

# **JUNE 2021**

## **AVAILABILITY REPORT**

*Proud supporter of Pride Month and  
an inclusive world for everyone.*

**FOR LEASE**

**FOR SALE**

**INDUSTRIAL**

**INDUSTRIAL**

**OFFICE**

**OFFICE**

**RETAIL**

**RETAIL**

**LAND**

**LAND & INVESTMENT**

*Click a heading to jump to that section*

# INDUSTRIAL FOR LEASE







**25 PAQUIN RD.**

RECENTLY LEASED  
**25 PAQUIN ROAD**

[www.cwstevenson.ca](http://www.cwstevenson.ca)

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

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING		MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
					GRADE	DOCK				
71-77 BANNISTER ROAD										
	BRETT INTRATER 204 934 6229		SUBLEASE	8,818	1	2	24'	MARKET	\$4.00	<ul style="list-style-type: none"> <li>Excellent Warehouse/Office space located in Northwest Winnipeg</li> <li>Close proximity to major routes and the James A. Richardson International Airport</li> <li>Ample parking on site</li> <li>Sublease expires February 28th, 2022</li> </ul>
			OPTION 1	12,718	2	4	24'	MARKET	\$4.00	
			OPTION 2	17,636	2	4	24'	MARKET	\$4.00	
	RYAN MUNT 204 928 5015		OPTION 3							
2954 DAY STREET										
	MURRAY GOODMAN 204 928 5009	MG		9,200				\$12.00 GROSS		<ul style="list-style-type: none"> <li>Desirable industrial building located on the east side of Day St in the RM of Springfield</li> <li>Close proximity to major trucking routes and the Perimeter Hwy</li> <li>(+/-)9,200 sf warehouse &amp; office space</li> <li>Grade loading available</li> <li>Ample parking available on-site</li> <li>MTS Fiber Optic Internet installed throughout the building</li> </ul>
	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"> <li>Located on Dublin Avenue between St. James Street and Notre Dame Avenue in Northwest Winnipeg</li> <li>Excellent access to major routes</li> <li>Ideally suited for office, warehouse or manufacturing</li> <li>On site parking includes some electrified spots</li> </ul>
	CHRIS HOURIHAN 204 934 6215									
191 EAGLE DRIVE										
	TYSON PRESENTANZ 204 928 5002	M1		3,000		1	16'	\$7.25	\$3.97	<ul style="list-style-type: none"> <li>Located in St. James Industrial Park in close proximity to Oak Point Highway and a minute drive to Winnipeg Richardson International Airport</li> <li>Amazing location within CentrePort Canada</li> <li>Ample on-site parking</li> <li>100A, 120/208V, 3 Phase, 4 wire power</li> </ul>
	RYAN MUNT 204 928 5015									

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK		MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
155 FORT STREET										
	STEPHEN SHERLOCK 204 928 5011		A	5,508				\$14.00	\$4.73	<ul style="list-style-type: none"> <li>• Excellent central location at the corner of Fort St and York Ave in close proximity to many amenities</li> <li>• Six parking stalls included</li> <li>• Ample street parking</li> <li>• Zoned: M</li> <li>• Unique office/retail space which includes showroom space, large private offices, open work area, boardroom and grade level loading door</li> </ul>
400 FORT WHYTE WAY										
	CHRIS HOURIHAN 204 934 6215	ML	UNIT A	8,438	1		20'	\$15.00	\$4.23	<ul style="list-style-type: none"> <li>• Convenient access to Southwest Winnipeg and surrounding rural area</li> <li>• 3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node</li> <li>• Suitable for a variety of office, retail or industrial</li> <li>• T-5 lighting throughout</li> <li>• Pylon signage available</li> <li>• No City of Winnipeg business tax</li> </ul>
		ML	UNIT B	6,075	1		20'	\$15.00	\$4.23	
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237	ML	UNIT C	6,072	1		20'	\$15.00	\$4.23	
			COMBINED	20,585	3		20'	\$15.00	\$4.23	
109 HIGGINS AVENUE										
	STEPHEN SHERLOCK 204 928 5011	M2	TOTAL BUILDING	20,896				\$5.00 PSF GROSS INCLUDES UTILITIES		<ul style="list-style-type: none"> <li>• Located in Central Winnipeg in close proximity to the Disraeli Freeway and Waterfront Drive</li> <li>• Ideal for warehouse/ storage space</li> <li>• Loading area features 2 elevated loading doors and 2 grade level loading doors</li> <li>• 3 Phase, 600 volt electrical service</li> <li>• Fully fenced compound area accommodates ample on-site parking and exterior storage</li> </ul>
1725 INKSTER BOULEVARD										
	CHRIS MACSYMIC 204 928 5019	M2	C	37,932	1	2	30'5"	\$6.50	\$3.08	<ul style="list-style-type: none"> <li>• Great exposure to Inkster Boulevard</li> <li>• Unit D has 30 ft. x 30 ft. column spacing</li> <li>• Fully sprinklered</li> <li>• Ample parking</li> <li>• Signage opportunities</li> <li>• Close proximity to major trucking routes</li> <li>• Zoned M2</li> </ul>
		M2	D	30,650	1	3	30'5"	\$6.95	\$3.08	
	TYSON PRESENTANZ 204 928 5002	M2	E	24,276 - 43,183	1	2	21'	\$6.95	\$3.08	
	RYAN MUNT 204 928 5015									

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21 JOHN HIEBERT DRIVE - RM OF SPRINGFIELD									
	TYSON PRESENTANZ 204 928 5002	M1		1,500 - 7,500	6	18'	\$1,750 PER MONTH		<div>COMPOUND SPACE AVAILABLE</div> <ul style="list-style-type: none"><li>Situated just east of the City of Winnipeg</li><li>Located 2 minutes from Dugald Rd and 4 minutes from the Perimeter Hwy</li><li>Units can be combined</li><li>Unit 1, 2 &amp; 3 each have (1) grade door</li><li>Unit 4 has (3) Grade doors</li><li>Each unit has 1 grade door</li><li>200 Amp service per unit</li><li>Grade size: 14'X14'</li></ul>
	RYAN MUNT 204 928 5015								
359 JOHNSON AVENUE									
	STEPHEN SHERLOCK 204 928 5011	M1	A,B	1,800 - 3,600		10'	\$6.95	\$5.77	<ul style="list-style-type: none"><li>Located on the corner of Johnson Ave and Watt St</li><li>Features (+/-) 1,800 sf to (+/-) 3,600 sf of office/warehouse space</li><li>Each unit can be leased separately or can be combined</li><li>(+/-) 10' clear ceiling height</li><li>Zoned: M1</li><li>Available immediately</li></ul>
KEEWATIN SQUARE									
	MURRAY GOODMAN 204 928 5009	M1	3-350	1,654			\$8.95	\$4.68	<ul style="list-style-type: none"><li>Single storey building located in Inkster Industrial Park in Northwest Winnipeg</li><li>Easy access to Route 90, Inkster Boulevard and the Perimeter Highway</li><li>Dock and grade loading</li><li>Good on site parking available</li><li>Close proximity to many amenities</li><li>Available immediately</li><li>Professionally managed</li></ul>
		M1	312 & 314	5,997			\$7.95	\$4.68	
		M1	332	2,867			\$7.95	\$4.68	
		M1	336	3,000			\$7.95	\$4.68	
1131 - 1133 KEEWATIN STREET									
	CHRIS HOURIHAN 204 934 6215	M2	1131, 1133	6,613	1	18'	\$6.75	\$3.76	<ul style="list-style-type: none"><li>Located in the heart of Inkster Industrial Park in close proximity to major trucking routes and retail amenities</li><li>Excellent frontage on Keewatin Street</li><li>Grade loading</li><li>Professionally managed</li><li>Good on site parking</li></ul>
	MURRAY GOODMAN 204 928 5009								

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<b>289 KING STREET</b>									
	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"> <li>• Located in central Winnipeg at the Intersection of King Street and Henry Avenue</li> <li>• 30 parking stalls with additional parking</li> <li>• 1 freight elevator</li> <li>• Fully sprinklered</li> <li>• Sheltered loading dock</li> <li>• 3rd floor - sub-dividable</li> <li>• Utilities included</li> </ul>
<b>102 KING EDWARD STREET</b>									
	TYSON PREISANTANZ 204 928 5002  RYAN MUNT 204 928 5015	M1		11,802	3	15'	\$8.95	\$4.53	<ul style="list-style-type: none"> <li>• Interior includes an open showroom, private offices, a kitchen, boardroom, and open warehouse space</li> <li>• Great exposure off Route 90</li> <li>• 5 minute drive to Polo Park Shopping Centre</li> <li>• Direct access to major transportation routes</li> </ul>
<b>118 KING EDWARD STREET</b>									
	TYSON PREISANTANZ 204 928 5002  RYAN MUNT 204 928 5015	M1		12,997		15'	\$8.95	\$4.41	<ul style="list-style-type: none"> <li>• Great exposure off of Route 90</li> <li>• Close proximity to Winnipeg Richardson International Airport</li> <li>• 5 minute drive to Polo Park Shopping Centre</li> <li>• Direct access to major transportation corridors</li> <li>• Dock loading available</li> <li>• Ample parking available on-site</li> </ul>
<b>700 KING EDWARD STREET</b>									
	MURRAY GOODMAN 204 928 5009  CHRIS MACSYMIC 204 928 5019	M2		10,000 - 126,711			\$6.45	TBD	<ul style="list-style-type: none"> <li>• Great central location with high visibility along King Edward Street</li> <li>• Located in CentrePort Canada, the inland port, offering unparalleled access to trimodal transportation (road, rail, air)</li> <li>• Located on (+/-) 5.3 acre lot</li> <li>• Dock and grade loading available</li> <li>• On site parking available</li> <li>• Available immediately</li> </ul>

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1616 KING EDWARD STREET										
	BRETT INTRATER 204 934 6229	M2		10,000	1			LEASED	LEASED	<ul style="list-style-type: none"><li>• Located in CentrePort Canada</li><li>• High exposure along King Edward Street in St James Industrial area</li><li>• Approximately 70% office space, 30% heated and cooled warehouse space with overhead door at grade</li><li>• Large windows allow plenty of natural light</li><li>• 13 private offices, two open cubicle areas, attractive lunch room</li><li>• On-site parking available</li></ul>
	CHRIS HOURIHAN 204 934 6215									
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237									
STERLING LYON BUSINESS PARK										
	STEPHEN SHERLOCK 204 928 5011	M2	940-950	21,387	1	5		\$12.95	\$6.51	<ul style="list-style-type: none"><li>• Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and Waverley</li><li>• Excellent opportunity in a newer facility allowing for flexible use of space</li><li>• 940-950 Lorimer can be subdivided</li><li>• Site has a variety of amenities in the neighborhood</li><li>• Ample parking</li><li>• Zoned M2</li></ul>
		M2	UNIT 2 - 940	3,027		1		\$12.95	\$6.51	
		M2	UNIT 3 - 940	6,215		1-3		\$12.95	\$6.51	
	RYAN MUNT 204 928 5015	M2	UNIT 1 - 950	2,977		1		\$12.95	\$6.51	
		M2	UNIT 2 - 950	3,033		1		\$12.95	\$6.51	
	CHRIS MACSYMIC 204 928 5019	M2	UNIT 3 - 950	3,032		1		\$12.95	\$6.51	
		M2	UNIT 4 - 950	2,599	1			\$12.95	\$6.51	
MURRAY PARK TRADE CENTRE - 328-346 SAULTEAUX CRESCENT										
	MURRAY GOODMAN 204 928 5009	M2	344	5,155		1	19'2"	\$8.95	\$4.50	<ul style="list-style-type: none"><li>• Located in Murray Industrial Park, situated on the corner of Murray Park Road &amp; Saulteaux Crescent</li><li>• In close proximity to major trucking routes, CentrePort and the Winnipeg Richardson International Airport</li><li>• Unit is comprised of a showroom, private offices, open work area, lunch room, warehouse area and mezzanine</li><li>• Unit 344-346 can be subdivided</li></ul>
		M2	346	5,151		1	19'2"	\$8.95	\$4.50	
		M2	344-346	10,306		2	19'2"	\$8.95	\$4.50	
		M2	57	4,693	1		14'	\$7.95	\$4.50	
391 OAK POINT HIGHWAY										
	MURRAY GOODMAN 204 928 5009	M1		11,160		22	12' - 14'	\$16.00	TBD	<ul style="list-style-type: none"><li>• Cross dock facility located on Oak Point Highway</li><li>• Close proximity to major trucking routes and the Winnipeg James A Richardson Airport</li><li>• Located on (+/-) 5 acres of land</li><li>• Large compound area</li><li>• Close to many amenities</li><li>• Available immediately</li></ul>
	RYAN MUNT 204 928 5015									

