenant's use • Heating and cooling included – tenant responsible for electricity and water only • Perfect for coffee shop or other high-traffic retail
1108 ST JAMES STREET							
	TAYLOR TONI 204 934 6237 JANE ARNOT 204 928 5018			1,656 1,136	COND LEASED $18.00	COND LEASED $9.30	• High profile unit available in the Polo Park Retail Node • Excellent showroom space fronting Sargent Ave • Ample on-site parking • Incredible signage on oversized pylon at the corner of St. James St and Sargent Ave • Building recently underwent extensive interior and exterior renovations
263 VAUGHAN STREET							
	BRAD KING 204 934 6232			2,055	$11.00	$11.17	• Direct street access from Vaughan St in addition to building lobby access • Building is connected to downtown skywalk system • Steps away from Portage Ave • On-site property management and security guard service • Many parking options available in the immediate vicinity including heated underground parkade and surface lots • Financial incentives available to assist tenants in renovating their premises • Zoned M

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RETAIL FOR LEASE

APRIL 2021

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
2626 VICTORIA AVENUE BRANDON MB							
	KENNETH YEE 204 934 6222				$25.00	TBD	• Southwest corner of Victoria Avenue and 26th St • Join 19,000 sf Giant Tiger and McDonald's • Busy 4 way major east/west arterial controlled intersection servicing southwest Brandon • Close to Brandon University - student population of 3,600 • 800 - 6,000 sq ft available
1780 WELLINGTON AVENUE							
	WAYNE SATO 204 934 6207		MULTIPLE UNITS AVAILABLE	588 - 2,060	$15.00 - $25.00	$15.58	• Signature location at Wellington and King Edward • Wellington and King Edward location provides easy access to all staff and guests, and fantastic exposure to 25,100 cars passing per day • Caters to businesses demanding well-appointed office • Main floor mall connection to Hilton Hotel • Host meetings or events for 25 – 400 guests
710 WESTMINSTER AVENUE							READY FOR OCCUPANCY
	KENNETH YEE 204 934 6222 TAYLOR TONI 204 934 6237		1 2	1,797 2,887	$26.00 $26.00	TBD TBD	• Part of a larger mixed-use development complete with new construction, high-end apartment rentals • Energy efficient lighting, LED light fixtures • Large attractive windows • High open ceilings • Elevator service to second floor • Modern and attractive commercial space for a variety of retail and office users

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RETAIL FOR SALE

RECENTLY SOLD

571 ACADEMY ROAD

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RETAIL FOR SALE

APRIL 2021

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
SEC OF ARTHUR ST W THUNDER BAY							
	KENNETH YEE 204 934 6222	C3		16,097	0.25	$295,000.00	• Located on Arthur St W near the intersection of a major retail corridor including Hwy 61 • In very close proximity to Thunder Bay International Airport • Located as a pad site to the Comfort Inn and flanked to the west by the Travel Lodge and Vahalla Inn • Great visibility and ease of access off Arthur St W • Join major hotels, LCBO, Shoppers Drug Mart, Metro Grocery and other excellent national retailers
201 HENDERSON HIGHWAY							
	STEPHEN SHERLOCK 204 928 5011	C2		2,957		$950,000.00	• Conveniently located at the intersection of Henderson Hwy and Hart Ave • Main floor features nicely developed office space and reception area which can be configured for retail uses • Next door to Subway with signage opportunities available • Large parking lot and excellent exposure on Henderson Hwy • (+/-) 2,123 sf available in the lower level which includes 2 washrooms and large open area
839 HENDERSON HIGHWAY							
	BRETT INTRATER 204 934 6229 TAYLOR TONI 204 934 6237	C2		1,300	3,165 SF	$425,000.00	• Incredible investment opportunity on Henderson Hwy for sale with income from existing restaurant guaranteed until August 21, 2021 • Well maintained kitchen equipment • Easily accessible by car and public transport • Property includes 4 parking stalls • Zoned C2 • 30,300 vehicles pass by per day on Henderson Hwy (City of Winnipeg, 2018)
929-933 NAIRN AVENUE & 18 KENT ROAD							

	MURRAY GOODMAN
	204 928 5009
	
	BRETT INTRATER
	204 934 6229
		C1		8,967	0.24	$1,200,000.00	• This property is strategically located on Nairn Ave, and in close proximity to Downtown Winnipeg
							• Rare opportunity to purchase a fully leased multi-tenant property on Nairn Ave
							• Building upgrades include:
							  • Building facade
							  • Windows
							  • HVAC system

