

MARCH 2021

AVAILABILITY REPORT

FOR LEASE

FOR SALE

INDUSTRIAL

INDUSTRIAL

OFFICE

OFFICE

RETAIL

RETAIL

LAND

LAND & INVESTMENT

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Winnipeg

 Stevenson

INDUSTRIAL FOR LEASE







RECENTLY LEASED

555 CAMIEL SYS STREET

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS	
lease each the property image for more details.										
51 BANNISTER ROAD										
	MURRAY GOODMAN 204 928 5009	M1	SUBLEASE	6,000	1	12'	COND LEASED	COND LEASED	<ul style="list-style-type: none">• Sublease expires February 28, 2021• Close proximity to Route 90 and the James A Richardson Airport• Dock loading• Easy access for semi-trailer traffic	
	CHRIS HOURIHAN 204 934 6215									
555 CAMIEL SYS STREET										
	TYSON PREISENTANZ 204 928 5002			24,665	2	18	23.5	LEASED	LEASED	<ul style="list-style-type: none">• (+/-) 5,351 sf of office area includes private offices, 3 washrooms and open work space.• (+/-) 19,314 sf of cross-dock warehouse• Back up generator on site• Radiant heat in warehouse• Fully sprinklered• 3 phase 400 amp 347/600 volt• Fully fenced and gated compound with paving and gravel
	CHRIS MACSYMIC 204 928 5019									
	RYAN MUNT 204 928 5015									
2954 DAY STREET										
	MURRAY GOODMAN 204 928 5009	MG		9,200				\$12.00 GROSS	<ul style="list-style-type: none">• 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• Dock loading available• Ample parking available on-site• MTS Fiber Optic Internet installed throughout the building	
	CHRIS MACSYMIC 204 928 5019									
DUBLIN SQUARE										
	MURRAY GOODMAN 204 928 5009	M3	1475	3,719	2	11'10"	\$7.00	\$4.72	<ul style="list-style-type: none">• Located on Dublin Avenue between St. James Street and Notre Dame Avenue in Northwest Winnipeg• Excellent access to major routes• Ideally suited for office, warehouse or manufacturing• On site parking includes some electrified spots	
	CHRIS HOURIHAN 204 934 6215									

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191 EAGLE DRIVE									
	<p>TYSON PREISENTANZ 204 928 5002</p> <p>RYAN MUNT 204 928 5015</p>	M1		3,000	1	16'	\$7.25	\$3.97	<ul style="list-style-type: none"> • 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
155 FORT STREET									
	STEPHEN SHERLOCK 204 928 5011	A		5,508			\$14.00	\$4.73	<ul style="list-style-type: none"> • Excellent central location at the corner of Fort 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									
	<p>TAYLOR TONI 204 934 6237</p> <p>CHRIS HOURIHAN 204 934 6215</p>	<p>ML</p> <p>ML</p> <p>ML</p>	<p>UNIT A</p> <p>UNIT B</p> <p>UNIT C</p> <p>COMBINED</p>	<p>8,438</p> <p>6,075</p> <p>6,072</p> <p>20,585</p>	<p>1</p> <p>1</p> <p>1</p> <p>3</p>	<p>20'</p> <p>20'</p> <p>20'</p> <p>20'</p>	<p>\$15.00</p> <p>\$15.00</p> <p>\$15.00</p> <p>\$15.00</p>	<p>\$4.23</p> <p>\$4.23</p> <p>\$4.23</p> <p>\$4.23</p>	<ul style="list-style-type: none"> • Convenient access to Southwest Winnipeg and surrounding rural area • 3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node • Suitable for a variety of office, retail or industrial • T-5 lighting throughout • Pylon signage available • No City of Winnipeg business tax
109 HIGGINS AVENUE									
	STEPHEN SHERLOCK 204 928 5011	M2	TOTAL BUILDING	20,896			\$5.00 PSF GROSS INCLUDES UTILITIES		<ul style="list-style-type: none"> • Located in Central Winnipeg in close proximity to the Disraeli Freeway and Waterfront Drive • Ideal for warehouse/ storage space • Loading area features 2 elevated loading doors and 2 grade level loading doors • 3 Phase, 600 volt electrical service • Fully fenced compound area accommodates ample on-site parking and exterior storage

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1725 INKSTER BOULEVARD											
	CHRIS MACSYMIC	M2	C	37,932	1	2	30'5"	\$6.50	\$3.08	<ul style="list-style-type: none">• Great exposure to Inkster Boulevard• Unit D has 30 ft. x 30 ft. column spacing• Fully sprinklered• Ample parking• Signage opportunities• Close proximity to major trucking routes• Zoned M2	
	204 928 5019	M2	D	30,650	1	3	30'5"	\$6.95	\$3.08		
		M2	E	24,276 - 43,183	1	2	21'	\$6.95	\$3.08		
	TYSON PREISANTANZ										
	204 928 5002										
	RYAN MUNT										
	204 928 5015										
359 JOHNSON AVENUE											
	STEPHEN SHERLOCK	M1	A,B	1,800 - 3,600			10'	\$6.95	\$4.75	<ul style="list-style-type: none">• 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	
	204 928 5011										
306-314 KEEWATIN STREET											
	MURRAY GOODMAN	M1		14,997				\$7.95	\$4.19	<ul style="list-style-type: none">• Single storey building located in Inkster Industrial Park in Northwest Winnipeg• Easy access to Route 90, Inkster Boulevard and the Perimeter Highway• Dock and grade loading• Good on site parking available• Close proximity to many amenities• Zoned M1• Available immediately	
	204 928 5009										
1131 - 1133 KEEWATIN STREET											
	CHRIS HOURIHAN	M2	1131, 1133	6,613	1		18'	\$6.75	\$3.76	<ul style="list-style-type: none">• Located in the heart of Inkster Industrial Park in close proximity to major trucking routes and retail amenities• Excellent frontage on Keewatin Street• Grade loading• Professionally managed• Good on site parking	
	204 934 6215										
	MURRAY GOODMAN										
	204 928 5009										

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1137 KEEWATIN STREET			SUBLEASE						
	MURRAY GOODMAN 204 928 5009 RYAN MUNT 204 928 5015	M2	1137	2,475		18'	LEASED	LEASED	<ul style="list-style-type: none"> • Located in the heart of Inkster Industrial Park in close proximity to major trucking routes and retail amenities • Excellent frontage on Keewatin Street • Grade loading • Professionally managed • Good on-site parking
289 KING STREET									
	STEPHEN SHERLOCK 204 928 5011 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	<ul style="list-style-type: none"> • Located in central Winnipeg at the Intersection of King Street and Henry Avenue • 30 parking stalls with additional parking • 1 freight elevator • Fully sprinklered • Sheltered loading dock • 3rd floor - sub-dividable • Utilities included
118 KING EDWARD STREET									
	TYSON PREISANTANZ 204 928 5002 RYAN MUNT 204 928 5015	M1		12,997		15'	\$9.50	\$4.41	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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

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1616 KING EDWARD STREET										
	BRETT INTRATER 204 934 6229	M2		10,000	1			\$12.00	\$4.57	<ul style="list-style-type: none"> 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
	CHRIS HOURIHAN 204 934 6215									
	TAYLOR TONI 204 934 6237									
STERLING LYON BUSINESS PARK										
	STEPHEN SHERLOCK 204 928 5011		940-950	23,976	2	5		\$12.95	\$6.51	<ul style="list-style-type: none"> Located on Lorimer Boulevard off of Sterling Lyon Parkway in close proximity to Kenaston, Wilkes and Waverley Excellent opportunity in a newer facility allowing for flexible use of space 940-950 Lorimer can be subdivided Site has a variety of amenities in the neighborhood Ample parking
	RYAN MUNT 204 928 5015									
	CHRIS MACSYMIC 204 928 5019									
MURRAY PARK TRADE CENTRE - 328-346 SAULTEAUX CRESCENT										
	MURRAY GOODMAN 204 928 5009	M2	322	8,106	1	1	18'11"	\$8.95	\$4.50	<ul style="list-style-type: none"> 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
			344	5,155		1	19'2"	\$8.95	\$4.50	
			346	5,151		1	19'2"	\$8.95	\$4.50	
			344-346	10,306		2	19'2"	\$8.95	\$4.50	
			57	4,693	1		14'	\$7.95	\$4.50	
391 OAK POINT HIGHWAY										
	MURRAY GOODMAN 204 928 5009	M1		11,160		22	12' - 14'	\$16.00	TBD	<ul style="list-style-type: none"> 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
	RYAN MUNT 204 928 5015									