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25 PAQUIN ROAD										
<div><div>LEASED</div></div>	STEPHEN SHERLOCK 204 928 5011	M2		46,018	3	1	20'	LEASED	LEASED	<ul style="list-style-type: none"><li>• Outside fenced compound area</li><li>• Excellent access/egress</li><li>• Original building built in 1988 with 11,616 sf addition built in 1993</li><li>• Addition has steel roof, remainder of roof recently replaced</li><li>• Majority of HVAC equipment recently replaced</li><li>• Fully sprinklered</li><li>• 600 AMP 3 Phase main electrical service</li></ul>
	RYAN MUNT 204 928 5015									
64 PARAMOUNT ROAD										
<div><div>NEW</div></div>	RYAN MUNT 204 928 5015	M2		4,000	1		18'	\$7.50	\$2.90	<ul style="list-style-type: none"><li>• Conveniently located off Inkster Blvd in the heart of Inkster Industrial Park</li><li>• Close proximity to McPhillips St, Keewatin St and Route 90</li><li>• Great exposure along Paramount Rd</li><li>• Interior includes front office area, kitchenette, and large warehouse</li></ul>
90-120 PARAMOUNT ROAD										
	TYSON PRESENTANZ 204 928 5002	M2	98	2,000				\$7.95	\$4.85	<ul style="list-style-type: none"><li>• Located one block north of Inkster Boulevard in the Inkster Park in northwest Winnipeg</li><li>• Within close proximity to major transportation corridors</li><li>• Brick facade with glazed storefronts</li></ul>
		M2	112	3,455	2			\$7.95	\$4.85	
	RYAN MUNT 204 928 5015	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"><li>• Immaculately maintained industrial building located in Inkster Industrial Park on the corner of Redwood Ave and Fife St</li><li>• 48' x 42' column spacing</li><li>• (+/-) 4 acres of excess land</li><li>• Potential to add onto the building or an additional 4 acre compound</li><li>• Fully sprinklered</li><li>• Fully fenced truck court</li><li>• 1,200 amp 600 volt electrical service</li></ul>
	TYSON PRESENTANZ 204 928 5002									
	RYAN MUNT 204 928 5015									





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3010 RED FIFE ROAD									
	CHRIS MACSYMIC 204 928 5019	I2		3,480 - 17,452		28'	TBD	\$3.50	<b>NEW STATE OF THE ART INDUSTRIAL BUILDING</b> <ul style="list-style-type: none"> <li>Strategically located within CentrePort Canada</li> <li>Direct access to CentrePort Canada Way and Route 90 in close proximity to the Winnipeg James A. Richardson International Airport</li> <li>Brand exposure from Inkster Boulevard</li> <li>Fully sprinklered</li> <li>Dock and grade loading</li> </ul>
	TYSON PRESENTANZ 204 928 5002								
3020 RED FIFE ROAD									
	CHRIS MACSYMIC 204 928 5019	I2		5,630	2	24'	TBD	\$3.50	<b>90% LEASED!</b> <ul style="list-style-type: none"> <li>Strategically located within CentrePort Canada</li> <li>No city of Winnipeg business taxes</li> <li>Direct access to CentrePort Canada Way and Route 90 in close proximity to the Winnipeg James A. Richardson International Airport</li> <li>Brand exposure from Inkster Boulevard</li> <li>Fully sprinklered</li> </ul>
	TYSON PRESENTANZ 204 928 5002								
5 SCURFIELD BOULEVARD									
	STEPHEN SHERLOCK 204 928 5011	M1	24	5,285		1	\$12.95	\$7.57	<ul style="list-style-type: none"> <li>High traffic location on the corner of Scurfield Boulevard and Waverley Street in SW Winnipeg in close proximity to Route 90</li> <li>Showroom plus office / warehouse space</li> <li>Amazing exposure facing Waverley Street</li> <li>2 dock level loading doors</li> <li>Available immediately</li> </ul>
	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	<ul style="list-style-type: none"> <li>Located in the heart of Southwest Winnipeg, one of the city's most desirable areas near Kenaston and Bishop Grandin Boulevard</li> <li>Just 1 block east of Waverley with excellent exposure</li> <li>Ample parking</li> </ul>
		M1	3	3,123	<a href="#">VIRTUAL TOUR</a>	1	24'	\$14.95	
	RYAN MUNT 204 928 5015	M1	5-6	7,025	<a href="#">VIRTUAL TOUR</a>	2	24'	\$13.95	
	CHRIS MACSYMIC 204 928 5019							\$6.39	





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965 SHERWIN ROAD									
	RYAN MUNT 204 928 5015			39,000	6	19'4"	\$6.95	\$4.83	<a href="#">CLICK HERE FOR A VIRTUAL TOUR</a> <ul style="list-style-type: none"> <li>Located on Sherwin Road in Northwest Winnipeg, in very close proximity to the Winnipeg Richardson International Airport</li> <li>6 dock loading doors with the potential for 8 dock loading doors</li> <li>(+/-) 50 parking stalls in front of the premises with an additional (+/-) 25 stalls in the rear</li> <li>Available immediately</li> </ul>
	TYSON PREISENTANZ 204 928 5002			10,716	1	19'4"	TBD	\$4.83	
				11,428	1	19'4"	TBD	\$4.83	
				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"> <li>Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air)</li> <li>Dock and grade loading</li> <li>Brand new construction</li> <li>Excellent exposure on CentrePort Canada Way</li> <li>All major amenities nearby</li> <li>Quick access to major highways and key trade corridors</li> </ul>
	RYAN MUNT 204 928 5015								
	TYSON PREISENTANZ 204 928 5002								
1199 ST JAMES STREET									
	TYSON PREISENTANZ 204 928 5002			25,889	1	1	\$9.95	\$3.87	<a href="#">CLICK HERE FOR A VIRTUAL TOUR</a> <ul style="list-style-type: none"> <li>Excellent exposure at the corner of St. James Street and Wellington Avenue</li> <li>Fenced and gated compound space</li> <li>(+/-) 7,400 sf of 2nd floor office</li> <li>Less than a 5 minute drive to Winnipeg James A. Richardson Airport</li> <li>(+/-) 20' clear ceiling height</li> <li>Fully sprinklered</li> <li>Fenced compound available</li> </ul>
	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"> <li>Located in CentrePort Canada, Canada's only tri-modal inland port and foreign trade zone</li> <li>In close proximity to and ease of access onto CentrePort Canada Way and Route 90</li> <li>No City of Winnipeg business taxes</li> <li>Warehouse is heated by a combination of in-floor, over head radiant and unit heaters</li> <li>Ceiling height: (+/-) 16' - (+/-) 20' clear</li> <li>Available immediately</li> </ul>
	RYAN MUNT 204 928 5015			5,790		16' - 20'	\$8.50	\$3.80	

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>170 WYATT ROAD</b>			<b>SUBLEASE</b>						
	CHRIS HOURIHAN 204 934 6215	M2	170	3,828		1	15'	\$6.00	\$3.84
	MURRAY GOODMAN 204 928 5009								<ul style="list-style-type: none"> <li>• Located in Northwest Winnipeg on Mandalay Dr &amp; Wyatt Rd. in the heart of Inkster Industrial Park, this unit is in close proximity to major transportation routes</li> <li>• Close to many amenities</li> <li>• Nicely developed office area</li> <li>• 3 Phase 200 AMP power</li> <li>• Utilities extra</li> <li>• Head lease expires November 30, 2024</li> </ul>
<b>1036 WAVERLEY STREET</b>									
	CHRIS MACSYMIC 204 928 5019	M2		22,582	3		16'	\$10.95	\$2.69
	RYAN MUNT 204 928 5015								<ul style="list-style-type: none"> <li>• Great office/warehouse space located in the highly desirable South West Winnipeg area</li> <li>• Amazing exposure with excellent access to major transportation routes</li> <li>• Open reception and work area, 12 private offices, boardroom, kitchen, and warehouse</li> <li>• Dock and grade loading available</li> <li>• Ample on-site parking</li> </ul>

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# INDUSTRIAL FOR SALE



RECENTLY SOLD

**92 DON VALLEY PARKWAY**

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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					\$360,000.00	<ul style="list-style-type: none"><li>• Located in Mission Industrial with great exposure onto Archibald Street</li><li>• Pattison Outdoor billboard located on the property with an annual revenue of \$1,500</li><li>• Permitted Uses include: contractor establishment, heavy equipment sales, heavy manufacturing, truck yard, recycling plant, warehouse, etc.</li><li>• Approximately half of the property is already paved with an approach in place</li></ul>
60 & 68 CRANE STREET - THOMPSON, MB									
	RYAN MUNT 204 928 5015		58,560 SF	17,000				\$560,000.00	<ul style="list-style-type: none"><li>• Two industrial buildings (+/-) 17,000 sf and (+/-) 2,880 sf situated on 2.03 acres of land</li><li>• Located in Thompson, the largest city in the Northern Region of Manitoba, situated along the Burntwood River</li><li>• Close access to Provincial Trunk Hwy 6 and the Thompson Train Station</li><li>• Grade loading</li></ul>
	CHRIS MACSYMIC 204 928 5019		30,000 SF	2,880				\$190,000.00	
	TYSON PREISENTANZ 204 928 5002		88,560 SF	19,880				\$750,000.00	
1236-1240 FIFE STREET									
	TYSON PREISENTANZ 204 928 5002	M2	2.98	50,700			15'-16'	UNCOND SOLD	<ul style="list-style-type: none"><li>• Located in Inkster Industrial Park</li><li>• Building is set up for multi-tenant capability</li><li>• 17 minute drive to Winnipeg Richardson International Airport</li><li>• 39% site coverage</li><li>• 25' x 30' column spacing</li><li>• Zoning M2</li></ul>
	RYAN MUNT 204 928 5015								
	CHRIS MACSYMIC 204 928 5019								
	BRETT INTRATER 204 934 6229								
900 FISHER AVENUE - PORTAGE LA PRAIRIE									
	RYAN MUNT 204 928 5015	M1	2.18	15,680				\$850,000.00	<ul style="list-style-type: none"><li>• Industrial building For Sale in the thriving community of Portage la Prairie, located 85 km West of Winnipeg</li><li>• New 3000 AMP CSTE installed in 2018</li><li>• Racking and ventilation equipment available</li><li>• Optimal access to major routes: Trans-Canada Highway 1A and the Via Rail Station</li><li>• Close to all major amenities: restaurants, gas, retail and grocery</li></ul>
	TYSON PREISENTANZ 204 928 5002								

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ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SQ FT +/-)	LOADING GRADE	DOCK	MAX CLR HT (+/-)	COMMENTS
<b>1465 INKSTER BOULEVARD</b>								
	<b>UNCONDITIONALLY SOLD</b>							
	TYSON PRESENTANZ 204 928 5002	M2	5.81	28,038			17'	UNCONDITIONALLY SOLD
	RYAN MUNT 204 928 5015							• Located in Inkster Industrial Park, with great exposure along Inkster Boulevard
	CHRIS MACSYMIC 204 928 5019							• (+/-) 1,766 sf of office buildout
	BRETT INTRATER 204 934 6229							• 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
<b>607 JARVIS AVENUE</b>								
	TYSON PRESENTANZ 204 928 5002	M2	0.34	2,100	1		12'	\$549,000.00
	RYAN MUNT 204 928 5015							
								• (+/-) 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
<b>2115 LOGAN AVENUE</b>								
	RYAN MUNT 204 928 5015	M3	3.69	17,065	4			\$2,350,000.00
	TYSON PRESENTANZ 204 928 5002							
								• 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
<b>737 MORAY STREET</b>								
	CHRIS MACSYMIC 204 928 5019	M2	4.74	89,274	2	4	12' - 17'	\$9,500,000.00
	RYAN MUNT 204 928 5015							
								<a href="#">OFFICE VIRTUAL TOUR</a>
								<a href="#">WAREHOUSE VIRTUAL TOUR</a>
								• 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

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<b>25 PAQUIN ROAD</b>									
	STEPHEN SHERLOCK 204 928 5011	M2		46,018	3	1	20'	LEASED	<ul style="list-style-type: none"> <li>• Outside fenced compound area</li> <li>• Excellent access/egress</li> <li>• Original building built in 1988 with 11,616 sf addition built in 1993</li> <li>• Addition has steel roof, remainder of roof recently replaced</li> <li>• Majority of HVAC equipment recently replaced</li> <li>• Fully sprinklered</li> <li>• 600 AMP 3 Phase main electrical service</li> </ul>
	RYAN MUNT 204 928 5015								
<b>SHERWIN PARK - INDUSTRIAL CONDOS FOR SALE</b>									
			UNIT						
	RYAN MUNT 204 928 5015	M2	201-202	5,742		2	16'	SOLD	<ul style="list-style-type: none"> <li>• Industrial complex located adjacent to the Winnipeg Richardson International Airport</li> <li>• Located within CentrePort Canada, North America's largest tri-modal inland port</li> <li>• Centrally located with close proximity to major transportation routes</li> <li>• Ideal space for manufacturing, wholesale and distribution users</li> <li>• Flexible bay sizes</li> </ul>
		M2	203-204	5,828		2	16'	\$975,000.00	
		M2	306-307	5,327		2	16'	\$900,000.00	
	CHRIS MACSYMIC 204 928 5019	M2	402	2,204		1	16'	\$375,000.00	
		M2	403	2,206		1	16'	\$375,000.00	
		M2	406	2,206		1	16'	SOLD	
	TYSON PRESENTANZ 204 928 5002	M2	501-503	6,416	1	2	16'	\$1,085,000.00	
		M2	701-705	14,230		3	16'	\$2,400,000.00	
		M2	706	2,869		1	16'	\$495,000.00	