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RETAIL FOR SALE

APRIL 2021

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
135-137 OSBORNE STREET	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 928 5019	C2		4,200		$2,250,000.00	• Fully fixtured, turnkey restaurant opportunity with unmatched patio in the heart of Osborne Village • Excellent exposure along Osborne St at Stradbrook Ave • Exclusive parking for 10+ vehicles available at rear in • (+/-) 4,200 sf main floor inclusive of dining room, lounge, bar and kitchen • Finished lower level inclusive of accessible washrooms and storage • Property is located on a (+/-) 8,447 sf lot
143 PTH 12 N	KENNETH YEE 204 934 6222	C3		42,785	7.96	TBD	• Situated on the southeast corner of Provincial Trunk Hwy 12 and Park Rd E • Site includes a Tim Hortons ground lease and vacant gas bar • Redevelopment opportunity with potential for various commercial uses
3318 ROBLIN BOULEVARD	BRETT INTRATER 204 934 6229			3,100		$1,700,000.00	• (+/-) 3,100 sf above grade plus (+/-) 1,700 sf basement • Former bank built in 1959 has been home to Pappas Greek Food & Steak for the past 20+ years • Amazing location in the heart of Charleswood • Second-to-none exposure and signage along Roblin at Elmhurst • Licensed restaurant with a stated capacity of 84 patrons • Potential opportunity to develop a patio at the front and side of building
775 WESTMINSTER AVENUE CONDITIONALLY SOLD	CHRIS HOURIHAN 204 934 6215 KHUSH GREWAL 204 934 6210			3,200		COND SOLD	• Turnkey convenience and grocery store opportunity in the heart of Wolseley • Situated along the busy street of Westminster Ave • Located near quaint shops along Westminster and close walking distance to many restaurants and amenities • Abundance of equipment included in sale • Current lease term expires April 30, 2023 (potential to extend lease term) • Lease document and financials available upon request

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LAND FOR LEASE

RECENTLY LEASED

87 EMES ROAD

www.cwstevenson.ca

LAND FOR LEASE

APRIL 2021

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

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	LEASE RATE	COMMENTS
ARCHIBALD LAND					
	KHUSH GREWAL 204 934 6210	M3	21,516 SF	$1,500 PER MONTH	• Located in Mission Industrial with great exposure onto Archibald St • Pattison Outdoor billboard located on the property with an annual revenue of $1,500 • Permitted uses include: Contractor establishment, heavy equipment sales, heavy manufacturing, truck yard, recycling plant, warehouse, etc. • Approximately half of the property is already paved with an approach in place
LAND FOR LEASE - PORTAGE LA PRAIRIE					
	TYSON PREISENTANZ 204 928 5002 RYAN MUNT 204 928 5015 BRETT INTRATER 204 934 6229	C3	3,949 SF	$120,000.00 ANNUALLY	• Access off of Trans-Canada Hwy (1A) • Building can be removed at leaser's request to allow for multiple uses • Zoned C3 • 12 rooms and one manager suite • Located near all major amenities: Restaurant, gas, retail, and grocery

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LAND & INVESTMENT FOR SALE

RECENTLY SOLD

1133-1137 BREEZY POINT

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LAND / INVESTMENT FOR SALE

APRIL 2021

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
9TH STREET 6 20 - BRANDON						
	MURRAY GOODMAN 204 928 5009 CHRIS MACSYMIC 204 928 5019		HES		$2,750,000.00	• The property is located in downtown Brandon at the corner of Pacific Ave and 9th St • Proposed multi-family opportunity • Former McKenzie Seeds site • Very close to The Town Centre, which gives convenient access to services such as: medical clinic, optometrist, library and RBC • (+/-) 289 ft of frontage
ARCHIBALD LAND						
	KHUSH GREWAL 204 934 6210		M3	21,516 SF	$360,000.00	• Located in Mission Industrial with great exposure onto Archibald St • Pattison Outdoor billboard located on the property with an annual revenue of $1,500 • Permitted uses include: Contractor establishment, heavy equipment sales, heavy manufacturing, truck yard, recycling plant, warehouse, etc. • Approximately half of the property is already paved with an approach in place
BRIDGWATER LANDS						
	JANE ARNOT 204 928 5018 CHRIS MACSYMIC 204 928 5019 JONAH LEVINE 204 934 6211 BRETT INTRATER 204 934 6229	8 9 13 14 19 20 26	CMU CMU CMU CMU CMU CMU CMU	1.49 1.88 1.42 2.01 1.81 1.89 1.88	$1,788,000.00 COND SOLD COND SOLD COND SOLD COND SOLD COND SOLD COND SOLD	• Located in highly desirable Southwest Winnipeg • Direct access to Kenaston Blvd, Winnipeg's most prominent north/south thoroughfare, connecting significant commercial growth nodes • Bridgwater Centre is the master planned premium town centre zoned and designed as the heart of the Bridgwater Neighbourhoods in Waverley West • Bridgwater Neighbourhoods are the fastest growing subdivision in Winnipeg
SEC OF ARTHUR ST W THUNDER BAY						
	KENNETH YEE 204 934 6222		C3	0.25	$295,000.00	• Located on Arthur Street West near the intersection of a major retail corridor including Highway 61 in Thunder Bay • In very close proximity to Thunder Bay International Airport • Located as a pad site to the Comfort Inn and flanked to the west by the Travel Lodge and Vahalla Inn • Great visibility and ease of access off Arthur Street West • Join major hotels, LCBO, Shoppers Drug Mart, Metro Grocery and other excellent national retailers