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25 PAQUIN ROAD									
	STEPHEN SHERLOCK 204 928 5011	M2		46,018	3 1	20'	\$7.95	TBD	<ul style="list-style-type: none"> • 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
	RYAN MUNT 204 928 5015								
90-120 PARAMOUNT ROAD									
	TYSON PRESENTANZ 204 928 5002	M2	98	2,000	1		\$7.95	\$4.85	<ul style="list-style-type: none"> • Located one block north of Inkster Boulevard in the Inkster Park in northwest Winnipeg • Within close proximity to major transportation corridors • Brick facade with glazed storefronts
	RYAN MUNT 204 928 5015	M2	112	3,455	2		\$7.95	\$4.85	
		M2	116-120	4,500	4		\$7.95	\$4.85	
1345 REDWOOD AVENUE									
	CHRIS MACSYMIC 204 928 5019	M2		112,132	13 4	23'3	MARKET	\$3.09	<ul style="list-style-type: none"> • 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
	TYSON PRESENTANZ 204 928 5002								
	RYAN MUNT 204 928 5015								
3010 RED FIFE ROAD									
	CHRIS MACSYMIC 204 928 5019	I2		3,480 - 17,452		28'	TBD	\$3.50	NEW STATE OF THE ART INDUSTRIAL BUILDING <ul style="list-style-type: none"> • Strategically located within CentrePort Canada • Direct access to CentrePort Canada Way and Route 90 in close proximity to the Winnipeg James A. Richardson International Airport • Brand exposure from Inkster Boulevard • Fully sprinklered • Dock and grade loading • Ready for fixturing December 2019
	TYSON PRESENTANZ 204 928 5002								





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3020 RED FIFE ROAD										
	CHRIS MACSYMIC 204 928 5019	I2		5,630	2	24'	TBD	\$3.50	90% LEASED! <ul style="list-style-type: none"> Strategically located within CentrePort Canada No city of Winnipeg business taxes Direct access to CentrePort Canada Way and Route 90 in close proximity to the Winnipeg James A. Richardson International Airport Brand exposure from Inkster Boulevard Fully sprinklered 	
	TYSON PREISENTANZ 204 928 5002									
1201 REGENT AVENUE W										
	MURRAY GOODMAN 204 928 5009	M1	BUILDING B	106,550	2	1	14'	TBD	TBD	<ul style="list-style-type: none"> Great location in Northeast Winnipeg between Lagimodiere Boulevard and Plessis Road Amazing frontage on Regent Avenue and in close proximity to major trucking and transit routes. Fully sprinklered
5 SCURFIELD BOULEVARD										
	STEPHEN SHERLOCK 204 928 5011	M1	24	5,285		1	18'	\$12.95	\$7.57	<ul style="list-style-type: none"> High traffic location on the corner of Scurfield Boulevard and Waverley Street in SW Winnipeg in close proximity to Route 90 Showroom plus office / warehouse space Amazing exposure facing Waverley Street 2 dock level loading doors Available immediately
	RYAN MUNT 204 928 5015									
	CHRIS MACSYMIC 204 928 5019									
25 SCURFIELD BOULEVARD										
	STEPHEN SHERLOCK 204 928 5011	M1	2	3,180		1	24'	\$14.95	\$6.39	<ul style="list-style-type: none"> Located in the heart of Southwest Winnipeg, one of the city's most desirable areas near Kenaston and Bishop Grandin Boulevard Just 1 block east of Waverley with excellent exposure Ample parking
	RYAN MUNT 204 928 5015	M1	3	3,123		1	24'	\$14.95	\$6.39	
	CHRIS MACSYMIC 204 928 5019	M1	5-6	7,025		2	24'	\$13.95	\$6.39	






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965 SHERWIN ROAD									
	RYAN MUNT 204 928 5015			39,000	6	19'4"	\$6.95	\$4.83	CLICK HERE FOR A VIRTUAL TOUR <ul style="list-style-type: none"> Located on Sherwin Road in Northwest Winnipeg, in very close proximity to the Winnipeg Richardson International Airport 6 dock loading doors with the potential for 8 dock loading doors (+/-) 50 parking stalls in front of the premises with an additional (+/-) 25 stalls in the rear Available immediately
				10,716	1	19'4"	TBD	\$4.83	
				11,428	1	19'4"	TBD	\$4.83	
	TYSON PREISENTANZ 204 928 5002			15,293	4	19'4"	TBD	\$4.83	
				18,695	2	19'4"	TBD	\$4.83	
				18,743	4	19'4"	TBD	\$4.83	
	CHRIS MACSYMIC 204 928 5019			26,010	5	19'4"	TBD	\$4.83	
STEELE BUSINESS PARK									
	STEPHEN SHERLOCK 204 928 5011			6,000 - 80,190		28'	TBD	\$3.50	<ul style="list-style-type: none"> 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
	MURRAY GOODMAN 204 928 5009								
1199 ST JAMES STREET									
	TYSON PREISENTANZ 204 928 5002			25,889	1	1	\$9.95	\$3.87	CLICK HERE FOR A VIRTUAL TOUR <ul style="list-style-type: none"> Excellent exposure at the corner of St. James Street and Wellington Avenue Fenced and gated compound space (+/-) 7,400 sf of 2nd floor office Less than a 5 minute drive to Winnipeg James A. Richardson Airport (+/-) 20' clear ceiling height Fully sprinklered Fenced compound available
	RYAN MUNT 204 928 5015								
86 WHEATFIELD ROAD									
	TYSON PREISENTANZ 204 928 5002			2,996		16' - 20'	\$8.50	\$3.80	<ul style="list-style-type: none"> 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
	RYAN MUNT 204 928 5015			5,790		16' - 20'	\$8.50	\$3.80	

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170 WYATT ROAD			SUBLEASE						
	MURRAY GOODMAN 204 928 5009	M2	170	3,828		15'	\$6.00	\$3.84	<ul style="list-style-type: none"> • 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	M2	174	2,940		15'	\$6.50	\$3.84	<ul style="list-style-type: none"> • 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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ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SQ FT +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
ARCHIBALD LAND								
	KHUSH GREWAL 204 934 6210	M3	21,516 SF				\$395,000.00	<ul style="list-style-type: none"> 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		2.03	19,880			\$750,000.00	<ul style="list-style-type: none"> 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'	\$4,300,000.00	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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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ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SQ FT +/-)	LOADING GRADE	DOCK	MAX CLR HT (+/-)	COMMENTS	
1465 INKSTER BOULEVARD									
<div>CONDITIONALLY SOLD</div> 	TYSON PRESENTANZ 204 928 5002	M2	5.81	28,038			17'	\$4,700,000.00	<ul style="list-style-type: none">• 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
	RYAN MUNT 204 928 5015								
	CHRIS MACSYMIC 204 928 5019								
	BRETT INTRATER 204 934 6229								
607 JARVIS AVENUE									
	TYSON PRESENTANZ 204 928 5002	M2	0.34	2,100	1		12'	\$549,000.00	<ul style="list-style-type: none">• (+/-) 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
	RYAN MUNT 204 928 5015								
2115 LOGAN AVENUE									
	RYAN MUNT 204 928 5015	M3	3.69	17,065	4			\$2,350,000.00	<ul style="list-style-type: none">• Strategically located within CentrePort Canada, the country's only 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
	TYSON PRESENTANZ 204 928 5002								
737 MORAY STREET									
	CHRIS MACSYMIC 204 928 5019	M2	4.74	89,274	2	4	12' - 17'	\$9,500,000.00	<ul style="list-style-type: none">• 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%
	RYAN MUNT 204 928 5015								