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# OFFICE FOR LEASE

RECENTLY LEASED

**1616 KING EDWARD STREET**

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>520 ACADEMY ROAD</b>						
	STEPHEN SHERLOCK 204 928 5011		2,260	\$25.00	\$10.04	<ul style="list-style-type: none"> <li>• Located along the busy Academy Rd retail corridor</li> <li>• Nicely developed office space including 9 private offices, kitchen area, lounge area, reception area, copy/file/mail room</li> <li>• Available immediately</li> <li>• Bonus (+/-) 988 sf basement</li> <li>• Amazing exposure on Academy with dedicated parking</li> </ul>
<b>300 ASSINIBOINE AVENUE</b>						
	STEPHEN SHERLOCK 204 928 5011		857	\$25.00 PSF GROSS		<ul style="list-style-type: none"> <li>• Excellent opportunity to lease downtown retail space on a busy pedestrian street</li> <li>• Ideally set in a newly construction building along with a combination of office and residential development in the area</li> <li>• Excellent exposure location</li> <li>• Property in immaculate condition</li> <li>• Situated near The Forks</li> </ul>
<b>280 BROADWAY</b>						
	TYSON PRESENTANZ 204 928 5002	3RD FLOOR MAIN FLOOR	6,188 8,127	\$12.50 \$12.50	\$12.72 \$12.72	<p><b>6 MONTHS BASE RENT FREE ON A QUALIFIED 5 YEAR TERM</b></p> <ul style="list-style-type: none"> <li>• Located in the heart of Downtown at the corner of Broadway and Smith Street</li> <li>• Free Rent: Negotiable</li> <li>• Easy access from South and North entrances</li> <li>• Over \$5 million in building upgrades since 2010</li> <li>• Large floor plate attractive to a variety of tenants</li> <li>• Exterior building signage opportunities</li> <li>• 3 Phase 2,000 amp electrical</li> </ul>
	CHRIS MACSYMIC 204 928 5019					
<b>379 BROADWAY</b>						
	JANE ARNOT 204 928 5018	303	1,657	\$11.75	\$9.35	<ul style="list-style-type: none"> <li>• Move-in ready offices with floor to ceiling windows offering an abundance of natural light</li> <li>• Public transportation access</li> <li>• Accessible facility with elevator access</li> <li>• Professionally managed</li> <li>• Quick occupancy</li> <li>• Perfect for law offices or professional services</li> <li>• Remaining office is a corner office with abundant natural light from two sides</li> </ul>
	CHRIS HOURIHAN 204 934 6215					
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237					

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
175-185 CARLTON STREET						
	RYAN MUNT 204 928 5015	200	2,000	\$13.00	\$17.25	<ul style="list-style-type: none"><li>• 6-storey office tower located at the corner of Carlton St and St. Mary Ave in the heart of downtown</li><li>• On-site restaurants include Ichiban Japanese Restaurant, Shannon's Irish Pub</li><li>• Former Subway – equipped with accessible washroom</li><li>• Directly connected to downtown skywalk (Winnipeg's downtown pedestrian walkway)</li><li>• Close proximity to Law Courts, Bell MTS Place and True North Square</li><li>• Underground parking available</li></ul>
		301	5,725	\$13.00	\$17.25	
		401	4,445	\$13.00	\$17.25	
	BRETT INTRATER 204 934 6229	501	2,415	\$13.00	\$17.25	
		502	7,228	\$13.00	\$17.25	
	TAYLOR TONI (ON MAT LEAVE) 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"><li>• Data centre for lease</li><li>• Available December 2019</li><li>• 600V, 120, 208V available</li><li>• Province of Manitoba contract security on site</li><li>• Data centre capability - Two 400 amp Central Distribution Panel's (CDP)</li><li>• Minimum 14 parking stalls available on site with additional stalls available on adjacent property</li></ul>
665 CENTURY STREET						
	MURRAY GOODMAN 204 928 5009		1,817	\$12.50	\$5.12	<ul style="list-style-type: none"><li>• Located in Northwest Winnipeg between Sargent Ave and Ellice Ave with excellent exposure on Century St</li><li>• In close proximity to Winnipeg Richardson International Airport and many amenities</li><li>• Average weekday daily traffic of 24,700+ vehicles on Century St (The City of Winnipeg, 2018)</li><li>• Professionally managed</li></ul>
1460 CLARENCE AVENUE						
	TYSON PREISANTANZ 204 928 5002		6,553	\$9.95	\$6.64	<ul style="list-style-type: none"><li>• Available immediately</li><li>• Located in Southwest Winnipeg on Clarence Ave off of Waverley St with easy access to McGillivray Blvd</li><li>• Nicely developed office space with 9 private offices, open work area, lunch room, washrooms and storage space</li><li>• Excellent natural light throughout</li><li>• Many restaurants and other amenities in close proximity</li></ul>
	RYAN MUNT 204 928 5015					

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1700 CORYDON AVENUE						
	JONAH LEVINE 204 934 6211	9A	667	\$18.00	\$13.36	<ul style="list-style-type: none"><li>• Boutique retail/ office space in River Heights</li><li>• Join RBC, Kumon and Bernstein's Deli, a Winnipeg institution</li><li>• (+/-) 16,200 cars pass by per day (City of Winnipeg, 2015)</li><li>• Excellent visibility on key retail and commuter corridor</li><li>• Located in the heart of River Heights, a wealthy residential district in Southwest Winnipeg</li></ul>
	BRETT INTRATER 204 934 6229	17	1,055	\$18.00	\$13.36	
		19	478	\$18.00	\$13.36	
		20	1,035	\$24.00	\$13.36	
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237					
EASTON PLACE MEDICAL CENTRE - SELKIRK, MB						
	RYAN MUNT 204 928 5015		876	\$22.00	\$11.84	<ul style="list-style-type: none"><li>• Located across from the Selkirk Regional Health Centre</li><li>• Multi-phase development project that will provide access to an array of health services</li><li>• Phase 1 current tenants include: Medical Clinic, pharmacy and dental office</li><li>• Planned phases II, III and IV to include: Health-oriented retail and commercial, wellness centre, seniors housing</li><li>• Great location for an optometrist and other healthcare practitioners</li></ul>
	BRETT INTRATER 204 934 6229					
254 EDMONTON STREET						
	BRAD KING 204 934 6232	204	900	\$11.00	\$10.78	<ul style="list-style-type: none"><li>• Located at high traffic intersection of Graham Ave &amp; Edmonton St</li><li>• Major building upgrades planned for 2018: Re-paint exterior brick; install new canopy; upgrade building entrance and elevator lobby; install new rooftop HVAC units</li><li>• Demisable to units ranging from (+/-) 800 to (+/-) 5,300 sf</li><li>• New ownership and property management</li></ul>
		THIRD FLOOR	5,036	\$11.00	\$10.78	
		210	990	\$11.00	\$10.78	
		210A	580	\$11.00	\$10.78	
		210B	600	\$11.00	\$10.78	
400 ELLICE AVENUE						
	WAYNE SATO 204 934 6207		2,370	\$20.50	\$9.50	<ul style="list-style-type: none"><li>• Main floor space with finished office</li><li>• Located at the corner of Ellice Ave and Edmonton St</li><li>• Connected via indoor skywalk to Portage Place</li></ul>

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CENTURY BUSINESS PARK - 1680 ELLICE AVENUE							
	RYAN MUNT 204 928 5015	UNIT 7	6,750	\$12.00	\$12.14	<ul style="list-style-type: none"><li>• Built-out office spaces</li><li>• Tremendous location and exposure on route 90</li><li>• Signage opportunities available</li><li>• Ample on-site parking</li><li>• Close proximity to the amenities of Polo Park and the airport</li><li>• Full fee to outside agent</li></ul>	
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237						
2954 DAY STREET							
	MURRAY GOODMAN 204 928 5009		9,200	\$12.00 GROSS		<ul style="list-style-type: none"><li>• Desirable industrial building located on the east side of Day St in the RM of Springfield</li><li>• Close proximity to major trucking routes and the Perimeter Hwy</li><li>• (+/-)9,200 sf warehouse &amp; office space</li><li>• Grade loading available</li><li>• Ample parking available on-site</li><li>• MTS Fiber Optic Internet installed throughout the building</li></ul>	
	CHRIS MACSYMIC 204 928 5019						
FORT GARRY PLACE							
	RYAN MUNT 204 928 5015	300	13,986	\$14.00	\$7.75	<ul style="list-style-type: none"><li>• Located in an amenity-rich area</li><li>• Fully furnished – seating for 100+ staff members</li><li>• Direct elevator access off Fort St</li><li>• Easy access to parkade from suite</li><li>• Up to 75 scramble parkade parking stalls available</li><li>• Rooftop patio access</li><li>• Unit 5007 has 1 grade loading door</li><li>• 24-7 on-site security</li><li>• Several great restaurants on site</li></ul>	
		500	13,409	TBD	\$7.75		
	BRETT INTRATER 204 934 6229	5007	9,849	TBD	\$7.75		
155 FORT STREET							
	STEPHEN SHERLOCK 204 928 5011	A	5,508	\$14.00	\$4.73		<ul style="list-style-type: none"><li>• Excellent central location at the corner of Fort St and York Ave in close proximity to many amenities</li><li>• Six parking stalls included</li><li>• Ample street parking</li><li>• Zoned: M</li><li>• Unique office/retail space which includes showroom space, large private offices, open work area, boardroom and grade level loading door</li></ul>

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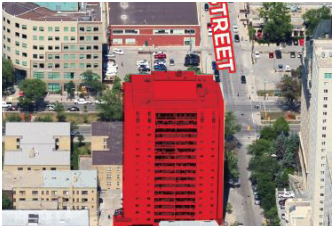
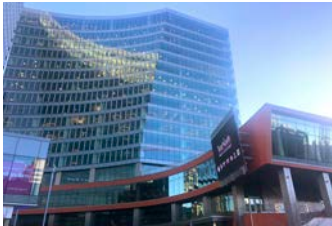



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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
400 FORT WHYTE WAY						
	CHRIS HOURIHAN 204 934 6215	UNIT A	8,438	\$15.00	\$4.23	<ul style="list-style-type: none"><li>• Convenient access to Southwest Winnipeg and surrounding rural area</li><li>• 3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node</li><li>• Suitable for a variety of office, retail or industrial</li><li>• T-5 lighting throughout</li><li>• Pylon signage available</li><li>• No City of Winnipeg business tax</li></ul>
		UNIT B	6,075	\$15.00	\$4.23	
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237	UNIT C	6,072	\$15.00	\$4.23	
		COMBINED	20,585	\$15.00	\$4.23	
		90 GARRY STREET				
	STEPHEN SHERLOCK 204 928 5011	B1	1,330	\$10.00	\$6.39	<ul style="list-style-type: none"><li>• Nicely developed office ready for immediate occupancy</li><li>• Cost effective lower level space</li><li>• Adjacent to the Historic Fort Garry Hotel</li><li>• Easily accessible by public transportation</li><li>• Attached parkade</li><li>• Skylights to allow natural light</li></ul>
		B2	1,900	\$10.00	\$6.39	
TRUE NORTH SQUARE - 242 HARGRAVE STREET						
	RYAN MUNT 204 928 5015	13TH FLOOR	11,291	TBD	\$21.25	<b>LAST OFFICE UNIT AVAILABLE</b> <ul style="list-style-type: none"><li>• State-of-the-art office space at True North Square</li><li>• Situated in the heart of the SHED district</li><li>• Hargrave St. Market Food Hall on-site</li><li>• Over 200 heated underground parking stalls</li><li>• 24/7 on-site security</li><li>• Direct access to Winnipeg's skywalk</li><li>• Dynamic public plaza and green space</li></ul>
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237					
755 HENDERSON HIGHWAY						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	1,476	\$25.00	\$6.45	<ul style="list-style-type: none"><li>• Located in Northeast Winnipeg</li><li>• In close proximity to downtown and Chief Peguis Trail</li><li>• Building features floor to ceiling windows</li><li>• Main entrance features glass atrium with three storey glazing and elevator access.</li><li>• Available immediately</li></ul>
		MAIN FLOOR	1,329	\$25.00	\$6.45	
		THIRD FLOOR	5,750	\$20.00	\$6.45	