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LAND / INVESTMENT FOR SALE

APRIL 2021

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
647 BROADWAY						
	BRETT INTRATER 204 934 6229		C2	18,573 SF	$2,200,000.00	• Fully leased & stabilized investment opportunity • Free & clear of financial encumbrances • Well-located in West Broadway, Winnipeg's most quickly gentrifying areas • Total building area of 11,016 sf • Built in 1968 • 36 parking stalls
ELLEN LOUISE DRIVE						
	KHUSH GREWAL 204 934 6210		IG	1.25	COND SOLD	• Located in the RM of Headingley, just west of the Perimeter Highway off Wilkes Ave. in close proximity to new residential development Ridgewood West • Manitoba Property Assessment Roll No. 6148.000 • Permitted Uses include: Contractor, Manufacturing, Self Storage, Automotive Service, Truck Operation, etc. • Land has been improved with fill, gravel, partially fenced and a 400 amp hydro connection. • No City of Winnipeg business taxes
EMES ROAD LAND						
	BRETT INTRATER 204 934 6229 RYAN MUNT 204 928 5015 CHRIS MACSYMIC 204 928 5019		AG	9.6	$960,000.00	• Located in City of Winnipeg's Precinct D just west of McPhillips at the intersection of Emes Rd and Second St • Potential for future industrial uses • Zoned AG • Two minutes to the Perimeter Highway • 25 minutes to Winnipeg Richardson International Airport
1740 FERMOR AVENUE						
	KENNETH YEE 204 934 6222		C3	6.63	$500,000.00 PER ACRE	• Located just west of an approved 250+ acre commercial and residential development known as the Precinct J Plan • Can potentially be developed with approximately 70,000 sf of commercial / retail space • Target completion of Q1 2023

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APRIL 2021

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
FOREST VIEW SUITES - THOMPSON, MB						
	BRETT INTRATER 204 934 6229 RYAN MUNT 204 928 5015 JANE ARNOT 204 928 5018		R4	8.29	COND SOLD	• Two (2), nine-storey apartment buildings connected by common amenity space • Total gross building area 235,440 square feet • Built in 1972 • 275 total suites • 6 bachelor, 199 1-bedroom, 70 2-bedroom suite mix • 252 parking stalls
568 GUNN ROAD						
	CHRIS HOURIHAN 204 934 6215 STEPHEN SHERLOCK 204 928 5011		M2	2.22	COND SOLD	• Located in Transcona N, in the City of Winnipeg, between Day St and Redonda St • Excellent access to the Perimeter Hwy, a 2 minute drive east • Close proximity to new residential developments, Devonshire Park and Devonshire Village • Excellent potential for storage and industrial uses • Fully fenced and secured site as it is current used for outdoor storage
839 HENDERSON HIGHWAY						
	BRETT INTRATER 204 934 6229 TAYLOR TONI 204 934 6237		C2	3,165 SF	$425,000.00	• Incredible investment opportunity on Henderson Hwy for sale with income from existing restaurant guaranteed until August 21, 2021 • Well maintained kitchen equipment • Easily accessible by car and public transport • Property includes 4 parking stalls • Zoned C2 • 30,300 vehicles pass by per day on Henderson Hwy (City of Winnipeg, 2018)
JUBILEE WINNIPEG, LOTS 1 & 2						
	JANE ARNOT 204 928 5018	LOT 1 LOT 2		1.49 1.40	$7,250,000.00 $5,250,000.00	• Unique opportunity for developer to acquire two lots which are part of the Jubilee Winnipeg Development and have already been pre-approved for development of 500 units • Within steps of the already developed Jubilee Rapid Transit station, tenants have access to rapid transit and the active transportation systems at their doorstepping them within minutes of both downtown and South Winnipeg • Development may also qualify for MB Rental Housing