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ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SQ FT +/-)	LOADING GRADE	DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
25 PAQUIN ROAD									
	STEPHEN SHERLOCK 204 928 5011	M2		46,018	3	1	20'	\$5,495,000.00	<ul style="list-style-type: none"> • 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
	RYAN MUNT 204 928 5015								
SHERWIN PARK - INDUSTRIAL CONDOS FOR SALE			UNIT						
	RYAN MUNT 204 928 5015	M2	201-202	5,742		2	16'	\$1,010,000.00	<ul style="list-style-type: none"> • Industrial complex located adjacent to the Winnipeg Richardson International Airport
		M2	203-204	5,828		2	16'	\$975,000.00	
		M2	306-307	5,327		2	16'	\$900,000.00	<ul style="list-style-type: none"> • Located within CentrePort Canada, North America's largest tri-modal inland port
	CHRIS MACSYMIC 204 928 5019	M2	402-403	4,411		2	16'	\$740,000.00	<ul style="list-style-type: none"> • Centrally located with close proximity to major transportation routes
		M2	406	2,206		1	16'	\$375,000.00	
	TYSON PREISENTANZ 204 928 5002	M2	701-705	14,230		3	16'	\$2,400,000.00	<ul style="list-style-type: none"> • Ideal space for manufacturing, wholesale and distribution users
		M2	706	2,869		1	16'	\$495,000.00	<ul style="list-style-type: none"> • Flexible bay sizes

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OFFICE FOR LEASE




RECENTLY LEASED

1250 WAVERLEY STREET

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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	<ul style="list-style-type: none"> • 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		<ul style="list-style-type: none"> • Excellent opportunity to lease downtown retail space on a busy pedestrian street • Ideally set in a newly construction building along with a combination of office and residential development in the area • Excellent exposure location • Property in immaculate condition • Situated near The Forks
211 BANNATYNE AVENUE						
	JANE ARNOT 204 928 5018	401	4,307	\$13.00	\$9.25	<ul style="list-style-type: none"> • Amazing downtown office location • Large boardroom, reception, kitchen area, 13 office/meeting rooms • Elevator access • Within walking distance of excellent restaurants • Access to large conference room available
280 BROADWAY						
	TYSON PREISANTANZ 204 928 5002	3RD FLOOR MAIN FLOOR	6,188 8,127	\$12.50 \$12.50	\$12.72 \$12.72	<p>6 MONTHS BASE RENT FREE ON A QUALIFIED 5 YEAR TERM</p> <ul style="list-style-type: none"> • Located in the heart of Downtown at the corner of Broadway and Smith Street • Free Rent: Negotiable • Easy access from South and North entrances • Over \$5 million in building upgrades since 2010 • Large floor plate attractive to a variety of tenants • Exterior building signage opportunities • 3 Phase 2,000 amp electrical
	CHRIS MACSYMIC 204 928 5019					

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379 BROADWAY						
	JANE ARNOT 204 928 5018	304	1,003	LEASED	LEASED	<ul style="list-style-type: none">• 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
	CHRIS HOURIHAN 204 934 6215	303	1,657	\$11.75	\$9.35	
	TAYLOR TONI 204 934 6237					
175-185 CARLTON STREET						
	RYAN MUNT 204 928 5015	101A	300	\$15.00	\$17.25	<ul style="list-style-type: none">• 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
		200	2,000	\$13.00	\$17.25	
		301	5,725	\$13.00	\$17.25	
	BRETT INTRATER 204 934 6229	401	4,445	\$13.00	\$17.25	
		501	2,415	\$13.00	\$17.25	
		502	7,228	\$13.00	\$17.25	
	TAYLOR TONI 204 934 6237	600	3,246	\$13.00	\$17.25	
		601	1,117	\$13.00	\$17.25	
602		1,065	\$13.00	\$17.25		
300 CARLTON STREET						
	WAYNE SATO 204 934 6207		35,000	\$15.00	\$12.35	<ul style="list-style-type: none">• Data centre for lease• Available December 2019• 600V, 120, 208V available• Province of Manitoba contract security on site• Data centre capability - Two 400 amp Central Distribution Panel's (CDP)• Minimum 14 parking stalls available on site with additional stalls available on adjacent property
665 CENTURY STREET						
	MURRAY GOODMAN 204 928 5009		1,817	\$12.50	\$5.12	<ul style="list-style-type: none">• Located in Northwest Winnipeg between Sargent Ave and Ellice Ave with excellent exposure on Century St• In close proximity to 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

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1460 CLARENCE AVENUE						
	TYSON PRESENTANZ 204 928 5002		6,553	\$9.95	\$6.64	<ul style="list-style-type: none">• 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
	RYAN MUNT 204 928 5015					
EASTON PLACE MEDICAL CENTRE - SELKIRK, MB						
	RYAN MUNT 204 928 5015		876	\$22.00	\$11.84	<ul style="list-style-type: none">• 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
	BRETT INTRATER 204 934 6229					
254 EDMONTON STREET						
	BRAD KING 204 934 6232	204 THIRD FLOOR	900 5,036	\$11.00 \$11.00	\$10.78 \$10.78	<ul style="list-style-type: none">• 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		2,370	\$20.50	\$9.50	<ul style="list-style-type: none">• Main floor space with finished office• Located at the corner of Ellice Ave and Edmonton St• Connected via indoor skywalk to Portage Place
	WAYNE SATO 204 934 6207					

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CENTURY BUSINESS PARK - 1680 ELLICE AVENUE						
	RYAN MUNT 204 928 5015 TAYLOR TONI 204 934 6237	UNIT 7	6,750	\$12.00	\$12.14	<ul style="list-style-type: none"> 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
2954 DAY STREET						
	MURRAY GOODMAN 204 928 5009 CHRIS MACSYMIC 204 928 5019		9,200	\$12.00 GROSS		<ul style="list-style-type: none"> 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 Dock loading available Ample parking available on-site MTS Fiber Optic Internet installed throughout the building
10 FORT STREET						
	RYAN MUNT 204 928 5015 BRETT INTRATER 204 934 6229	300	13,986	\$14.00	\$7.75	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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

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195 FORT STREET						RARE HEAD OFFICE OPPORTUNITY
	STEPHEN SHERLOCK 204 928 5011		47,133	\$16.50	TBD	<ul style="list-style-type: none"> • 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
	RYAN MUNT 204 928 5015					
	TAYLOR TONI 204 934 6237					
	CHRIS HOURIHAN 204 934 6215					
400 FORT WHYTE WAY						
	TAYLOR TONI 204 934 6237	UNIT A	8,438	\$15.00	\$4.23	<ul style="list-style-type: none"> • Convenient access to Southwest Winnipeg and surrounding rural area
		UNIT B	6,075	\$15.00	\$4.23	
		UNIT C	6,072	\$15.00	\$4.23	
	CHRIS HOURIHAN 204 934 6215	COMBINED	20,585	\$15.00	\$4.23	<ul style="list-style-type: none"> • 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	1,330	\$10.00	\$6.39	<ul style="list-style-type: none"> • Nicely developed office ready for immediate occupancy
		B2	1,900	\$10.00	\$6.39	<ul style="list-style-type: none"> • 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	13TH FLOOR	11,291	TBD	\$21.25	LAST OFFICE UNIT AVAILABLE
	TAYLOR TONI 204 934 6237					<ul style="list-style-type: none"> • 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

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755 HENDERSON HIGHWAY							
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	1,476	\$25.00	\$6.45	<ul style="list-style-type: none">• Located in Northeast Winnipeg• In close proximity to downtown and Chief Peguis Trail• Building features floor to ceiling windows• Main entrance features glass atrium with three storey glazing and elevator access.• Available immediately	
		MAIN FLOOR	1,329	\$25.00	\$6.45		
		THIRD FLOOR	5,750	\$20.00	\$6.45		
MCIVOR MALL - 1795 HENDERSON HIGHWAY							
	KENNETH YEE 204 934 6222		5,050	TBN	\$12.06	<ul style="list-style-type: none">• McIvor Mall, a neighborhood shopping centre located on a major commercial artery, servicing a mature wealthy residential community.• Located in the North Kildonan area of northeast Winnipeg at a traffic light controlled intersection on Henderson Highway and McIvor Avenue. (30,000 cars per day)• Great mix of tenants• 5,050 unit is available April 2, 2021	
	TAYLOR TONI 204 934 6237		1,100	\$22.00	\$12.06		
359 JOHNSON AVENUE							
	STEPHEN SHERLOCK 204 928 5011	A,B	1,800 - 3,600	\$6.95	\$4.75		<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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	