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MCIVOR MALL - 1795 HENDERSON HIGHWAY						
	BRETT INTRATER 204 934 6229		5,050	TBN	\$12.06	<ul style="list-style-type: none"><li>• McIvor Mall, a neighborhood shopping centre located on a major commercial artery, servicing a mature wealthy residential community.</li><li>• Located in the North Kildonan area of northeast Winnipeg at a traffic light controlled intersection on Henderson Highway and McIvor Avenue. (30,000 cars per day)</li><li>• Great mix of tenants</li><li>• 5,050 unit is available April 2, 2021</li></ul>
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237		1,100	\$22.00	\$12.06	
1771 INKSTER BOULEVARD						
	JANE ARNOT 204 928 5018	A	9,653	\$12.00	\$5.11	<ul style="list-style-type: none"><li>• Second floor office space for lease, perfect for businesses that do business with and support the rapidly expanding Winnipeg film and TV industry</li><li>• Available immediately</li><li>• Ample parking on site</li><li>• Tenants will enjoy the use of over 28,000 sf of common building area including a large cafeteria and courtyard atrium as well as a second floor amphitheater</li></ul>
		B	12,713	\$12.00	\$5.11	
		C	8,031	\$12.00	\$5.11	
		D	8,184	\$12.00	\$5.11	
359 JOHNSON AVENUE						
	STEPHEN SHERLOCK 204 928 5011	A,B	1,800 - 3,600	\$6.95	\$5.77	<ul style="list-style-type: none"><li>• Located on the corner of Johnson Ave and Watt St</li><li>• Features (+/-) 1,800 sf to (+/-) 3,600 sf of office/warehouse space</li><li>• Each unit can be leased separately or can be combined</li><li>• (+/-) 10' clear ceiling height</li><li>• Zoned: M1</li><li>• Available immediately</li></ul>
350 KEEWATIN STREET						
	MURRAY GOODMAN 204 928 5009	3	1,654	\$8.95	\$4.24	<ul style="list-style-type: none"><li>• Single storey building located in Inkster Industrial Park in Northwest Winnipeg</li><li>• Easy access to Route 90, Inkster Blvd and the Perimeter Hwy</li><li>• Good on-site parking available</li><li>• Close proximity to many amenities</li><li>• Zoned M1</li><li>• Available immediately</li></ul>

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KEEWATIN SQUARE						
	MURRAY GOODMAN 204 928 5009	3-350	1,654	\$8.95	\$4.68	<ul style="list-style-type: none"><li>• Single storey building located in Inkster Industrial Park in Northwest Winnipeg</li><li>• Easy access to Route 90, Inkster Boulevard and the Perimeter Highway</li><li>• Dock and grade loading</li><li>• Good on site parking available</li><li>• Close proximity to many amenities1</li><li>• Available immediately</li><li>• Professionally managed</li></ul>
		312 & 314	5,997	\$7.95	\$4.68	
		332	2,867	\$7.95	\$4.68	
		336	3,000	\$7.95	\$4.68	
233 KENNEDY STREET						
	JANE ARNOT 204 928 5018	1	956	\$20.00	\$11.90	<ul style="list-style-type: none"><li>• Second floor office space on the redeveloped 104-unit luxury apartment complex</li><li>• Directly adjacent to True North Square and the SHED</li><li>• Perfectly suited for medical practitioner or professional services</li><li>• Ample on-site parking with 400 stalls in attached parkade</li></ul>
		2	971	\$20.00	\$11.90	
	JONAH LEVINE 204 934 6211	3	2,204	\$20.00	\$11.90	
		4	2,173	\$20.00	\$11.90	
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237					
289 KING STREET						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	3,727	\$7.00	\$3.05	<ul style="list-style-type: none"><li>• Located in central Winnipeg at the intersection of King St and Henry Ave</li><li>• 30 parking stalls with additional parking</li><li>• 1 freight elevator</li><li>• Fully sprinklered</li><li>• Sheltered loading dock</li><li>• 3rd floor is subdividable</li><li>• Utilities included</li></ul>
	CHRIS HOURIHAN 204 934 6215	3RD FLOOR	230 - 5,310	\$3.75 - \$6.00	\$3.05	
102 KING EDWARD STREET						
	TYSON PREISENTANZ 204 928 5002		11,802	\$8.95	\$4.53	<ul style="list-style-type: none"><li>• Interior includes an open showroom, private offices, a kitchen, boardroom, and open warehouse space</li><li>• Great exposure off Route 90</li><li>• 5 minute drive to Polo Park Shopping Centre</li><li>• Direct access to major transportation routes</li><li>• 3 dock loading doors</li><li>• (+/-) 15' ceiling height</li></ul>
	RYAN MUNT 204 928 5015					

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<b>118 KING EDWARD STREET</b>						
	TYSON PRESENTANZ 204 928 5002  RYAN MUNT 204 928 5015		12,997	\$8.95	\$4.41	<ul style="list-style-type: none"> <li>• Great exposure off of Route 90</li> <li>• Close proximity to Winnipeg Richardson International Airport</li> <li>• 5 minute drive to Polo Park Shopping Centre</li> <li>• Direct access to major transportation corridors</li> <li>• Dock loading available</li> <li>• Ample parking available on-site</li> </ul>
<b>1616 KING EDWARD STREET</b>						
	BRETT INTRATER 204 934 6229  CHRIS HOURIHAN 204 934 6215  TAYLOR TONI (ON MAT LEAVE) 204 934 6237	MAIN FLOOR	10,000	LEASED	LEASED	<ul style="list-style-type: none"> <li>• Located in CentrePort Canada</li> <li>• High exposure along King Edward Street in St James Industrial area</li> <li>• Approximately 70% office space, 30% heated and cooled warehouse space with overhead door at grade</li> <li>• Large windows allow plenty of natural light</li> <li>• 13 private offices, two open cubicle areas, attractive lunch room</li> <li>• On-site parking available</li> </ul>
<b>160 PROVENCHER BOULEVARD</b>						
	RYAN MUNT 204 928 5015  TYSON PRESENTANZ 204 928 5002	200	652	LEASED	LEASED	<ul style="list-style-type: none"> <li>• Located on Provencher Blvd east of Tache Ave in close proximity to Downtown Winnipeg, the Human Rights Museum, the Forks and the Provencher Bridge</li> <li>• Provencher Blvd is part of a trendy active neighborhood that provides a wide variety of shops, services and fabulous restaurants</li> <li>• Excellent natural light with two large windows and open ceiling</li> <li>• Available June 1, 2021</li> </ul>
<b>470 RIVER AVENUE</b>						
	BRETT INTRATER 204 934 6229	3RD FLOOR 4TH FLOOR	1,344 960	\$20,160.00 PER ANNUM \$12,000.00 PER ANNUM	\$9.93 \$9.93	<ul style="list-style-type: none"> <li>• Situated in the heart of Osborne Village, one of Winnipeg's most desirable areas</li> <li>• Heavy pedestrian and vehicle traffic</li> <li>• Abundance of surrounding amenities</li> <li>• Convenient access to major public transportation routes</li> </ul>

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25 SCURFIELD BOULEVARD						
	STEPHEN SHERLOCK 204 928 5011	2	3,180	\$14.95	\$6.39	<ul style="list-style-type: none"><li>• Located in the heart of Southwest Winnipeg, one of the city's most desirable areas near Kenaston and Bishop Grandin Boulevard</li><li>• Just 1 block east of Waverley with excellent exposure</li><li>• Ample parking</li></ul>
		3	3,123	<a href="#">VIRTUAL TOUR</a>	\$14.95	
	RYAN MUNT 204 928 5015	5-6	7,025	<a href="#">VIRTUAL TOUR</a>	\$13.95	
					\$6.39	
	CHRIS MACSYMIC 204 928 5019					
39 SCURFIELD BOULEVARD						
	BRAD KING 204 934 6232		2,844	\$16.95	\$7.99	<ul style="list-style-type: none"><li>• Located in heart of Southwest Winnipeg, one of the city's most desirable areas near Kenaston Blvd and Bishop Grandin Blvd</li><li>• Build-out office space includes 6 offices, 2 bathrooms, 1 boardroom and a kitchenette</li><li>• Includes high quality interior improvements</li><li>• 1 grade door with some warehouse storage space and mezzanine for overflow storage</li><li>• Unit includes 7 parking stalls</li><li>• Zoned M1</li></ul>
	KHUSH GREWAL 204 934 6210					
SHOPS OF WEST ST PAUL						
	BRETT INTRATER 204 934 6229		1,000 - 100,000	TBD	TBD	<ul style="list-style-type: none"><li>• The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. Paul</li><li>• Located on the North West corner of Main St and the Perimeter Highway, just East of the Sunova Centre, a (+/-) 17,000 sf recreation facility</li><li>• Excellent access off Main Street, with a signalized intersection to be installed Q3 2021</li></ul>
	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"><li>• Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and Waverley</li><li>• Site has a variety of amenities in the neighborhood</li><li>• Rare opportunity in a brand new office building in SW Winnipeg</li><li>• Ample parking; both surface and heated underground parking available</li></ul>
		SECOND FLOOR	2,500 - 7,300	\$22.00	\$8.80	
	RYAN MUNT 204 928 5015					
	CHRIS MACSYMIC 204 928 5019					

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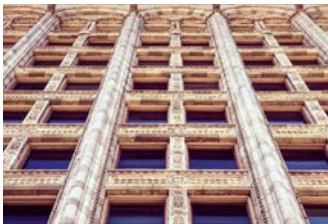
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STERLING LYON BUSINESS PARK						
	STEPHEN SHERLOCK 204 928 5011	940-950	21,387	\$12.95	\$6.51	<ul style="list-style-type: none"><li>• Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and Waverley</li><li>• Excellent opportunity in a newer facility allowing for flexible use of space</li><li>• 940-950 Lorimer can be subdivided</li><li>• Site has a variety of amenities in the neighborhood</li><li>• Ample parking</li><li>• Zoned M2</li></ul>
		UNIT 2 - 940	3,027	\$12.95	\$6.51	
	RYAN MUNT 204 928 5015	UNIT 3 - 940	6,215	\$12.95	\$6.51	
		UNIT 1 - 950	2,977	\$12.95	\$6.51	
	CHRIS MACSYMIC 204 928 5019	UNIT 2 - 950	3,033	\$12.95	\$6.51	
		UNIT 3 - 950	3,032	\$12.95	\$6.51	
	UNIT 4 - 950	2,599	\$12.95	\$6.51		
123 MAIN STREET						
	BRAD KING 204 934 6232	2ND FLOOR	9,044	\$13.00	\$9.67	<ul style="list-style-type: none"><li>• High profile national historic site circa 1911</li><li>• Recently underwent \$9.5 million in renovations including a new roof, high efficiency boiler system, public washroom upgrades and re-painting of the rotunda</li><li>• Space is suited a wide variety of office users. Numerous oversized windows along the west and north elevations of the building</li></ul>
	CHRIS HOURIHAN 204 934 6215					
931 NAIRN AVENUE						
	CHRIS HOURIHAN 204 934 6215		1,681	\$10.00	\$7.00	<ul style="list-style-type: none"><li>• Located on 931 Nairn Ave at Kent Rd within close proximity to Regent Ave and Lagimodiere Blvd</li><li>• Surrounded by a mix of commercial and residential properties</li><li>• Recent upgrades to the building including the facade, windows and HVAC</li><li>• Close to many amenities</li></ul>
			1,220	\$10.00	\$7.00	
213 NOTRE DAME AVENUE						
	WAYNE SATO 204 934 6207	804-806	4,000	\$19.00		<ul style="list-style-type: none"><li>• One block away from Portage &amp; Main, the most prominent business cross-section in Winnipeg</li><li>• The building has been restored to maintain it's historic nature and include the modern features one desires</li><li>• Skywalk connectivity on the 2nd floor gives tenants access to the many amenities</li><li>• Steps away from 201 Portage Avenue, which is undergoing an extensive renovation to include restaurants and shops</li><li>• Head lease expires December 31, 2024</li></ul>
		1100	5,980	\$16.00		