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LAND / INVESTMENT FOR SALE

APRIL 2021

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
KLIMPKE ROAD LAND						
	KHUSH GREWAL 204 934 6210		AG	48.01	$1,295,000.00	• Located in the RM of Rosser at the Northwest corner of Klimpke Road (Municipal Road 9E) and Perimeter Highway with approximately 800 feet of frontage along Highway 101 • Dimensions: (+/-) 800 ft. x 2,614 ft. • Service road to the north side of the Perimeter Hwy • Phase 1 ESA completed in January 2020 • Adjacent neighbours include Arnason Industries, Ful-Flo Industries, Mr. Garage Bin Rentals and more
2115 LOGAN AVENUE						
	RYAN MUNT 204 928 5015 TYSON PREISENTANZ 204 928 5002		M3	3.69	$2,350,000	• Strategically located within CentrePort Canada, the country's only tri-modal inland port • Located on the corner of Logan Avenue and Ryan Street with excellent access to major transportation routes • Fully graveled, fenced and gated compound • Also includes a small industrial building at 123 Ryan Street • Close proximity to the Winnipeg Richardson International Airport
138 LORNE AVENUE						
	KENNETH YEE 204 934 6222		R2	11,766 SF	$1,735,000.00	• Located on Lorne Avenue • 8 residential units • Excellent condition • 100% leased
929-933 NAIRN AVENUE & 18 KENT ROAD						

	MURRAY GOODMAN
	204 928 5009
	
	BRETT INTRATER
	204 934 6229
			C1	SITE AREA
				0.24 ACRES
				
				BUILDING AREA
				8,967 SQ FT
					$1,200,000.00	• This property is strategically located on Nairn Avenue, and in close proximity to Downtown Winnipeg
						• Rare opportunity to purchase a fully leased multi-tenant property on Nairn Ave
						• Building upgrades include:
						  • Building facade
						  • Windows
						  • HVAC system

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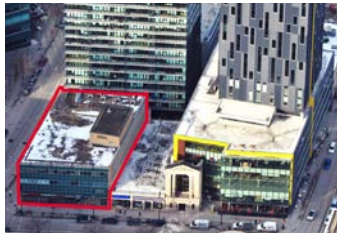
THE DAYTON BUILDING - 323 PORTAGE AVENUE						
	CHRIS MACSYMIC 204 928 5019 BRETT INTRATER 204 934 6229			38,640 SF	$4,000,000.00	• Professionally managed • Close to many amenities • Close to major transit routes • High exposure location • Built in 1955 • More information available upon signed Confidentiality Agreement
510 PROVENCHER BOULEVARD & 209 ARCHIBALD STREET						
	STEPHEN SHERLOCK 204 928 5011 CHRIS MACSYMIC 204 928 5019		M2	29,813 SF	COND SOLD	• Amazing redevelopment opportunity at a high traffic intersection • Four separate lots to total 29,813 sf at the corner of Archibald and Provencher • 122' of frontage on Provencher and 244' of frontage on Archibald • 33,500 vehicles drive on Provencher and 32,500 on Archibald per day
2445 PEMBINA HIGHWAY						
	BRETT INTRATER 204 934 6229 RYAN MUNT 204 928 5015		C2	39,109 SF	UNCONDITIONALLY SOLD	• Office space ready for the COVID-19 era with plenty of space and private offices to allow for social distancing, high-tech boardroom providing state of the art video conferencing capabilities, minimal touch points with motion-sensor controlled lighting and automated, zone-controlled heating and cooling • Furniture negotiable in sale • Large lunch room with open-air patio
6043 PTH 2E - OAK BLUFF						
	BRETT INTRATER 204 934 6229			81.98	$18,445,500.00 ($225,000 PER ACRE)	• Access to services include municipal water, low pressure sewer and natural gas • Extremely high visibility from both the Perimeter Hwy and McGillivray Blvd • In close proximity to the town of Oak Bluff and the City of Winnipeg • In the process of being designated for Commercial and Industrial use. Could also be used as Residential land.