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306-314 KEEWATIN STREET						
	MURRAY GOODMAN 204 928 5009		14,997	\$7.95	\$4.19	<ul style="list-style-type: none"> • 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
233 KENNEDY STREET						
	KENNETH YEE 204 934 6222	1	956	\$20.00	\$11.90	<ul style="list-style-type: none"> • 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
		2	971	\$20.00	\$11.90	
	TAYLOR TONI 204 934 6237	3	2,204	\$20.00	\$11.90	
		4	2,173	\$20.00	\$11.90	
289 KING STREET						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR 3RD FLOOR	3,727 230 - 5,310	\$7.00 \$3.75 - \$6.00	\$3.05 \$3.05	<ul style="list-style-type: none"> • 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
	CHRIS HOURIHAN 204 934 6215					
118 KING EDWARD STREET						
	TYSON PREISANTANZ 204 928 5002		12,997	\$9.50	\$4.41	<ul style="list-style-type: none"> • 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
	RYAN MUNT 204 928 5015					

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1616 KING EDWARD STREET						
	BRETT INTRATER 204 934 6229	MAIN FLOOR	10,000	\$12.00	\$4.57	<ul style="list-style-type: none">• 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
	CHRIS HOURIHAN 204 934 6215					
	TAYLOR TONI 204 934 6237					
160 PROVENCHER BOULEVARD						
	RYAN MUNT 204 928 5015	200	652	\$760 PER MONTH	\$393 PER MONTH	<ul style="list-style-type: none">• 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
	TYSON PREISENTANZ 204 928 5002					
470 RIVER AVENUE						
	BRETT INTRATER 204 934 6229	3RD FLOOR	1,344	\$20,160.00 PER ANNUM	\$9.93	<ul style="list-style-type: none">• Situated in the heart of Osborne Village, one of Winnipeg's most desirable areas• Heavy pedestrian and vehicle traffic• Abundance of surrounding amenities• Convenient access to major public transportation routes
		4TH FLOOR	960	\$12,000.00 PER ANNUM	\$9.93	
25 SCURFIELD BOULEVARD						
	STEPHEN SHERLOCK 204 928 5011	2	3,180	\$14.95	\$6.39	<ul style="list-style-type: none">• Located in the heart of Southwest Winnipeg, one of the city's most desirable areas near Kenaston and Bishop Grandin Boulevard• Just 1 block east of Waverley with excellent exposure• Ample parking
		3	3,123	\$14.95	\$6.39	
	RYAN MUNT 204 928 5015	5-6	7,025	\$13.95	\$6.39	
	CHRIS MACSYMIC 204 928 5019					

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1067 SHERWIN ROAD						
	JANE ARNOT 204 928 5018		6,623	\$9.00	\$3.00	<ul style="list-style-type: none">Fully turnkey and move-in ready offices just 5 minutes from Richardson International AirportAvailable immediatelyBright and efficient layout includes large board room, lunch room, up to 18 offices and gym.Major renovations were completed in 2008 for an approximate cost of \$140,000Stand-alone professionally finished office building available in a beautiful setting with ample parking on site
SHOPS OF WEST ST PAUL						
	BRETT INTRATER 204 934 6229		1,000 - 100,000	TBD	TBD	<ul style="list-style-type: none">The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. PaulLocated on the North West corner of Main St and the Perimeter Highway, just East of the Sunova Centre, a (+/-) 17,000 sf recreation facilityExcellent access off Main Street, with a signalized intersection to be installed Q3 2021
	CHRIS MACSYMIC 204 928 5019					
STERLING LYON BUSINESS PARK - 900 LORIMER BOULEVARD						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	2,500 - 11,967	\$25.00	\$8.80	<ul style="list-style-type: none">Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and WaverleySite has a variety of amenities in the neighborhoodRare opportunity in a brand new office building in SW WinnipegAmple parking; both surface and heated underground parking availableReady for tenant improvements March 2019
	RYAN MUNT 204 928 5015	SECOND FLOOR	2,500 - 7,300	\$22.00	\$8.80	
	CHRIS MACSYMIC 204 928 5019					
STERLING LYON BUSINESS PARK						
	STEPHEN SHERLOCK 204 928 5011	940-950	23,976	\$12.95	\$6.51	<ul style="list-style-type: none">Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and WaverleyExcellent opportunity in a newer facility allowing for flexible use of space940-950 Lorimer can be subdividedSite has a variety of amenities in the neighborhoodAmple parkingZoned M2
	RYAN MUNT 204 928 5015	5 - 986	5,087	\$20.00	\$6.54	
	CHRIS MACSYMIC 204 928 5019					

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123 MAIN STREET						
	BRAD KING 204 934 6232	2ND FLOOR	9,044	\$13.00	\$9.67	<ul style="list-style-type: none">• High profile national historic site circa 1911• Recently underwent \$9.5 million in renovations including a new roof, high efficiency boiler system, public washroom upgrades and re-painting of the rotunda• Space is suited a wide variety of office users. Numerous oversized windows along the west and north elevations of the building
	KENNETH YEE 204 934 6222					
2358 MCPHILLIPS STREET						
	TAYLOR TONI 204 934 6237	2	1,916	\$24.00	\$9.00	<ul style="list-style-type: none">• Brand new building ready for tenant fixturing• Join medical professionals and other business at Winnipeg North Plaza servicing the affluent communities of Northwest Winnipeg• New approach from McPhillips has been constructed• Main and second floor opportunities• Incredible fascia and brand-new pylon signage• New access point under construction• 53 on-site parking stalls
	BRETT INTRATER 204 934 6229	7	4,200	\$19.00	\$9.00	
931 NAIRN AVENUE						
	MURRAY GOODMAN 204 928 5009		1,681	\$10.00	\$7.00	<ul style="list-style-type: none">• 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
			1,220	\$10.00	\$7.00	
TUXEDO BUSINESS PARK - 143 NATURE PARK WAY						
	KENNETH YEE 204 934 6222		25,000	\$20.00	\$9.00	<ul style="list-style-type: none">• 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

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213 NOTRE DAME AVENUE						
	WAYNE SATO 204 934 6207	804-806	4,000	\$19.00		<ul style="list-style-type: none">• One block away from Portage & Main, the most prominent business cross-section in Winnipeg• The building has been restored to maintain its 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
		1100	5,980	\$16.00		
OSBORNE PLACE - 257 OSBORNE STREET						
	WAYNE SATO 204 934 6207	FLOOR 2	6,382	\$22.00	\$13.10	<ul style="list-style-type: none">• 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
		FLOOR 3	6,381	\$22.00	\$13.10	
		FLOOR 4	4,100	\$22.00	\$13.10	
		FLOOR 5	6,381	\$22.00	\$13.10	
		FLOOR 6	6,173	\$22.00	\$13.10	
		TOTAL	31,704	\$22.00	\$13.10	
100 PAQUIN ROAD						
	TYSON PRESENTANZ 204 928 5002	MAIN FLOOR	7,327	\$15.00 GROSS		<ul style="list-style-type: none">• Located in the St. Boniface Industrial Park on the east side of Winnipeg, with easy access to Lagimodiere 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
	RYAN MUNT 204 928 5015					
90-120 PARAMOUNT ROAD						
	TYSON PRESENTANZ 204 928 5002	98	2,000	\$7.50	\$4.85	<ul style="list-style-type: none">• 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
		112	3,455	\$7.50	\$4.85	
	RYAN MUNT 204 928 5015	116-120	4,500	\$7.50	\$4.85	