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OSBORNE PLACE - 257 OSBORNE STREET						
	WAYNE SATO 204 934 6207	FLOOR 2	6,382	\$22.00	\$13.10	<ul style="list-style-type: none"><li>• Innovative mixed-use development at Confusion Corner, one of the most iconic intersections in Winnipeg</li><li>• Unparalleled signage and exposure</li><li>• 63,500 vehicles pass by per day at the intersection</li><li>• “Smart” complex with state-of-the-art automated parking garage for 132 vehicles</li><li>• Energy efficient, sustainable designed buildings</li><li>• Ready for leasehold improvements</li></ul>
		FLOOR 3	6,381	\$22.00	\$13.10	
		FLOOR 4	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 PREISENTANZ 204 928 5002	MAIN FLOOR	7,327	\$15.00 GROSS		<ul style="list-style-type: none"><li>• Located in the St. Boniface Industrial Park on the east side of Winnipeg, with easy access to Lagimodiere Blvd, Plessis Rd and the Perimeter Hwy</li><li>• Abundance of natural light throughout office space creating a desirable work environment</li><li>• Fiber optic cabling</li><li>• Excellent on-site electrified parking</li><li>• Convenient access to major public transportation routes</li><li>• Main floor consists of 12 offices and a large open area</li><li>• Outdoor patio space available for tenants</li></ul>
	RYAN MUNT 204 928 5015					
50 PARAMOUNT ROAD						
	RYAN MUNT 204 928 5015	50-52	10,047	\$6.50	\$2.91	<ul style="list-style-type: none"><li>• Located off Inkster Blvd in the heart of Inkster Industrial Park in close proximity to McPhillips St, Keewatin St and Route 90</li><li>• Reception area, boardroom, 2 large offices or meeting rooms, 2 private offices, open work space, washrooms</li><li>• Good parking</li><li>• (+/-) 12’ clear ceiling heights</li><li>• Approximately 50% office and 50% warehouse</li><li>• Professionally managed</li></ul>
		50	5,023	\$6.50	\$2.91	
		52	5,023	\$6.50	\$2.91	
90-120 PARAMOUNT ROAD						
	TYSON PREISENTANZ 204 928 5002	98	2,000	\$7.50	\$4.85	<ul style="list-style-type: none"><li>• Located one block north of Inkster Blvd in the Inkster Park in Northwest Winnipeg</li><li>• Within close proximity to major transportation corridors</li><li>• Brick facade with glazed storefronts</li><li>• Unit 112 has 2 grade doors</li><li>• Unit 116 - 120 has 4 grade doors</li><li>• Zoned M2 - Industrial</li></ul>
		112	3,455	\$7.50	\$4.85	
		116-120	4,500	\$7.50	\$4.85	
	RYAN MUNT 204 928 5015					

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>154 PARAMOUNT ROAD</b>						
	MURRAY GOODMAN 204 928 5009		4,000	\$14.00 GROSS		<ul style="list-style-type: none"> <li>• Located on the corner of Paramount Rd and Keewatin St in the heart of Inkster Industrial Park</li> <li>• Features include multiple offices, kitchenette, large filing area, and open work area</li> <li>• Fully furnished office space</li> <li>• Spacious floorplan gives the option to customize the space as needed</li> <li>• Excellent on-site parking</li> <li>• Located on a (+/-) 1.4 acre lot</li> </ul>
	CHRIS MACSYMIC 204 928 5019					
<b>200 PORTAGE AVENUE</b>						
	JANE ARNOT 204 928 5018	MAIN FLOOR	4,390		\$14.75	<ul style="list-style-type: none"> <li>• Rare opportunity to locate at the corner of Portage &amp; Main</li> <li>• Class A building with contiguous floors available.</li> </ul>
		4TH FLOOR	17,535*		\$14.75	<ul style="list-style-type: none"> <li>• Branding potential</li> </ul>
	WAYNE SATO 204 934 6207	5TH FLOOR	15,590*		\$14.75	<ul style="list-style-type: none"> <li>• Flexible, efficient and bright floor plate</li> <li>• Connected to Winnipeg's weather-protected walkway system</li> <li>• Extension upgrades planned for building including new windows, new exterior, and improvements to concourse and main floor access</li> <li>• Amenity space available including shared board room</li> </ul>
			2,000 - 37,875			
			*MAY BE COMBINED			
			PARTIAL FLOORS ALSO AVAILABLE			
<b>201 PORTAGE AVENUE</b>		<b>SUBLEASE</b>				
	RYAN MUNT 204 928 5015	601	2,732	\$15.00 - \$16.00	\$19.16	<ul style="list-style-type: none"> <li>• Located on the corner of Winnipeg's iconic intersection, Portage and Main boasting excellent views of the city</li> <li>• Recently completed interior improvements include 6 private offices, a large boardroom, large kitchen</li> <li>• Large storage area included with the space</li> <li>• Furniture may be available with lease</li> <li>• Head lease expires July 31, 2023</li> <li>• Available immediately</li> </ul>
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237					
<b>201 PORTAGE AVENUE</b>		<b>SUBLEASE</b>				
	RYAN MUNT 204 928 5015	920	819	\$18.00	\$19.16	<ul style="list-style-type: none"> <li>• Located on the corner of Winnipeg's iconic intersection, Portage and Main boasting excellent views of the city</li> <li>• Located on the corner of Winnipeg's iconic intersection, Portage and Main boasting excellent views of the city</li> <li>• Two private offices and a meeting room in addition to an open work/flex space</li> <li>• Head lease expires March 31, 2026</li> <li>• Available immediately</li> </ul>
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237					

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
428 PORTAGE AVENUE						
	BRAD KING 204 934 6232	201	1,325	\$11.00	\$13.53	<ul style="list-style-type: none"><li>• Building is connected to skywalk system in close proximity to the Bay, Investors Group Head Office and Portage Place Shopping Centre</li><li>• Many parking options in the immediate vicinity, including heated underground</li><li>• On-site property management and security guard</li></ul>
		211	599	\$11.00	\$13.53	
		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	
		500	636	\$11.00	\$13.53	
		610	931	\$11.00	\$13.53	
5120 ROBLIN BOULEVARD						
	RYAN MUNT 204 928 5015	1	700	\$15.00	\$9.08	<ul style="list-style-type: none"><li>• Excellent location for a neighborhood office in the heart of Charleswood</li><li>• Great exposure on Roblin Blvd located between Harstone Rd and Pepperloaf Cres</li><li>• Join Taverna Rodos Restaurant &amp; Lounge, Signature Pizza &amp; Salads and Royal Bank</li><li>• Space includes a reception area, a mix of private offices &amp; open work space, and 3 washrooms</li><li>• Professionally managed</li><li>• Zoned C2</li></ul>
		2	1,400	\$15.00	\$9.08	
		1 & 2	2,100	\$15.00	\$9.08	
	BRETT INTRATER 204 934 6229					
1801 SARGENT AVENUE						
	STEPHEN SHERLOCK 204 928 5011		3,539	\$14.00 GROSS		<ul style="list-style-type: none"><li>• Located in the St. James Industrial area</li><li>• Close proximity to the many amenities of the Polo Park area, Route 90 and Richardson International Airport</li><li>• (+/-) 3,539 sf of recently renovated office space available</li><li>• Very bright space with plenty of windows</li><li>• Open workstation area, private offices, and reception area, and lunchroom</li><li>• Owner occupied building, landlord does not require office space</li></ul>
5 SCURFIELD BOULEVARD						
	STEPHEN SHERLOCK 204 928 5011	24	5,285	\$12.95	\$7.57	<ul style="list-style-type: none"><li>• High-traffic location on the corner of Scurfield Blvd and Waverley St in Southwest Winnipeg in close proximity to Route 90</li><li>• Showroom plus office / warehouse space</li><li>• Amazing exposure facing Waverley Street</li><li>• 1 dock level loading doors</li><li>• Zoned M1</li></ul>
	RYAN MUNT 204 928 5015					
	CHRIS MACSYMIC 204 928 5019					

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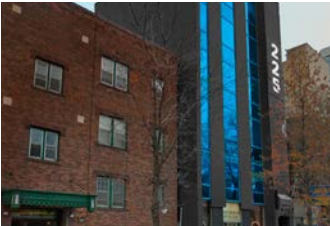
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1108 ST JAMES STREET						
	JANE ARNOT 204 928 5018	3-4	4,121	\$22.00	\$9.30	<ul style="list-style-type: none"><li>• High profile commercial units for lease available in the Polo Park retail node</li><li>• Building recently underwent extensive interior and exterior renovations</li><li>• Move-in-ready office space fronting St. James St</li><li>• Attractive showroom space fronting Sargent Ave</li><li>• Ample on-site parking</li><li>• Incredible signage on oversized pylon sign at the corner of St. James St and Sargent Ave at market rate</li><li>• (+/-) 20' clear ceiling height</li></ul>
		5	1,656	COND LEASED	COND LEASED	
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237	5	1,136	\$18.00	\$9.30	
1005 ST MARY'S ROAD						
	STEPHEN SHERLOCK 204 928 5011		6,486	\$16.00	\$8.55	<ul style="list-style-type: none"><li>• Amazing exposure on St Mary's Rd</li><li>• Close to Downtown and many amenities</li><li>• Previously Service Canada Facility; open area in front of space with office area and boardroom in rear of premises</li><li>• 15 dedicated parking stalls and ample street parking in the area</li><li>• Zoned C2</li></ul>
	RYAN MUNT 204 928 5015					
1540 TAYLOR AVENUE						
	RYAN MUNT 204 928 5015		4,884	\$21.00	\$8.41	<ul style="list-style-type: none"><li>• Interior layout includes a reception area, a boardroom, a meeting room, 12 private offices, 3 storage rooms/offices, a mezzanine with a server room and a lunchroom</li><li>• Conveniently located near various amenities</li><li>• Great exposure on Taylor Ave with average weekday daily traffic count of (+/-) 14,700 vehicles</li><li>• Ample parking on site</li><li>• Zoned M1</li></ul>
	TYSON PREISENTANZ 204 928 5002					
225 VAUGHAN STREET						
	BRETT INTRATER 204 934 6229	301	1,093	\$9.00	\$12.94	<ul style="list-style-type: none"><li>• Located on Vaughan St between St. Mary Ave and Graham Ave and across from The Bay parkade</li><li>• Walking distance to many downtown amenities, including coffee shops, restaurants, and retail</li><li>• 5 minute walk to RBC Convention Centre and 7 minute walk to Bell MTS Place</li><li>• Close proximity to public transportation</li><li>• Major interior and exterior building upgrades planned for 2019</li><li>• Ideal space for health services</li></ul>
		303	1,204	\$9.00	\$12.94	
		305	687	\$9.00	\$12.94	
	CHRIS HOURIHAN 204 934 6215	501	1,090	\$9.00	\$12.94	
		601	1,208	\$9.00	\$12.94	
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237	603	1,411	\$9.00	\$12.94	

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<b>1000 WAVERLEY STREET</b> 	TYSON PRESENTANZ 204 928 5002  TAYLOR TONI (ON MAT LEAVE) 204 934 6237		5,145	\$13.50	\$7.57	<ul style="list-style-type: none"> <li>• Open concept office layout in a 2-storey office building</li> <li>• Excellent exposure located between Taylor Ave &amp; McGillivray Blvd</li> <li>• Public transit access and on-site parking</li> <li>• Located in the Buffalo Industrial Park in the southwest quadrant of Winnipeg</li> </ul>
<b>1200 WAVERLEY STREET</b> 	RYAN MUNT 204 928 5015  MURRAY GOODMAN 204 928 5009	9	1,310	\$22.00	\$7.00	<ul style="list-style-type: none"> <li>• Highly desirable suburban office located in Southwest Winnipeg, accessible via Waverley St and Buffalo Pl</li> <li>• In close proximity to McGillivray and Kenaston Blvd, with access to a variety of amenities</li> <li>• Nicely developed professional office with 3 private offices, reception area, storage room, and a bathroom</li> <li>• Excellent exposure on Waverley St with average weekday daily traffic count (+/-) 29,100 vehicles</li> </ul>
<b>1280 WAVERLEY STREET</b> 	MURRAY GOODMAN 204 928 5009  RYAN MUNT 204 928 5015		UP TO 36,000	TBD	TBD	<ul style="list-style-type: none"> <li>• New suburban office to be developed</li> <li>• Excellent exposure to both Waverley and McGillivray</li> <li>• Approximate gross floor plate sizes are 12,000 sf</li> <li>• Highly desirable suburban office located in Southwest Winnipeg, accessible via Waverley St and Buffalo Pl</li> <li>• In close proximity to McGillivray and Kenaston Boulevard, with access to a variety of amenities</li> <li>• Three storey office building</li> <li>• High density residential area immediately to the west</li> <li>• Commercial zoning: CMOFF</li> </ul>
<b>1780 WELLINGTON AVENUE</b> 	WAYNE SATO 204 934 6207	MULTIPLE UNITS AVAILABLE	588 - 7,408	\$15.00	\$15.58	<ul style="list-style-type: none"> <li>• Signature location at Wellington and King Edward</li> <li>• Wellington and King Edward location provides easy access to all staff and guests, and fantastic exposure to 25,100 cars passing per day</li> <li>• Caters to businesses demanding well-appointed office</li> <li>• Main floor mall connection to Hilton Hotel</li> <li>• Host meetings or events for 25 – 400 guests</li> </ul>