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10 ROYAL MINT DRIVE						
	KENNETH YEE 204 934 6222		C3	3	CONDITIONALLY SOLD	• Retail development opportunity • Located just west of an approved 250+ acre commercial and residential development • Projected GLA of (+/-) 30,000 sq ft • Targeted completion Spring 2022
36 & 88 SUMKA ROAD						
	BRETT INTRATER 204 934 6229 MARTIN MCGARRY 204 928 5005		RR5	62.4	$3,650,000.00	• Over 60 acres of river front land primed for development • Located in the City of Winnipeg on the east banks of the Seine River fronting the Perimeter Hwy • Currently existing on site is a (+/-) 2,150 sf house and various size commercial buildings • Excellent opportunity to hold for next phase of city servicing or to develop into single family parcels • Partially serviced by well and holding tanks
14 WANDA WAY						
	CHRIS MACSYMIC 204 928 5019 RYAN MUNT 204 928 5015		IG	5.06	$205,000.00 PER ACRE	• Located in Headingley, North of Wilkes and off Hall Rd • Site has been significantly improved with compaction through majority of the site • Fully fenced yard • Weigh scale available for purchase separately • Permitted uses include: Contractor, Manufacturing, Self Storage, Trucking Operation, etc. • Excellent access to Perimeter Hwy • No City of Winnipeg business taxes
2257 WENZEL STREET						
	RYAN MUNT 204 928 5015 TYSON PREISENTANZ 204 928 5002		MB	21.06	$3,600,000.00	• Located on Wenzel St in the RM of Springfield • Zoned MB • Future access off Springfield Rd • Close proximity to CN rail line • No City of Winnipeg business taxes

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2440 WENZEL STREET

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
2440 WENZEL STREET	RYAN MUNT 204 928 5015	1	CH	5.58	$210,000.00 PER ACRE	ACCESS ROAD COMPLETE
		2	CH	3.12	$210,000.00 PER ACRE	• Sub-division plan approved
	CHRIS MACSYMIC 204 928 5019	4	CH	2.57	COND SOLD	• Located just off the Perimeter Highway between Wenzel St and McGregor Farm Rd in the RM of East St. Paul.
		5	CH	2.66	COND SOLD	• Zoned: CH – Commercial Highway
		6	CH	2.66	COND SOLD	• No City of Winnipeg business taxes
	TYSON PREISENTANZ 204 928 5002	8	CH	2.91	$210,000.00 PER ACRE	• Excellent exposure on the Perimeter Hwy
		9	CH	6.66	$210,000.00 PER ACRE	

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OUR TEAM:

CUSHMAN & WAKEFIELD Winnipeg | Stevenson

Martin McGarry
CEO
T 204 928 5005
C 204 997 4766
martin.mcgarry@cwstevenson.ca

Murray Goodman
Managing Broker &
Executive Vice President
T 204 928 5009
C 204 990 4800
murray.goodman@cwstevenson.ca

Ryan Munt
Vice President
T 204 928 5015
C 204 298 1905
ryan.munt@cwstevenson.ca

Brad King
Associate Vice President
T 204 934 6232
brad.king@cwstevenson.ca

Jane Arnot
Associate Vice President
T 204 928 5018
C 204 471 1248
jane.arnot@cwstevenson.ca

Stephen Sherlock
Vice President
T 204 928 5011
C 204 799 5526
steve.sherlock@cwstevenson.ca

Brett Intrater
Vice President
T 204 934 6229
C 204 999 1238
brett.intrater@cwstevenson.ca

Jonah Levine
Senior Associate
T 204 934 6211
jonah.levine@cwstevenson.ca

Taylor Toni
Associate
T 204 934 6237
C 204 479 1049
taylor.toni@cwstevenson.ca

Chris Hourihan
Associate
T 204 934 6215
C 204 995 0225
chris.hourihan@cwstevenson.ca

Kenneth W. Yee
Senior Vice President
T 204 934 6222
ken.yee@cwstevenson.ca

Tyson Preisentanz
Senior Vice President
T 204 928 5002
C 204 782 6183
tyson.preisentanz@cwstevenson.ca

Chris Macsymic
Senior Vice President
T 204 928 5019
C 204 997 6547
chris.macsymic@cwstevenson.ca

Khush Grewal
Senior Associate
T 204 934 6210
khush.grewal@cwstevenson.ca

Wayne Sato
Vice President
T 204 934 6207
wayne.sato@cwstevenson.ca