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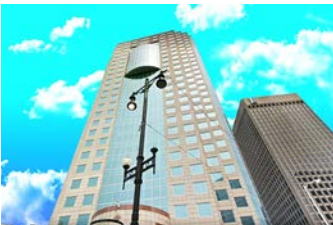
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154 PARAMOUNT ROAD							
	MURRAY GOODMAN 204 928 5009		4,000	\$14.00 GROSS		<ul style="list-style-type: none">• Located on the corner of Paramount Rd and Keewatin St in the heart of Inkster Industrial Park• Features include multiple offices, kitchenette, 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	
	CHRIS MACSYMIC 204 928 5019						
200 PORTAGE AVENUE							
	JANE ARNOT 204 928 5018	MAIN FLOOR	4,390		\$14.75	<ul style="list-style-type: none">• Rare opportunity to locate at the corner of Portage & Main• Class A building with contiguous floors available.	
		4TH FLOOR	17,535*		\$14.75	<ul style="list-style-type: none">• Branding potential	
	WAYNE SATO 204 934 6207	5TH FLOOR	15,590*		\$14.75	<ul style="list-style-type: none">• Flexible, efficient and bright floor plate	
			2,000 - 37,875			<ul style="list-style-type: none">• Connected to Winnipeg's weather-protected walkway system	
			*MAY BE COMBINED PARTIAL FLOORS ALSO AVAILABLE				<ul style="list-style-type: none">• 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	601	2,732	\$15.00 - \$16.00	\$19.16	<ul style="list-style-type: none">• 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	
	TAYLOR TONI 204 934 6237						
201 PORTAGE AVENUE		SUBLEASE					
	RYAN MUNT 204 928 5015	920	819	\$18.00	\$19.16	<ul style="list-style-type: none">• 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	
	TAYLOR TONI 204 934 6237						

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428 PORTAGE AVENUE						
	BRAD KING 204 934 6232	201	1,325	\$11.00	\$13.53	<ul style="list-style-type: none"> • Building is connected to skywalk system in close proximity to the Bay, Investors Group Head Office and Portage Place Shopping Centre • Many parking options in the immediate vicinity, including heated underground • On-site property management and security guard
		211	599	\$11.00	\$13.53	
		300	630	\$11.00	\$13.53	
		401	630	\$11.00	\$13.53	
		405	462	\$11.00	\$13.53	
		409	1,871	\$11.00	\$13.53	
		412	420	\$11.00	\$13.53	
		511	730	\$11.00	\$13.53	
3318 ROBLIN BOULEVARD						
	BRETT INTRATER 204 934 6229		3,100	\$24.00 SEMI GROSS		<ul style="list-style-type: none"> • (+/-) 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
1801 SARGENT AVENUE						
	STEPHEN SHERLOCK 204 928 5011		3,539	\$14.00 GROSS		<ul style="list-style-type: none"> • 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	24	5,285	\$12.95	\$7.57	<ul style="list-style-type: none"> • 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
	RYAN MUNT 204 928 5015					
	CHRIS MACSYMIC 204 928 5019					

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154 SHERBROOK STREET						
	BRETT INTRATER 204 934 6229		1,620	\$2,800 PER MONTH		<ul style="list-style-type: none"> 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	3-4	4,121	\$22.00	\$9.30	<ul style="list-style-type: none"> 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
	TAYLOR TONI 204 934 6237	5	2,888	\$18.00	\$9.30	
225 VAUGHAN STREET						
	BRETT INTRATER 204 934 6229	301	1,093	\$9.00	\$12.94	<ul style="list-style-type: none"> 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
		303	1,204	\$9.00	\$12.94	
		305	687	\$9.00	\$12.94	
	TAYLOR TONI 204 934 6237	501	1,090	\$9.00	\$12.94	
		601	1,208	\$9.00	\$12.94	
	CHRIS HOURIHAN 204 934 6215	603	1,411	\$9.00	\$12.94	
263 VAUGHAN STREET						
	BRAD KING 204 934 6232		2,055	\$11.00	\$11.17	<ul style="list-style-type: none"> 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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1000 WAVERLEY STREET						
	<p>TYSON PRESENTANZ 204 928 5002</p> <p>TAYLOR TONI 204 934 6237</p> <p>CHRIS HOURIHAN 204 934 6215</p>		5,145	\$13.50	\$7.57	<ul style="list-style-type: none"> • 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
1250 WAVERLEY STREET						
	MURRAY GOODMAN 204 928 5009	UNIT 2	1,650	LEASED	LEASED	<ul style="list-style-type: none"> • Highly desirable suburban office located in Southwest Winnipeg, accessible via Waverley St and Buffalo Pl • In close proximity to McGillivray and Kenaston Blvd, with access to a variety of amenities • Nicely developed professional office setting, features a reception/ waiting area and office • Well suited for medical or professional users and financial institutions • Excellent exposure on Waverley Street with average weekday daily traffic count (+/-) 29,100 vehicles
1280 WAVERLEY STREET						
	MURRAY GOODMAN 204 928 5009		UP TO 36,000	TBD	TBD	<ul style="list-style-type: none"> • 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
1780 WELLINGTON AVENUE						
	<p>WAYNE SATO 204 934 6207</p> <p>CHRIS HOURIHAN 204 934 6215</p>	MULTIPLE UNITS AVAILABLE	588 - 7,408	\$15.00	\$15.58	<ul style="list-style-type: none"> • 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

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710 WESTMINSTER AVENUE						
	KENNETH YEE 204 934 6222	1	1,797	\$26.00	TBD	UNDER CONSTRUCTION <ul style="list-style-type: none">• Part of a larger mixed-use development complete with new construction, high-end apartment rentals• Energy efficient lighting, LED light fixtures• Large attractive windows• High open ceilings• Elevator service to second floor• Modern and attractive commercial space for a variety of retail and office users
		2	2,887	\$26.00		
	TAYLOR TONI 204 934 6237					
170 WYATT ROAD						
	MURRAY GOODMAN 204 928 5009	170	3,828	\$6.00	\$3.84	<ul style="list-style-type: none">• 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	\$6.50	\$3.84	<ul style="list-style-type: none">• 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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OFFICE FOR SALE

RECENTLY SOLD
571 ACADEMY ROAD

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
211 BANNATYNE AVENUE						
	JANE ARNOT 204 928 5018	401	4,307	\$600,000.00	\$14,066.61	<ul style="list-style-type: none"> • Amazing downtown office location • Large boardroom, reception, kitchen area, 13 office/meeting rooms • Elevator access • Within walking distance of excellent restaurants • Newly painted, in addition to all the work done during the original renovation • Price is well below replacement cost
1294 BORDER AVENUE						
	TYSON PRESENTANZ 204 928 5002 RYAN MUNT 204 928 5015 CHRIS HOURIHAN 204 934 6215		16,490	\$1,650,000.00	\$29,502.97	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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 of 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	<ul style="list-style-type: none"> • 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

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510 LAGIMODIERE BOULEVARD						
	STEPHEN SHERLOCK 204 928 5011		65,509	\$7,100,000.00	\$206,674.59	<ul style="list-style-type: none">• Excellent exposure on Lagimodière Boulevard• Built in 1987 and extremely well maintained• Basement has some conference rooms / multi-purpose rooms storage and mechanical 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
	CHRIS MACSYMIC 204 928 5019					
929-933 NAIRN AVENUE & 18 KENT ROAD						
	MURRAY GOODMAN 204 928 5009		SITE AREA 0.24 ACRES	\$1,400,000.00	\$18,979.14	<ul style="list-style-type: none">• This property is strategically located on Nairn Avenue, in close proximity to Downtown Winnipeg• Rare opportunity to purchase a fully leased multi-tenant property on Nairn Avenue• Building upgrades include:<ul style="list-style-type: none">• Building facade• Windows• HVAC system
			BUILDING AREA 8,967 SQ FT			
1365 PEMBINA HIGHWAY & 1000 WALLER AVENUE						
	BRETT INTRATER 204 934 6229		11,389 SF	\$3,100,000.00	\$35,989.23	<ul style="list-style-type: none">• 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
	RYAN MUNT 204 928 5015					
	TYSON PRESENTANZ 204 928 5002					
2445 PEMBINA HIGHWAY						
	BRETT INTRATER 204 934 6229		8,970 SF	COND SOLD	COND SOLD	<ul style="list-style-type: none">• 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
	RYAN MUNT 204 928 5015					