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710 WESTMINSTER AVENUE						
	CHRIS HOURIHAN 204 934 6215	1	1,797	\$30.00	\$12.00	<b>READY FOR OCCUPANCY</b> <ul style="list-style-type: none"><li>• Part of a larger mixed-use development complete with new construction, high-end apartment rentals</li><li>• Energy efficient lighting, LED light fixtures</li><li>• Large attractive windows</li><li>• High open ceilings</li><li>• Elevator service to second floor</li><li>• Modern and attractive commercial space for a variety of retail and office users</li></ul>
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237	2	900 - 2,887	\$26.00	\$12.00	
170 WYATT ROAD						
	CHRIS HOURIHAN 204 934 6215	170	3,828	\$6.00	\$3.84	<ul style="list-style-type: none"><li>• Located in Northwest Winnipeg on Mandalay Dr &amp; Wyatt Rd. in the heart of Inkster Industrial Park, this unit is in close proximity to major transportation routes</li><li>• Close to many amenities</li><li>• Nicely developed office area</li><li>• 3 Phase 200 AMP power</li><li>• Utilities extra</li><li>• Head lease expires November 30, 2024</li></ul>
	MURRAY GOODMAN 204 928 5009					

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
<b>1294 BORDER AVENUE</b>						
	TYSON PRESENTANZ 204 928 5002		16,490	COND SOLD	COND SOLD	<ul style="list-style-type: none"> <li>• 2 storey freestanding office building in the St. James</li> <li>• Exposure on Border Street, just off Route 90</li> <li>• Close proximity to many amenities on St. James Street and the Polo Park area</li> <li>• Less than a 5 minute drive to the Winnipeg Richardson International Airport</li> <li>• Great opportunity for investment or owner/user</li> <li>• 36 parking stalls on site</li> <li>• Year built: 1967</li> </ul>
	RYAN MUNT 204 928 5015					
	CHRIS HOURIHAN 204 934 6215					
<b>210 CLANDEBOYE AVENUE - SELKIRK, MB</b>						
	RYAN MUNT 204 928 5015		5,035	\$725,000.00	\$27,609.07	<ul style="list-style-type: none"> <li>• 4 unit office building for sale</li> <li>• Located in the vibrant growing community of Selkirk, just 20 kms North of Winnipeg</li> <li>• Easy Access just off Main St and Manitoba Ave</li> <li>• Parking available at the rear of the building</li> <li>• Close proximity to various amenities</li> <li>• Year built: 2010</li> <li>• Zoned C2</li> </ul>
<b>454 EDMONTON STREET</b>						
	STEPHEN SHERLOCK 204 928 5011		3,687	\$899,000.00	\$12,816.68	<ul style="list-style-type: none"> <li>• Very well maintained heritage building built in 1903 converted to office space</li> <li>• 3 storey with full basement, each level is (+/-) 1,229 sf</li> <li>• Parking lot for (+/-) 14 vehicles</li> <li>• Basement is very clean and dry, lends itself to file storage</li> <li>• Boiler heat and air conditioning throughout</li> <li>• Sprinkler system with fire alarm boxes, including basement</li> <li>• All electrical and plumbing systems replaced/ upgraded</li> </ul>
<b>128 JAMES AVENUE</b>						
	JANE ARNOT 204 928 5018	202	1,106	\$305,000.00	\$3,843.16	<ul style="list-style-type: none"> <li>• Beautifully restored and redeveloped exchange district condo offices on the east side of Main Street</li> <li>• Within steps of Stephen Juba Park, Waterfront shopping and Portage and Main</li> <li>• 3 commercial condo offices to choose from, all feature 2 offices or meeting rooms and a large lunch room or meeting room with built out kitchen</li> <li>• Ample parking in immediate area</li> <li>• The building restoration includes new windows, heating and ventilation and air conditioning</li> </ul>
		203	1,135	\$308,000.00	\$3,843.16	
	CHRIS HOURIHAN 204 934 6215	303	1,135	\$308,000.00	\$3,843.16	

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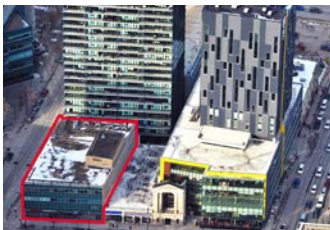


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510 LAGIMODIERE BOULEVARD						
	STEPHEN SHERLOCK 204 928 5011		65,509	\$7,100,000.00	\$206,674.59	<ul style="list-style-type: none"><li>• Excellent exposure on Lagimodière Boulevard</li><li>• Built in 1987 and extremely well maintained</li><li>• Basement has some conference rooms / multi-purpose rooms storage and mechanical rooms</li><li>• 88 surface parking stalls</li><li>• Loading dock at rear of building</li><li>• 1800 amp 600 volt 3 phase electrical</li><li>• (+/-) 1.711 hectares (4.23 Acres) of land</li></ul>
	CHRIS MACSYMIC 204 928 5019					
1365 PEMBINA HIGHWAY & 1000 WALLER AVENUE						
	BRETT INTRATER 204 934 6229		11,389 SF	\$3,100,000.00	\$35,989.23	<a href="#">CLICK HERE TO TAKE A VIRTUAL TOUR</a> <ul style="list-style-type: none"><li>• Rare two-storey office building for sale</li><li>• Amazing exposure/visibility along Pembina Hwy</li><li>• Turnkey office with attractive existing improvements</li><li>• Ample parking</li><li>• Potential for owner to leaseback second level</li><li>• Currently has parking space for 8 cars</li><li>• Opportunity to develop additional parking on 1000 Waller Avenue site at rear (5,108 sf) to service office tenants</li></ul>
	RYAN MUNT 204 928 5015					
	TYSON PRESENTANZ 204 928 5002					
2445 PEMBINA HIGHWAY						
	BRETT INTRATER 204 934 6229		8,970 SF	SOLD	SOLD	<ul style="list-style-type: none"><li>• 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</li><li>• Furniture negotiable in sale</li><li>• Large lunch room with open-air patio</li><li>• 44 parking stalls</li></ul>
	RYAN MUNT 204 928 5015					
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"><li>• Professionally managed</li><li>• Close to many amenities</li><li>• Close to major transit routes</li><li>• High exposure location</li><li>• Built in 1955</li><li>• More information available upon signed Confidentiality Agreement</li></ul>
	BRETT INTRATER 204 934 6229					

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>520 ACADEMY ROAD</b>							
	STEPHEN SHERLOCK 204 928 5011	C1	A	2,260	\$25.00	\$10.04	<ul style="list-style-type: none"> <li>• Located along the busy Academy Rd retail corridor</li> <li>• Nicely developed office space including 9 private offices, kitchen area, lounge area, reception area, copy/file/mail room</li> <li>• Available immediately</li> <li>• Bonus (+/-) 988 sf basement</li> <li>• Amazing exposure on Academy with dedicated parking</li> </ul>
<b>300 ASSINIBOINE AVENUE</b>							
	STEPHEN SHERLOCK 204 928 5011		A	857	\$25.00 PSF GROSS		<ul style="list-style-type: none"> <li>• Excellent opportunity to lease downtown retail space on a busy pedestrian street</li> <li>• Ideally set in a newly-construction building along with a combination of office and residential development in the area</li> <li>• Excellent exposure location</li> <li>• Property in immaculate condition</li> <li>• Situated near The Forks</li> </ul>
<b>14 BRITANNICA ROAD</b>							
	MURRAY GOODMAN 204 928 5009			2,393	COND LEASED	COND LEASED	<ul style="list-style-type: none"> <li>• Good exposure from St. Mary's Rd</li> <li>• Available immediately</li> <li>• Close to many amenities</li> <li>• Unit has been opened up and ready for development</li> <li>• Over 57,000 people live within a 2 km radius with an average household income of \$96,140.64</li> <li>• Can be subdivided</li> </ul>
	CHRIS HOURIHAN 204 934 6215						
<b>379 BROADWAY</b>							
	JANE ARNOT 204 928 5018			1,996	\$21.00	\$9.35	<ul style="list-style-type: none"> <li>• Move-in-ready retail space with excellent exposure on the corner of Broadway and Edmonton St</li> <li>• Beautifully built out space that is perfectly suited for retail use and professional services</li> <li>• Reception area, 4 offices, 1 washroom, and multiple open work areas</li> <li>• Close proximity to the Manitoba Courts and Skywalk connectivity starting at RBC Convention Centre</li> <li>• Excellent access to public transportation</li> </ul>
	CHRIS HOURIHAN 204 934 6215						
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237						

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>175-185 CARLTON STREET</b>							
	RYAN MUNT 204 928 5015  BRETT INTRATER 204 934 6229  TAYLOR TONI (ON MAT LEAVE) 204 934 6237		100	1,881	\$15.00	\$15.83	<ul style="list-style-type: none"> <li>• 6 storey office tower located at the corner of Carlton St and St. Mary Ave in the heart of downtown</li> <li>• On site restaurants include Ichiban Japanese Restaurant, Shannon's Irish Pub</li> <li>• Former Subway – equipped with handicap accessible washroom</li> <li>• Directly connected to downtown skywalk</li> <li>• Close proximity to Law Courts, Bell MTS Place and True North Square</li> <li>• Parking available</li> </ul>
<b>21 CLAYTON DRIVE</b>							
	BRETT INTRATER 204 934 6229			1.2 ACRES	TBD	TBD	<ul style="list-style-type: none"> <li>• (+/-) 1.2 acres of land along St. Anne's Rd, to the north of Clayton Dr</li> <li>• Up to (+/-) 2,800 sf drive thru opportunity</li> <li>• Up to (+/-) 3,850 sf CRU available</li> <li>• New construction in the mature area of St. Vital</li> <li>• Excellent exposure on the “going to work” side of the street</li> </ul>
<b>1425 CORYDON AVENUE</b>							
	BRETT INTRATER 204 934 6229	C1		873	\$25.00	\$14.07	<ul style="list-style-type: none"> <li>• Located in Southwest Winnipeg on Corydon Ave, in close proximity to Kenaston Blvd and Grant Ave</li> <li>• Great exposure on Corydon Ave</li> <li>• Built out accessible washroom</li> <li>• On-site parking</li> <li>• Open area with two exam rooms all fixtured with sinks</li> <li>• Average household income of \$124,000 within a 1km radius</li> </ul>
<b>1700 CORYDON AVENUE</b>							
	JONAH LEVINE 204 934 6211  BRETT INTRATER 204 934 6229  TAYLOR TONI (ON MAT LEAVE) 204 934 6237		9A 17 19 20	667 1,055 478 1,035	\$18.00 \$18.00 \$18.00 \$24.00	\$13.36 \$13.36 \$13.36 \$13.36	<ul style="list-style-type: none"> <li>• Boutique retail/ office space in River Heights</li> <li>• Join RBC, Kumon and Bernstein's Deli, a Winnipeg institution</li> <li>• (+/-) 16,200 cars pass by per day (City of Winnipeg, 2015)</li> <li>• Excellent visibility on key retail and commuter corridor</li> <li>• Located in the heart of River Heights, a wealthy residential district in Southwest Winnipeg</li> </ul>

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EASTON PLACE MEDICAL CLINIC - SELKIRK, MB							
	RYAN MUNT 204 928 5015			876	\$22.00	\$11.84	<ul style="list-style-type: none"><li>• Located across from the Selkirk Regional Health Centre</li><li>• Multi-phase development project that will provide access to an array of health services</li><li>• Phase 1 current tenants include: Medical clinic, pharmacy and dental office</li><li>• Planned phases 2, 3 and 4 to include: Health-oriented retail and commercial, wellness centre, seniors housing</li><li>• Great location for an optometrist and other healthcare practitioners</li></ul>
	BRETT INTRATER 204 934 6229						
155 FORT STREET							
	STEPHEN SHERLOCK 204 928 5011	M	A	5,508	\$14.00	\$4.73	<ul style="list-style-type: none"><li>• Excellent central location at the corner of Fort St and York Ave in close proximity to many amenities</li><li>• Six parking stalls included</li><li>• Ample street parking</li><li>• Unique office/retail space which includes showroom space, large private offices, open work area, boardroom and grade level loading door</li></ul>
400 FORT WHYTE WAY							
	CHRIS HOURIHAN 204 934 6215	ML	UNIT A	8,438	\$15.00	\$4.23	<ul style="list-style-type: none"><li>• Convenient access to Southwest Winnipeg and surrounding rural area</li><li>• 3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node</li><li>• Suitable for a variety of office, retail or industrial</li><li>• T-5 lighting throughout</li><li>• Pylon signage available</li><li>• No City of Winnipeg business tax</li></ul>
		ML	UNIT B	6,075	\$15.00	\$4.23	
		ML	UNIT C	6,072	\$15.00	\$4.23	
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237	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"><li>• Adjacent to the Graham Ave transit corridor and within 2 blocks of True North Square</li><li>• Former soup and sandwich business</li><li>• Leasehold improvements in excellent condition</li><li>• Great exposure on strip of retail businesses and office buildings with high pedestrian and public transit traffic</li></ul>

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<b>389 GRAHAM AVENUE</b>							
	BRAD KING 204 934 6232		A	2,391	\$15.00	\$10.78	<ul style="list-style-type: none"> <li>• Adjacent to the Graham Ave transit corridor and within 2 blocks of True North Square</li> <li>• Available immediately</li> <li>• Former tenant operated a bridal fashion store</li> <li>• Building exterior to be updated in 2020</li> <li>• Prominent exterior signage is available</li> </ul>
<b>201 HENDERSON HIGHWAY</b>							
	STEPHEN SHERLOCK 204 928 5011	C2		2,957	\$9.15	\$2.53	<ul style="list-style-type: none"> <li>• Conveniently located at the intersection of Henderson Hwy and Hart Ave</li> <li>• Main floor features nicely developed office space and reception area which can be configured for retail uses</li> <li>• Next door to Subway with signage opportunities available</li> <li>• Large parking lot and excellent exposure on Henderson Hwy</li> <li>• (+/-) 2,123 sf available in the lower level which includes 2 washrooms and large open area</li> </ul>
<b>755 HENDERSON HIGHWAY</b>							
	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"> <li>• Henderson Business Center located in Northeast Winnipeg in East Kildonan</li> <li>• In close proximity to Downtown and Chief Peguis Trail on a bus traffic route</li> <li>• Building will feature floor to ceiling windows allowing for maximum natural light exposure to all tenants</li> <li>• Main entrance features glass atrium with three storey glazing and elevator access</li> </ul>
<b>MCIVOR MALL - 1795 HENDERSON HIGHWAY</b>							
	BRETT INTRATER 204 934 6229  TAYLOR TONI (ON MAT LEAVE) 204 934 6237			5,050 1,100	TBN \$22.00	\$12.06 \$12.06	<ul style="list-style-type: none"> <li>• McIvor Mall, a neighborhood shopping centre located on a major commercial artery, servicing a mature wealthy residential community</li> <li>• Located in the North Kildonan area of Northeast Winnipeg at a traffic light controlled intersection on Henderson Hwy and McIvor Ave (30,000 cars per day)</li> <li>• Great mix of tenants</li> <li>• 5,050 unit is available April 2, 2021</li> </ul>

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<b>931 NAIRN AVENUE</b> 	CHRIS HOURIHAN 204 934 6215	C1	931	1,681	\$10.00	\$7.00	<ul style="list-style-type: none"> <li>• Located on 931 Nairn Ave at Kent Rd within close proximity to Regent Ave and Lagimodiere Blvd</li> <li>• Surrounded by a mix of commercial and residential properties</li> <li>• Recent upgrades to the building including the facade, windows and HVAC</li> <li>• Close to many amenities</li> </ul>
<b>135-137 OSBORNE STREET</b> 	BRETT INTRATER 204 934 6229  CHRIS MACSYMIC 204 928 5019	C2		4,200	\$28.00	\$7.00	<ul style="list-style-type: none"> <li>• Fully-fixture, turnkey restaurant opportunity with unmatched patio in the heart of Osborne Village</li> <li>• Excellent exposure along Osborne St at Stradbrook</li> <li>• Exclusive parking for 10+ vehicles available at rear in (+/-) 4,200 sf main floor inclusive of dining room, lounge, bar and kitchen</li> <li>• Finished lower level inclusive of accessible washrooms and storage</li> <li>• Property is located on a (+/-) 8,447 sf lot</li> </ul>
<b>165 OSBORNE STREET</b> 	CHRIS HOURIHAN 204 934 6215  BRETT INTRATER 204 934 6229	C2		2,065	\$19.50	\$5.43	<ul style="list-style-type: none"> <li>• Available May 1, 2021</li> <li>• Amazing exposure on the corner of Osborne St and Wardlaw Ave</li> <li>• Perfect opportunity for a medical user with clinic space installed over 2 floors and pharmacy retail exposure on the main floor facing Osborne</li> <li>• Fixturing inclusive of 9 exam rooms with plumbing, 2 washrooms, a lunchroom, 2nd floor patio, and retail area</li> <li>• Two staff parking stalls on site, one in attached garage</li> </ul>
<b>200 PORTAGE AVENUE</b> 	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"> <li>• Rare opportunity to lease retail space on both the main floor and concourse level</li> <li>• Plan to completely renovate 200 Portage, including the main floor and concourse space.</li> <li>• Main floor offers up to (+/-) 9,000 sf of highly visible space, perfect for restaurants, retail or office uses</li> <li>• Concourse level has (+/-) 7,650 sq ft of prime retail space, perfect for coffee shop, quick service restaurant, convenience stores and service providers.</li> <li>• Flexible unit sizes are available</li> </ul>

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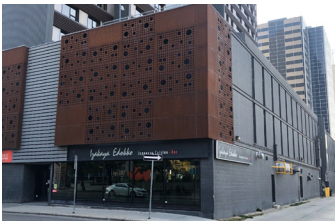
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470 RIVER AVENUE							
	BRETT INTRATER 204 934 6229		3RD FLOOR	1,344	\$20,160.00 PER ANNUM	\$9.93	<ul style="list-style-type: none"><li>• Situated in the heart of Osborne Village, one of Winnipeg's most desirable areas</li><li>• Heavy pedestrian and vehicle traffic</li><li>• Abundance of surrounding amenities</li><li>• Convenient access to major public transportation routes</li></ul>
			4TH FLOOR	960	\$12,000.00 PER ANNUM	\$9.93	
5 SCURFIELD BOULEVARD							
	STEPHEN SHERLOCK 204 928 5011	M1	24	5,285	\$12.95	\$7.57	<ul style="list-style-type: none"><li>• High traffic location on the corner of Scurfield Blvd and Waverley St in Southwest Winnipeg in close proximity to Route 90</li><li>• Showroom plus office/warehouse space</li><li>• Amazing exposure facing Waverley St</li><li>• 2 dock level loading doors</li><li>• Available immediately</li></ul>
	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"><li>• The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. Paul</li><li>• Located on the North West corner of Main St and the Perimeter Hwy, just East of the Sunova Centre, a (+/-) 17,000 sf recreation facility</li><li>• Excellent access off Main St, with a signalized intersection to be installed Q3 2021</li></ul>
	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"><li>• Amazing exposure at the corner of St. Mary Ave &amp; Smith St</li><li>• Across the street from the Winnipeg Police HQ, home to up to 1,000 daily active employees</li><li>• On-site, indoor parking available</li><li>• Many amenities available for tenant's use</li><li>• Heating and cooling included – tenant responsible for electricity and water only</li><li>• Perfect for coffee shop or other high-traffic retail</li></ul>
	CHRIS HOURIHAN 204 934 6215		5	1,064	\$15.00	\$10.50	

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>1108 ST JAMES STREET</b>							
	JANE ARNOT 204 928 5018  TAYLOR TONI (ON MAT LEAVE) 204 934 6237			1,656 1,136	COND LEASED \$18.00	COND LEASED \$9.30	<ul style="list-style-type: none"> <li>• High profile unit available in the Polo Park Retail Node</li> <li>• Excellent showroom space fronting Sargent Ave</li> <li>• Ample on-site parking</li> <li>• Incredible signage on oversized pylon at the corner of St. James St and Sargent Ave</li> <li>• Building recently underwent extensive interior and exterior renovations</li> </ul>
<b>1005 ST MARY'S ROAD</b>							
	STEPHEN SHERLOCK 204 928 5011  RYAN MUNT 204 928 5015	C2		6,486	\$16.00	\$8.55	<ul style="list-style-type: none"> <li>• Amazing exposure on St Mary's Rd</li> <li>• Close to Downtown and many amenities</li> <li>• Previously Service Canada Facility; open area in front of space with office area and boardroom in rear of premises</li> <li>• 15 dedicated parking stalls and ample street parking in the area</li> <li>• Zoned C2</li> </ul>
<b>263 VAUGHAN STREET</b>							
	BRAD KING 204 934 6232			2,055	\$11.00	\$11.17	<ul style="list-style-type: none"> <li>• Direct street access from Vaughan St in addition to building lobby access</li> <li>• Building is connected to downtown skywalk system</li> <li>• Steps away from Portage Ave</li> <li>• On-site property management and security guard service</li> <li>• Many parking options available in the immediate vicinity including heated underground parkade and surface lots</li> <li>• Financial incentives available to assist tenants in renovating their premises</li> <li>• Zoned M</li> </ul>
<b>1780 WELLINGTON AVENUE</b>							
	WAYNE SATO 204 934 6207		MULTIPLE UNITS AVAILABLE	588 - 2,060	\$15.00 - \$25.00	\$15.58	<ul style="list-style-type: none"> <li>• Signature location at Wellington and King Edward</li> <li>• Wellington and King Edward location provides easy access to all staff and guests, and fantastic exposure to 25,100 cars passing per day</li> <li>• Caters to businesses demanding well-appointed office</li> <li>• Main floor mall connection to Hilton Hotel</li> <li>• Host meetings or events for 25 – 400 guests</li> </ul>

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710 WESTMINSTER AVENUE 	CHRIS HOURIHAN 204 934 6215  TAYLOR TONI (ON MAT LEAVE) 204 934 6237		1	1,797	\$30.00	\$12.00	<b>READY FOR OCCUPANCY</b> <ul style="list-style-type: none"> <li>• Part of a larger mixed-use development complete with new construction, high-end apartment rentals</li> <li>• Energy efficient lighting, LED light fixtures</li> <li>• Large attractive windows</li> <li>• High open ceilings</li> <li>• Elevator service to second floor</li> <li>• Modern and attractive commercial space for a variety of retail and office users</li> </ul>
			2	900 - 2,887	\$26.00	\$12.00	

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# RETAIL FOR SALE



RECENTLY SOLD  
**775 WESTMINSTER AVENUE**

[www.cwstevenson.ca](http://www.cwstevenson.ca)

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>201 HENDERSON HIGHWAY</b>							
	STEPHEN SHERLOCK 204 928 5011	C2		2,957		\$895,000.00	<ul style="list-style-type: none"> <li>• Conveniently located at the intersection of Henderson Hwy and Hart Ave</li> <li>• Main floor features nicely developed office space and reception area which can be configured for retail uses</li> <li>• Next door to Subway with signage opportunities available</li> <li>• Large parking lot and excellent exposure on Henderson Hwy</li> <li>• (+/-) 2,123 sf available in the lower level which includes 2 washrooms and large open area</li> </ul>
<b>839 HENDERSON HIGHWAY</b>							
	BRETT INTRATER 204 934 6229	C2		1,300	3,165 SF	\$425,000.00	<ul style="list-style-type: none"> <li>• Incredible investment opportunity on Henderson Hwy for sale with income from existing restaurant guaranteed until August 21, 2021</li> <li>• Well maintained kitchen equipment</li> <li>• Easily accessible by car and public transport</li> <li>• Property includes 4 parking stalls</li> <li>• Zoned C2</li> <li>• 30,300 vehicles pass by per day on Henderson Hwy (City of Winnipeg, 2018)</li> </ul>
<b>135-137 OSBORNE STREET</b>							
	BRETT INTRATER 204 934 6229	C2		4,200		\$2,250,000.00	<ul style="list-style-type: none"> <li>• Fully fixtured, turnkey restaurant opportunity with unmatched patio in the heart of Osborne Village</li> <li>• Excellent exposure along Osborne St at Stradbrook Ave</li> <li>• Exclusive parking for 10+ vehicles available at rear in</li> <li>• (+/-) 4,200 sf main floor inclusive of dining room, lounge, bar and kitchen</li> <li>• Finished lower level inclusive of accessible washrooms and storage</li> <li>• Property is located on a (+/-) 8,447 sf lot</li> </ul>

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# LAND FOR LEASE

RECENTLY LEASED  
**87 EMES ROAD**

[www.cwstevenson.ca](http://www.cwstevenson.ca)

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

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	LEASE RATE	COMMENTS
<b>ARCHIBALD LAND</b>					
	KHUSH GREWAL 204 934 6210	M3	21,516 SF	\$1,500 PER MONTH	<ul style="list-style-type: none"> <li>• Located in Mission Industrial with great exposure onto Archibald St</li> <li>• Pattison Outdoor billboard located on the property with an annual revenue of \$1,500</li> <li>• Permitted uses include: Contractor establishment, heavy equipment sales, heavy manufacturing, truck yard, recycling plant, warehouse, etc.</li> <li>• Approximately half of the property is already paved with an approach in place</li> </ul>
<b>LAND FOR LEASE - PORTAGE LA PRAIRIE</b>					
	TYSON PRESENTANZ 204 928 5002  RYAN MUNT 204 928 5015  BRETT INTRATER 204 934 6229	C3	3,949 SF	\$120,000.00 ANNUALLY	<ul style="list-style-type: none"> <li>• Access off of Trans-Canada Hwy (1A)</li> <li>• Building can be removed at leaser's request to allow for multiple uses</li> <li>• Zoned C3</li> <li>• 12 rooms and one manager suite</li> <li>• Located near all major amenities: Restaurant, gas, retail, and grocery</li> </ul>

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# LAND & INVESTMENT FOR SALE

YOUR SIGN HERE

RECENTLY SOLD  
**2445 PEMBINA HIGHWAY**

[www.cwstevenson.ca](http://www.cwstevenson.ca)