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
THE DAYTON BUILDING - 323 PORTAGE AVENUE						
	CHRIS MACSYMIC 204 928 5019		38,640	\$4,000,000.00	\$77,033.89	<ul style="list-style-type: none">• Professionally managed• Close to many amenities• Close to major transit routes• High exposure location• Built in 1955• More information available upon signed Confidentiality Agreement
	BRETT INTRATER 204 934 6229					
154 SHERBROOK STREET						
	BRETT INTRATER 204 934 6229		1,620	\$425,000.00	\$9,385.92	<ul style="list-style-type: none">• 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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Winnipeg



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RETAIL FOR LEASE

RECENTLY LEASED
305 MADISON STREET

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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	<ul style="list-style-type: none"> • 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		<ul style="list-style-type: none"> • Excellent opportunity to lease downtown retail space on a busy pedestrian street • Ideally set in a newly-construction building along with a combination of office and residential development in the area • Excellent exposure location • Property in immaculate condition • Situated near The Forks
BRIDGWATER TOWN CENTRE							
	KENNETH YEE 204 934 6222			600 1,081	\$32.00 \$32.00	\$8.31 \$8.31	<ul style="list-style-type: none"> • Grocery anchored (Save-On-Foods) • Excellent accessibility from Kenaston 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			2,393	\$18.00	\$9.15	<ul style="list-style-type: none"> • 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
CHRIS HOURIHAN 204 934 6215							

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379 BROADWAY							
	JANE ARNOT 204 928 5018			1,996	\$21.00	\$9.35	<ul style="list-style-type: none"> • 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
	CHRIS HOURIHAN 204 934 6215						
	TAYLOR TONI 204 934 6237						
175-185 CARLTON STREET							
	RYAN MUNT 204 928 5015		100	1,881	\$15.00	\$17.25	<ul style="list-style-type: none"> • 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
	BRETT INTRATER 204 934 6229		101A	300	\$15.00	\$17.25	
	TAYLOR TONI 204 934 6237						
21 CLAYTON DRIVE							
	BRETT INTRATER 204 934 6229			1.2 ACRES	TBD	TBD	<ul style="list-style-type: none"> • (+/-) 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	<ul style="list-style-type: none"> • 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			667	\$18.00	\$13.36	<ul style="list-style-type: none"> Boutique retail/ office space in River Heights Join RBC, Kumon and Bernstein's Deli, a Winnipeg institution (+/-) 16,200 cars pass by per day (City of Winnipeg, 2015) Excellent visibility on key retail and commuter corridor Located in the heart of River Heights, a wealthy residential district in Southwest Winnipeg
	BRETT INTRATER 204 934 6229			1,055	\$18.00	\$13.36	
	TAYLOR TONI 204 934 6237						
CROSSROADS VILLAGE 	BRETT INTRATER 204 934 6229	C2		2,110	\$27.00	\$10.33	<ul style="list-style-type: none"> 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			1,700 - 30,000	TBD	TBD	<ul style="list-style-type: none"> 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
KENNETH YEE 204 934 6222							
EASTON PLACE MEDICAL CLINIC - SELKIRK, MB 	RYAN MUNT 204 928 5015			876	\$22.00	\$11.84	<ul style="list-style-type: none"> 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
BRETT INTRATER 204 934 6229							

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1400 ELLICE AVENUE							
	KENNETH YEE 204 934 6222	C3		1,323	\$26.00 - \$40.00	\$11.59	<ul style="list-style-type: none">Located in the heart of the Polo Park retail node, Winnipeg's largest with over 4 million square feet of commercial retail space.High visibility on Ellice AveAttractive trade area demographics (over 66,000 people live within a 3 km radius)Daytime population of over 70,000 in the immediate areaJoin Starbucks, The UPS Store, Pita Pit, uBreakiFix, Mongo's Grill and Speedy GlassUrban Barn unit available October 1, 2019
		C3		6,965	\$26.00 - \$40.00	\$11.59	
155 FORT STREET							
	STEPHEN SHERLOCK 204 928 5011	M	A	5,508	\$14.00	\$4.73	<ul style="list-style-type: none">Excellent central location at the corner of Fort St and York Ave in close proximity to many amenitiesSix parking stalls includedAmple street parkingUnique 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	ML	UNIT A	8,438	\$15.00	\$4.23	<ul style="list-style-type: none">Convenient access to Southwest Winnipeg and surrounding rural area3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial nodeSuitable for a variety of office, retail or industrialT-5 lighting throughoutPylon signage availableNo City of Winnipeg business tax
		ML	UNIT B	6,075	\$15.00	\$4.23	
	CHRIS HOURIHAN 204 934 6215	ML	UNIT C	6,072	\$15.00	\$4.23	
		ML	COMBINED	20,585	\$15.00	\$4.23	
387 GRAHAM AVENUE							
	BRAD KING 204 934 6232			2,005	\$16.00	\$10.78	<ul style="list-style-type: none">Adjacent to the Graham Ave transit corridor and within 2 blocks of True North SquareFormer soup and sandwich businessLeasehold improvements in excellent conditionGreat 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Henderson Business Center located in Northeast Winnipeg in East Kildonan • In close proximity to Downtown and Chief Peguis Trail on a bus traffic route • Building will feature floor to ceiling windows allowing for maximum natural light exposure to all tenants • Main entrance features glass atrium with three storey glazing and elevator access
305 MADISON STREET							
	KENNETH YEE 204 934 6222		A B TOTAL	6,100 3,894 10,000	LEASED LEASED LEASED	LEASED LEASED LEASED	<ul style="list-style-type: none"> • High visibility Polo Park retail (regional) node • Excellent concept conversion opportunity • Shadow anchored by Madison Square (Safeway) • Floor to ceiling glass fronting on Ness Ave • 107 parking stalls • (+/-) 1,300 sf outdoor patio • 42,500 cars pass by per day

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1656 MAIN STREET							
	KENNETH YEE 204 934 6222			1,864	\$20.00	\$11.34	<ul style="list-style-type: none">West Kildonan Shopping Centre is a well-established neighborhood shopping centre located on one of Winnipeg's primary commercial arteriesServicing a mature and dense residential communityLocated in the West Kildonan area of Northwest Winnipeg, fronting Main Street (35,000 cars per day, City of Winnipeg 2015)Join IGA (shadow anchor), Dollarama and Liquor Mart
				3,813	\$20.00	\$11.34	
MCIVOR MALL - 1795 HENDERSON HIGHWAY							
	KENNETH YEE 204 934 6222			5,050	TBN	\$12.06	<ul style="list-style-type: none">McIvor Mall, a neighborhood shopping centre located on a major commercial artery, servicing a mature wealthy residential communityLocated 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 tenants5,050 unit is available April 2, 2021
	TAYLOR TONI 204 934 6237			1,100	\$22.00	\$12.06	
931 NAIRN AVENUE							
	MURRAY GOODMAN 204 928 5009	C1	931	1,681	\$10.00	\$7.00	<ul style="list-style-type: none">Located on 931 Nairn Ave at Kent Rd within close proximity to Regent Ave and Lagimodiere BlvdSurrounded by a mix of commercial and residential propertiesRecent upgrades to the building including the facade, windows and HVACClose to many amenities
NORTHGATE SHOPPING CENTRE							
	KENNETH YEE 204 934 6222	CAN BE COMBINED	UNIT 9	1,849	\$28.00	\$4.14 + \$5.24	JOIN 180,000 SF OF THRIVING RETAIL! <ul style="list-style-type: none">Complete redevelopment with new sleek modern facadeGreat access and egress comprised of eight entry points and ample parking(+/-) \$40M gross sales or 6,800 customers per dayPlus management fee
			UNIT 15	4,070	\$20.00	\$4.14 + \$5.24	
			UNIT 16	4,264	\$20.00	\$4.14 + \$5.24	
			UNIT 17B	1,816	\$25.00	\$4.14 + \$5.24	

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135-137 OSBORNE STREET							
	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 928 5019	C2		4,200	\$28.00	\$7.00	<ul style="list-style-type: none"> Fully-fixture, 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
165 OSBORNE STREET							
	CHRIS HOURIHAN 204 934 6215 BRETT INTRATER 204 934 6229	C2		2,065	\$19.50	\$5.43	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 76,600+ residents live within immediate trade area (11 minute drive) Average household income (2015) over \$87,500 in trade area Daytime population exceeds 118,000 including 60,000 people at work (14 minute drive) Average growth of 1000 new residents per year for the next 10 years 5,000 new residents moved into new homes last 5-7 years (4 minute drive)
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	<ul style="list-style-type: none"> Rare opportunity to lease retail space on both the main floor and concourse level Plan to completely renovate 200 Portage, including the main floor and concourse space. Main floor offers up to (+/-) 9,000 sf of highly visible space, perfect for restaurants, retail or office uses Concourse level has (+/-) 7,650 sq ft of prime retail space, perfect for coffee shop, quick service restaurant, convenience stores and service providers. Flexible unit sizes are available

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
330 PORTAGE AVENUE							
	KENNETH YEE 204 934 6222		CRU 1	850	COND LEASED	COND LEASED	<ul style="list-style-type: none">• 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
			CRU 1A	300	\$35.00	\$12.00	
			CRU 2	900	\$35.00	\$12.00	
			CRU 3	3,789	\$35.00	\$12.00	
			CRU 4	2,300	\$35.00	\$12.00	
350-354 PORTAGE AVENUE							
	JONAH LEVINE 204 934 6211	M	350-354	7,156	\$34.00	\$15.18	<ul style="list-style-type: none">• Located on the southeast corner of Portage Ave and Carlton St• One block from the MTS Centre, the 13th busiest entertainment venue in North America• Connected to the Downtown 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
	KENNETH YEE 204 934 6222						
470 RIVER AVENUE							
	BRETT INTRATER 204 934 6229		3RD FLOOR	1,344	\$20,160.00 PER ANNUM	\$9.93	<ul style="list-style-type: none">• Situated in the heart of Osborne Village, one of Winnipeg's most desirable areas• Heavy pedestrian and vehicle traffic• Abundance of surrounding amenities• Convenient access to major public transportation routes
			4TH FLOOR	960	\$12,000.00 PER ANNUM	\$9.93	
3318 ROBLIN BOULEVARD							
	BRETT INTRATER 204 934 6229			3,100	\$24.00 SEMI GROSS		<ul style="list-style-type: none">• (+/-) 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

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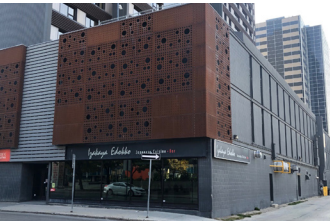
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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
SUNSET MOTEL - PORTAGE LA PRAIRIE							
	TYSON PRESENTANZ 204 928 5002	C3		3,949	\$120,000.00 ANNUALLY	\$7.42	<ul style="list-style-type: none">• 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
	RYAN MUNT 204 928 5015						
	BRETT INTRATER 204 934 6229						
5 SCURFIELD BOULEVARD							
	STEPHEN SHERLOCK 204 928 5011	M1	24	5,285	\$12.95	\$7.57	<ul style="list-style-type: none">• 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
	RYAN MUNT 204 928 5015						
	CHRIS MACSYMIC 204 928 5019						
SHOPS OF WEST ST PAUL							
	BRETT INTRATER 204 934 6229			1,000 - 100,000	TBD	TBD	<ul style="list-style-type: none">• The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. Paul• Located on the North West corner of Main 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
	CHRIS MACSYMIC 204 928 5019						
190 SMITH STREET							
	BRETT INTRATER 204 934 6229		1	4,245	\$20.00	\$10.50	<ul style="list-style-type: none">• 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
	CHRIS HOURIHAN 204 934 6215		5	1,814	\$15.00	\$10.50	

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1108 ST JAMES STREET 	TAYLOR TONI 204 934 6237 JANE ARNOT 204 928 5018		5	2,888	\$18.00	\$9.30	<ul style="list-style-type: none"> • 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
2626 VICTORIA AVENUE BRANDON MB 	KENNETH YEE 204 934 6222				\$25.00	TBD	<ul style="list-style-type: none"> • Southwest corner of Victoria Avenue and 26th 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
261 VAUGHAN STREET 	BRAD KING 204 934 6232			1,736	LEASED	LEASED	<ul style="list-style-type: none"> • Directly across the street from The Bay downtown store • Attractive financial incentives from the landlord to assist tenants in renovating the premises • On-site security guard and surveillance cameras
1780 WELLINGTON AVENUE 	WAYNE SATO 204 934 6207 CHRIS HOURIHAN 204 934 6215		MULTIPLE UNITS AVAILABLE	588 - 2,060	\$15.00 - \$25.00	\$15.58	<ul style="list-style-type: none"> • 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

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
710 WESTMINSTER AVENUE 	KENNETH YEE 204 934 6222		1	1,797	\$26.00	TBD	UNDER CONSTRUCTION <ul style="list-style-type: none"> • Part of a larger mixed-use development complete with new construction, high-end apartment rentals • Energy efficient lighting, LED light fixtures • Large attractive windows • High open ceilings • Elevator service to second floor • Modern and attractive commercial space for a variety of retail and office users
			2	2,887	\$26.00	TBD	
	TAYLOR TONI 204 934 6237						

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RETAIL FOR SALE

RECENTLY SOLD
571 ACADEMY ROAD

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
SEC OF ARTHUR ST W THUNDER BAY							
	KENNETH YEE 204 934 6222	C3		16,097	0.25	\$295,000.00	<ul style="list-style-type: none"> • Located on Arthur 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	C1		8,967	0.24	\$1,400,000.00	<ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • Building facade • Windows • HVAC system

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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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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
775 WESTMINSTER AVENUE							
	CHRIS HOURIHAN 204 934 6215 KHUSH GREWAL 204 934 6210			3,200		\$80,000.00	<ul style="list-style-type: none"> Turnkey convenience and grocery store opportunity in the heart of Wolseley Situated along the busy street of Westminister Ave Located near quaint shops along Westminister 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

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ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	LEASE RATE	COMMENTS
ARCHIBALD LAND					
	KHUSH GREWAL 204 934 6210	M3	21,516 SF	\$1,500 PER MONTH	<ul style="list-style-type: none"> • 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

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An aerial photograph of a large, lush green property, likely a golf course or resort. The image shows a winding path or road cutting through dense trees and grass. On the left side, there's a large, multi-story building with a dark roof, possibly a clubhouse or hotel. To its right, there's a smaller building and a parking lot filled with cars. Further right, there's a large, rectangular building with a flat roof, possibly a warehouse or storage facility. The background is filled with more trees and a golf course. The image is overlaid with a large red banner at the top and bottom right, and a red geometric shape at the bottom left.





LAND & INVESTMENT FOR SALE

RECENTLY SOLD

1133-1137 BREEZY POINT

www.cwstevenson.ca

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
9TH STREET 6 20 - BRANDON						
	MURRAY GOODMAN 204 928 5009		HES		\$2,750,000.00	<ul style="list-style-type: none">• 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
	CHRIS MACSYMIC 204 928 5019					
ARCHIBALD LAND						
	KHUSH GREWAL 204 934 6210		M3	21,516 SF	\$395,000.00	<ul style="list-style-type: none">• 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	8	CMU	1.49	COND SOLD	<ul style="list-style-type: none">• 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
		9	CMU	1.88	COND SOLD	
		13	CMU	1.42	COND SOLD	
	CHRIS MACSYMIC 204 928 5019	14	CMU	2.01	COND SOLD	
		19	CMU	1.81	COND SOLD	
		20	CMU	1.89	COND SOLD	
JONAH LEVINE 204 934 6211	26	CMU	1.88	COND SOLD		
	BRETT INTRATER 204 934 6229					
SEC OF ARTHUR ST W THUNDER BAY						
	KENNETH YEE 204 934 6222		C3	0.25	\$295,000.00	<ul style="list-style-type: none">• Located on Arthur Street West near the intersection of a major retail corridor including Highway 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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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
1133 & 1147 BREEZY POINT ROAD						
	MURRAY GOODMAN 204 928 5009		A40	324.22	SOLD	<ul style="list-style-type: none"> • Tranquil (+/-) 8 building facility situated on (+/-) 324.22 acres of land • Attractive for: Group Care Facilities, Seniors Homes or Community / Home Developers • Amazing river view location • Used as a care facility • Full service commercial kitchen and dining area • Close proximity to the City of Selkirk & many amenities • Site is serviced with low pressure sewer
647 BROADWAY						
	BRETT INTRATER 204 934 6229		C2	18,573 SF	\$2,200,000.00	<ul style="list-style-type: none"> • 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
DEACONS CORNER						
	BRETT INTRATER 204 934 6229		CH	2.32	SOLD	<ul style="list-style-type: none"> • Perfect for car or truck dealership, developer building flex-commercial space, light warehouse, showroom • Excess land is just over (+/-) 1.3 acres, leaving room for a 16,000 square foot building with 30% site coverage • Built in 2015, the 3,000 square foot CRU is fully leased to Subway and Little Caesars, with terms extending into 2025 and 2028 respectively
	JANE ARNOT 204 928 5018					
	STEPHEN SHERLOCK 204 928 5011					
ELLEN LOUISE DRIVE						
	KHUSH GREWAL 204 934 6210		IG	1.25	COND SOLD	<ul style="list-style-type: none"> • 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