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
9TH STREET 6 20 - BRANDON						
	MURRAY GOODMAN 204 928 5009		HES		\$2,750,000.00	<ul style="list-style-type: none"><li>• The property is located in downtown Brandon at the corner of Pacific Ave and 9th St</li><li>• Proposed multi-family opportunity</li><li>• Former McKenzie Seeds site</li><li>• Very close to The Town Centre, which gives convenient access to services such as: medical clinic, optometrist, library and RBC</li><li>• (+/-) 289 ft of frontage</li></ul>
	CHRIS MACSYMIC 204 928 5019					
ARCHIBALD LAND						
	KHUSH GREWAL 204 934 6210		M3	21,516 SF	\$360,000.00	<ul style="list-style-type: none"><li>• Located in Mission Industrial with great exposure onto Archibald St</li><li>• Pattison Outdoor billboard located on the property with an annual revenue of \$1,500</li><li>• Permitted uses include: Contractor establishment, heavy equipment sales, heavy manufacturing, truck yard, recycling plant, warehouse, etc.</li><li>• Approximately half of the property is already paved with an approach in place</li></ul>
BRIDGWATER LANDS						
	JANE ARNOT 204 928 5018	8	CMU	1.49	CONDITIONALLY SOLD	<ul style="list-style-type: none"><li>• Located in highly desirable Southwest Winnipeg</li><li>• Direct access to Kenaston Blvd, Winnipeg's most prominent north/south thoroughfare, connecting significant commercial growth nodes</li><li>• Bridgewater Centre is the master planned premium town centre zoned and designed as the heart of the Bridgewater Neighbourhoods in Waverley West</li><li>• Bridgewater Neighbourhoods are the fastest growing subdivision in Winnipeg</li></ul>
		9	CMU	1.88	UNCONDITIONALLY SOLD	
		13	CMU	1.42	UNCONDITIONALLY SOLD	
	CHRIS MACSYMIC 204 928 5019	14	CMU	2.01	UNCONDITIONALLY SOLD	
		19	CMU	1.81	UNCONDITIONALLY SOLD	
	JONAH LEVINE 204 934 6211	20	CMU	1.89	CONDITIONALLY SOLD	
	26	CMU	1.88	CONDITIONALLY SOLD		
BRETT INTRATER 204 934 6229						
647 BROADWAY						
	BRETT INTRATER 204 934 6229		C2	18,573 SF	\$2,200,000.00	<ul style="list-style-type: none"><li>• Fully leased &amp; stabilized investment opportunity</li><li>• Free &amp; clear of financial encumbrances</li><li>• Well-located in West Broadway, Winnipeg's most quickly gentrifying areas</li><li>• Total building area of 11,016 sf</li><li>• Built in 1968</li><li>• 36 parking stalls</li></ul>

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<b>ELLEN LOUISE DRIVE</b> 	KHUSH GREWAL 204 934 6210		IG	1.25	COND SOLD	<ul style="list-style-type: none"> <li>• Located in the RM of Headingley, just west of the Perimeter Highway off Wilkes Ave. in close proximity to new residential development Ridgewood West</li> <li>• Manitoba Property Assessment Roll No. 6148.000</li> <li>• Permitted Uses include: Contractor, Manufacturing, Self Storage, Automotive Service, Truck Operation, etc.</li> <li>• Land has been improved with fill, gravel, partially fenced and a 400 amp hydro connection.</li> <li>• No City of Winnipeg business taxes</li> </ul>
<b>EMES ROAD LAND</b> 	BRETT INTRATER 204 934 6229  RYAN MUNT 204 928 5015  CHRIS MACSYMIC 204 928 5019		AG	9.6	\$960,000.00	<ul style="list-style-type: none"> <li>• Located in City of Winnipeg's Precinct D just west of McPhillips at the intersection of Emes Rd and Second St</li> <li>• Potential for future industrial uses</li> <li>• Zoned AG</li> <li>• Two minutes to the Perimeter Highway</li> <li>• 25 minutes to Winnipeg Richardson International Airport</li> </ul>
<b>1740 FERMOR AVENUE</b> 	JONAH LEVINE 204 934 6211		C3	6.63	\$500,000.00 PER ACRE	<ul style="list-style-type: none"> <li>• Located just west of an approved 250+ acre commercial and residential development known as the Precinct J Plan</li> <li>• Can potentially be developed with approximately 70,000 sf of commercial / retail space</li> <li>• Target completion of Q1 2023</li> </ul>
<b>FOREST VIEW SUITES - THOMPSON, MB</b> 	BRETT INTRATER 204 934 6229  RYAN MUNT 204 928 5015  JANE ARNOT 204 928 5018		R4	8.29	COND SOLD	<ul style="list-style-type: none"> <li>• Two (2), nine-storey apartment buildings connected by common amenity space</li> <li>• Total gross building area 235,440 square feet</li> <li>• Built in 1972</li> <li>• 275 total suites</li> <li>• 6 bachelor, 199 1-bedroom, 70 2-bedroom suite mix</li> <li>• 252 parking stalls</li> </ul>

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<b>568 GUNN ROAD</b>						
	CHRIS HOURIHAN 204 934 6215		M2	2.22	COND SOLD	<ul style="list-style-type: none"> <li>• Located in Transcona N, in the City of Winnipeg, between Day St and Redonda St</li> <li>• Excellent access to the Perimeter Hwy, a 2 minute drive east</li> <li>• Close proximity to new residential developments, Devonshire Park and Devonshire Village</li> <li>• Excellent potential for storage and industrial uses</li> <li>• Fully fenced and secured site as it is current used for outdoor storage</li> </ul>
	STEPHEN SHERLOCK 204 928 5011					
<b>839 HENDERSON HIGHWAY</b>						
	BRETT INTRATER 204 934 6229		C2	3,165 SF	\$425,000.00	<ul style="list-style-type: none"> <li>• Incredible investment opportunity on Henderson Hwy for sale with income from existing restaurant guaranteed until August 21, 2021</li> <li>• Well maintained kitchen equipment</li> <li>• Easily accessible by car and public transport</li> <li>• Property includes 4 parking stalls</li> <li>• Zoned C2</li> <li>• 30,300 vehicles pass by per day on Henderson Hwy (City of Winnipeg, 2018)</li> </ul>
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237					
<b>JUBILEE WINNIPEG, LOTS 1 &amp; 2</b>						
	JANE ARNOT 204 928 5018	LOT 1		1.49	\$7,250,000.00	<ul style="list-style-type: none"> <li>• Unique opportunity for developer to acquire two lots which are part of the Jubilee Winnipeg Development and have already been pre-approved for development of 500 units</li> <li>• Within steps of the already developed Jubilee Rapid Transit station, tenants have access to rapid transit and the active transportation systems at their doorstepping them within minutes of both downtown and South Winnipeg</li> <li>• Development may also qualify for MB Rental Housing</li> </ul>
		LOT 2		1.40	\$5,250,000.00	
<b>KLIMPKE ROAD LAND</b>						
	KHUSH GREWAL 204 934 6210		AG	48.01	\$1,295,000.00	<ul style="list-style-type: none"> <li>• 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</li> <li>• Dimensions: (+/-) 800 ft. x 2,614 ft.</li> <li>• Service road to the north side of the Perimeter Hwy</li> <li>• Phase 1 ESA completed in January 2020</li> <li>• Adjacent neighbours include Arnason Industries, Ful-Flo Industries, Mr. Garage Bin Rentals and more</li> </ul>

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<b>2115 LOGAN AVENUE</b>						
	RYAN MUNT 204 928 5015  TYSON PRESENTANZ 204 928 5002		M3	3.69	\$2,350,000	<ul style="list-style-type: none"> <li>Strategically located within CentrePort Canada, the country's only tri-modal inland port</li> <li>Located on the corner of Logan Avenue and Ryan Street with excellent access to major transportation routes</li> <li>Fully graveled, fenced and gated compound</li> <li>Also includes a small industrial building at 123 Ryan Street</li> <li>Close proximity to the Winnipeg Richardson International Airport</li> </ul>
<b>THE DAYTON BUILDING - 323 PORTAGE AVENUE</b>						
	CHRIS MACSYMIC 204 928 5019  BRETT INTRATER 204 934 6229			38,640 SF	\$4,000,000.00	<ul style="list-style-type: none"> <li>Professionally managed</li> <li>Close to many amenities</li> <li>Close to major transit routes</li> <li>High exposure location</li> <li>Built in 1955</li> <li>More information available upon signed Confidentiality Agreement</li> </ul>
<b>510 PROVENCHER BOULEVARD &amp; 209 ARCHIBALD STREET</b>						
	STEPHEN SHERLOCK 204 928 5011  CHRIS MACSYMIC 204 928 5019		M2	29,813 SF	COND SOLD	<ul style="list-style-type: none"> <li>Amazing redevelopment opportunity at a high traffic intersection</li> <li>Four separate lots to total 29,813 sf at the corner of Archibald and Provencher</li> <li>122' of frontage on Provencher and 244' of frontage on Archibald</li> <li>33,500 vehicles drive on Provencher and 32,500 on Archibald per day</li> </ul>
<b>2445 PEMBINA HIGHWAY</b>						
	BRETT INTRATER 204 934 6229  RYAN MUNT 204 928 5015		C2	39,109 SF	SOLD	<ul style="list-style-type: none"> <li>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</li> <li>Furniture negotiable in sale</li> <li>Large lunch room with open-air patio</li> </ul>

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<b>6043 PTH 2E - OAK BLUFF</b>						
	BRETT INTRATER 204 934 6229			81.98	<b>\$18,445,500.00</b> <b>(\$225,000 PER ACRE)</b>	<ul style="list-style-type: none"> <li>Access to services include municipal water, low pressure sewer and natural gas</li> <li>Extremely high visibility from both the Perimeter Hwy and McGillivray Blvd</li> <li>In close proximity to the town of Oak Bluff and the City of Winnipeg</li> <li>In the process of being designated for Commercial and Industrial use. Could also be used as Residential land.</li> </ul>
<b>68 SHERBROOK STREET</b>						
	JANE ARNOT 204 928 5018		C2	2,612 SF	<b>\$630,000.00</b>	<ul style="list-style-type: none"> <li>Mixed use property in the heart of the trendy neighborhood of West Broadway</li> <li>Fully leased with long term main floor tenant and 2 apartment units – one bedroom and a 3 bedroom</li> <li>Extensive investment in renovations of the apartments</li> <li>3 parking stalls</li> <li>Walking distance to Misericordia Health Centre, restaurants, café's and Food Fare</li> <li>Stable diverse income</li> </ul>
<b>36 &amp; 88 SUMKA ROAD</b>						
	BRETT INTRATER 204 934 6229  MARTIN MCGARRY 204 928 5005		RR5	62.4	<b>\$3,650,000.00</b>	<ul style="list-style-type: none"> <li>Over 60 acres of river front land primed for development</li> <li>Located in the City of Winnipeg on the east banks of the Seine River fronting the Perimeter Hwy</li> <li>Currently existing on site is a (+/-) 2,150 sf house and various size commercial buildings</li> <li>Excellent opportunity to hold for next phase of city servicing or to develop into single family parcels</li> <li>Partially serviced by well and holding tanks</li> </ul>
<b>14 WANDA WAY</b>						
	CHRIS MACSYMIC 204 928 5019  RYAN MUNT 204 928 5015		IG	5.06	<b>\$205,000.00 PER ACRE</b>	<ul style="list-style-type: none"> <li>Located in Headingley, North of Wilkes and off Hall Rd</li> <li>Site has been significantly improved with compaction through majority of the site</li> <li>Fully fenced yard</li> <li>Weigh scale available for purchase separately</li> <li>Permitted uses include: Contractor, Manufacturing, Self Storage, Trucking Operation, etc.</li> <li>Excellent access to Perimeter Hwy</li> <li>No City of Winnipeg business taxes</li> </ul>

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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"><li>• Located on Wenzel St in the RM of Springfield</li><li>• Controlled intersection underway</li><li>• Zoned MB</li><li>• Future access off Springfield Rd</li><li>• Close proximity to CN rail line</li><li>• No City of Winnipeg business taxes</li></ul>
	TYSON PRESENTANZ 204 928 5002					
2440 WENZEL STREET						
	RYAN MUNT 204 928 5015	1	CH	5.58	COND SOLD	<b>ACCESS ROAD COMPLETE</b> <ul style="list-style-type: none"><li>• Potential for immediate construction</li><li>• Controlled intersection underway</li><li>• Located just off the Perimeter Highway between Wenzel St and McGregor Farm Rd in the RM of East St. Paul.</li><li>• Zoned: CH – Commercial Highway</li><li>• No City of Winnipeg business taxes</li><li>• Excellent exposure on the Perimeter Hwy</li></ul>
		2	CH	3.12	COND SOLD	
		8	CH	2.91	COND SOLD	
	CHRIS MACSYMIC 204 928 5019	9	CH	6.66	\$210,000.00 PER ACRE	
	TYSON PRESENTANZ 204 928 5002					

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