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
EMES ROAD LAND						
	BRETT INTRATER 204 934 6229		AG	9.6	\$960,000.00	<ul style="list-style-type: none">• 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
	RYAN MUNT 204 928 5015					
	CHRIS MACSYMIC 204 928 5019					
1740 FERMOR AVENUE						
	KENNETH YEE 204 934 6222		C3	6.63	\$500,000.00 PER ACRE	<ul style="list-style-type: none">• 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
FOREST VIEW SUITES - THOMPSON, MB						
	BRETT INTRATER 204 934 6229		R4	8.29	\$15,500,000.00	<ul style="list-style-type: none">• 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
	RYAN MUNT 204 928 5015					
	JANE ARNOT 204 928 5018					
245 GRAHAM AVENUE						
	BRETT INTRATER 204 934 6229		M	1.12	UNPRICED	<ul style="list-style-type: none">• Prime development site consisting of over 1.1 acres and currently improved with 164 parking stalls providing an attractive holding period return• Highly marketable location that is less than a 5-minute walk from Portage & Main, True North Square, and the nearest entry point to the underground concourse system• Delivered clear of financial encumbrances• Maximum buildable (with no variance) is 585,480 sf
	CHRIS MACSYMIC 204 928 5019					

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**CUSHMAN &
WAKEFIELD**
Winnipeg



Stevenson

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
568 GUNN ROAD						
	CHRIS HOURIHAN 204 934 6215		M2	2.22	COND SOLD	<ul style="list-style-type: none"> • 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
	STEPHEN SHERLOCK 204 928 5011					
839 HENDERSON HIGHWAY						
	BRETT INTRATER 204 934 6229		C2	3,165 SF	\$425,000.00	<ul style="list-style-type: none"> • 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)
	TAYLOR TONI 204 934 6237					
JUBILEE WINNIPEG, LOTS 1 & 2						
	JANE ARNOT 204 928 5018	LOT 1		1.49	\$7,250,000.00	<ul style="list-style-type: none"> • Unique opportunity for developer to acquire two lots which are part of the Jubilee Winnipeg Development and have already been pre-approved for development of 500 units • Within steps of the already developed Jubilee Rapid Transit station, tenants have access to rapid transit and the active transportation systems at their doorstepping them within minutes of both downtown and South Winnipeg • Development may also qualify for MB Rental Housing
		LOT 2		1.40	\$5,250,000.00	
KLIMPKE ROAD LAND						
	KHUSH GREWAL 204 934 6210		AG	48.01	\$1,295,000.00	<ul style="list-style-type: none"> • Located in the RM of Rosser at the Northwest corner of Klompke 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

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2115 LOGAN AVENUE						
	RYAN MUNT 204 928 5015 TYSON PRESENTANZ 204 928 5002		M3	3.69	\$2,350,000	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Located on Lorne Avenue 8 residential units Excellent condition 100% leased
929-933 NAIRN AVENUE & 18 KENT ROAD						
	MURRAY GOODMAN 204 928 5009		C1	SITE AREA 0.24 ACRES BUILDING AREA 8,967 SQ FT	\$1,300,000.00	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Building facade Windows HVAC system
THE DAYTON BUILDING - 323 PORTAGE AVENUE						
	CHRIS MACSYMIC 204 928 5019 BRETT INTRATER 204 934 6229			38,640 SF	\$4,000,000.00	<ul style="list-style-type: none"> Professionally managed Close to many amenities Close to major transit routes High exposure location Built in 1955 More information available upon signed Confidentiality Agreement

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510 PROVENCHER BOULEVARD & 209 ARCHIBALD STREET						
	STEPHEN SHERLOCK 204 928 5011 CHRIS MACSYMIC 204 928 5019		M2	29,813 SF	\$1,300,000.00	<ul style="list-style-type: none"> Amazing redevelopment opportunity at a high traffic intersection Four separate lots to total 29,813 sf at the corner of Archibald and Provencher 122' of frontage on Provencher and 244' of frontage on Archibald 33,500 vehicles drive on Provencher and 32,500 on Archibald per day
2445 PEMBINA HIGHWAY						
	BRETT INTRATER 204 934 6229 RYAN MUNT 204 928 5015		C2	39,109 SF	COND SOLD	<ul style="list-style-type: none"> 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)	<ul style="list-style-type: none"> Access to services include municipal water, low pressure sewer and natural gas Extremely high visibility from both the Perimeter 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.
RALEIGH ROAD						
	KHUSH GREWAL 204 934 6210 JONAH LEVINE 204 934 6211		M/AR	3.35	\$240,000.00	<ul style="list-style-type: none"> Unique dual-zoned lot located apprx. 10 kms from the intersection of the Perimeter Hwy and Lagimodiere Blvd Manitoba Property Assessment Roll No. 46010.000 Zoned: M/AR M zoning permits: Contractor establishment, custom manufacturing establishment, equipment rentals & sales, etc. AR zoning permits a single-family dwelling

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10 ROYAL MINT DRIVE 	KENNETH YEE 204 934 6222		C3	3	\$2,500,000.00	<ul style="list-style-type: none"> Retail development opportunity Located just west of an approved 250+ acre commercial and residential development Projected GLA of (+/-) 30,000 sq ft Targeted completion Spring 2022
730 ST. JEAN BAPTISTE 	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 928 5019		R2	4,023	SOLD	<ul style="list-style-type: none"> Well maintained and recently renovated triplex in North St Boniface Solid rents Professionally managed 3 surface parking stalls (1 per unit) included in rent Gas included in rent, electricity & water paid separately by tenants Property is held in a bare trust and can be acquired by way of a share purchase
36 & 88 SUMKA ROAD 	BRETT INTRATER 204 934 6229 MARTIN MCGARRY 204 928 5005		RR5	62.4	\$3,650,000.00	<ul style="list-style-type: none"> Over 60 acres of river front land primed for development Located in the City of Winnipeg on the east banks of the Seine River fronting the Perimeter 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	<ul style="list-style-type: none"> 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

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2257 WENZEL STREET						
	RYAN MUNT 204 928 5015		MB	21.06	\$3,600,000.00	<ul style="list-style-type: none">• 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
	TYSON PREISENTANZ 204 928 5002					
2440 WENZEL STREET						
	RYAN MUNT 204 928 5015	1	CH	5.58	\$210,000.00 PER ACRE	ACCESS ROAD COMPLETE <ul style="list-style-type: none">• Sub-division plan approved• Located just off the Perimeter Highway between Wenzel St and McGregor Farm Rd in the RM of East St. Paul.• Zoned: CH – Commercial Highway• No City of Winnipeg business taxes• Excellent exposure on the Perimeter Hwy
		2	CH	3.12	\$210,000.00 PER ACRE	
	CHRIS MACSYMIC 204 928 5019	4	CH	2.57	COND SOLD	
		5	CH	2.66	COND SOLD	
		6	CH	2.66	COND SOLD	
	TYSON PREISENTANZ 204 928 5002	8	CH	2.91	\$210,000.00 PER ACRE	
		9	CH	6.66	\$210,000.00 PER ACRE	

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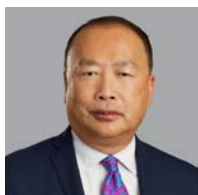
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