

NOVEMBER 2021

AVAILABILITY REPORT

FOR LEASE

FOR SALE

INDUSTRIAL

INDUSTRIAL

OFFICE

OFFICE

RETAIL

RETAIL

LAND

LAND & INVESTMENT

Click a heading to jump to that section





CUSHMAN &
WAKEFIELD
Winnipeg





 Stevenson

INDUSTRIAL FOR LEASE

RECENTLY LEASED
193 HENLOW BAY

www.cwstevenson.ca

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
71-77 BANNISTER ROAD									
	BRETT INTRATER 204 934 6229 RYAN MUNT 204 928 5015			19,001	2 4	24'	\$9.50	\$4.00	<ul style="list-style-type: none"> • Excellent Warehouse/Office space located in Northwest Winnipeg • Close proximity to major routes and the James A. Richardson International Airport • Includes approximately (+/-) 3,300 sf fully built out office space • Coolers to be removed • Ample parking on site • Available April 1, 2022
560 CAMIEL SYS STREET									
	TYSON PRESENTANZ 204 928 5002 CHRIS MACSYMIC 204 928 5019	M2		43,327		22'	\$13.50	TBD	<ul style="list-style-type: none"> • Close proximity to major transportation routes • 25 overhead doors (mix of dock & grade) • Fully sprinklered • 3 phase 600 amp 347/600 volt • Fully fenced and paved compound • Recent building expansion • Site coverage 15.67%
220 CREE CRESCENT									
	TYSON PRESENTANZ 204 928 5002 CHRIS MACSYMIC 204 928 5019	M2	C	2,000	1	18'	\$8.95	\$6.35	<ul style="list-style-type: none"> • Conveniently located within Murray Industrial Park in close proximity to major trucking routes • 18' ceiling height • Zoned M2 • Property Taxes: \$37,420.42
2954 DAY STREET									
	MURRAY GOODMAN 204 928 5009 CHRIS MACSYMIC 204 928 5019	MG		9,200			\$12.00 GROSS		<ul style="list-style-type: none"> • Desirable industrial building located on the east side of Day St in the RM of Springfield • Close proximity to major trucking routes and the Perimeter Hwy • (+/-) 9,200 sf warehouse & office space • Grade loading available • Ample parking available on-site • MTS Fiber Optic Internet installed throughout the building

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA





CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1394 ERIN STREET			SUBLEASE						
	RYAN MUNT 204 928 5015	M1	1394	1,269	1	11'	LEASED	LEASED	<ul style="list-style-type: none"> Conveniently located industrial space for lease on Erin St between Ellice Ave and Sargent Ave Interior includes two private offices, reception area and two washrooms Grade loading available Close proximity to the Winnipeg James A International Airport, Polo Park Shopping Centre and major transportation routes Headlease expires February 28, 2022
	TYSON PRESENTANZ 204 928 5002								
155 FORT STREET									
	STEPHEN SHERLOCK 204 928 5011		A	5,508			LEASED	LEASED	<ul style="list-style-type: none"> Excellent central location at the corner of Fort St and York Ave in close proximity to many amenities Six parking stalls included Ample street parking Zoned: M Unique office/retail space which includes showroom space, large private offices, open work area, boardroom and grade level loading door
400 FORT WHYTE WAY									
	CHRIS HOURIHAN 204 934 6215	ML	UNIT A	8,438	1	20'	\$15.00	\$4.23	CLICK HERE FOR A VIRTUAL TOUR <ul style="list-style-type: none"> Convenient access to Southwest Winnipeg and surrounding rural area 3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node Suitable for a variety of office, retail or industrial T-5 lighting throughout Pylon signage available No city of Winnipeg business tax
		ML	UNIT B	6,075	1	20'	\$15.00	\$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	
193 HENLOW BAY									
	RYAN MUNT 204 928 5015	M2		4,500			LEASED	LEASED	<ul style="list-style-type: none"> Brand new industrial/office space located in desirable Southwest Winnipeg Situated on Henlow Bay just off Scurfield Blvd in close proximity to Kenaston Blvd & Waverley St Nearby various amenities Large compound space available Grade loading 120/208 3 Phase Power, 125 Amp 3 Phase
	TYSON PRESENTANZ 204 928 5002								





FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

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

Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK		MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
109 HIGGINS AVENUE										
	STEPHEN SHERLOCK 204 928 5011	M2	TOTAL BUILDING	20,896				\$5.00 PSF GROSS INCLUDES UTILITIES		<ul style="list-style-type: none"> • Located in Central Winnipeg in close proximity to the Disraeli Freeway and Waterfront Dr • Ideal for warehouse/ storage space • Loading area features 2 elevated loading doors and 2 grade level loading doors • 3 Phase, 600 volt electrical service • Fully fenced compound area accommodates ample on-site parking and exterior storage
86 DE BAETS STREET										
	TYSON PRESENTANZ 204 928 5002	M2		2,440	1			\$8.95	\$3.21	<ul style="list-style-type: none"> • Located in the St. Boniface Industrial Park with easy access to major transportation routes • Interior layout includes open area, 1 private office, bathroom and large warehouse • Grade loading • Zoned M2 • Available December 1, 2021
	RYAN MUNT 204 928 5015									
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"> • Great exposure to Inkster Blvd • Unit D has 30 ft. x 30 ft. column spacing • Fully sprinklered • Ample parking • Signage opportunities • Close proximity to major trucking routes • Zoned M2
		M2	D	30,650	1	3	30'5"	\$6.95	\$3.08	
		M2	E	24,276 - 43,183	1	2	21'	\$6.95	\$3.08	
	TYSON PRESENTANZ 204 928 5002									
	RYAN MUNT 204 928 5015									
21 JOHN HIEBERT DRIVE - RM OF SPRINGFIELD										
	TYSON PRESENTANZ 204 928 5002	M1	2	1,500	1		18'	\$1,750 PER MONTH		COMPOUND SPACE AVAILABLE
		M1	3	1,500	1		18'	\$1,750 PER MONTH		<ul style="list-style-type: none"> • Situated just east of the City of Winnipeg • Located 2 minutes from Dugald Rd and 4 minutes from the Perimeter Hwy • Units can be combined • 200 Amp service per unit • Grade size: 14'X14' • CAM & Tax: \$375 per Month
		M1	4-5	3,000	3		18'	\$1,750 PER MONTH		
	RYAN MUNT 204 928 5015									

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

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

Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK		MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
KEEWATIN SQUARE										
	MURRAY GOODMAN 204 928 5009	M1	312 & 314	5,997				\$7.95	\$4.68	<ul style="list-style-type: none"> • Single storey building located in Inkster Industrial Park in Northwest Winnipeg • Easy access to Route 90, Inkster Blvd and the Perimeter Hwy • Dock and grade loading • Good on site parking available • Close proximity to many amenities • Available immediately • Professionally managed
		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"> • Located in the heart of Inkster Industrial Park in close proximity to major trucking routes and retail amenities • Excellent frontage on Kewatin St • Grade loading • Professionally managed • Good on site parking
	JANE ARNOT 204 928 5018									
289 KING STREET										
	STEPHEN SHERLOCK 204 928 5011	M	MAIN FLOOR	3,727				\$7.00	\$3.05	<ul style="list-style-type: none"> • Located in central Winnipeg at the Intersection of King St and Henry Ave • 30 parking stalls with additional parking • 1 freight elevator • Fully sprinklered • Sheltered loading dock • 3rd floor - sub-dividable • Utilities included
	CHRIS HOURIHAN 204 934 6215		3RD FLOOR	230 - 5,310				\$6.00	\$3.05	
102 KING EDWARD STREET										
	TYSON PRESENTANZ 204 928 5002	M1		11,802		3	15'	\$8.95	\$4.53	<ul style="list-style-type: none"> • Interior includes an open showroom, private offices, a kitchen, boardroom, and open warehouse space • Great exposure off Route 90 • 5 minute drive to Polo Park Shopping Centre • Direct access to major transportation routes
	RYAN MUNT 204 928 5015									





FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

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

Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK		MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
118 KING EDWARD STREET										
	TYSON PRESENTANZ 204 928 5002	M1		12,997			15'	\$8.95	\$4.41	<ul style="list-style-type: none"> • Great exposure off of Route 90 • Close proximity to Winnipeg Richardson International Airport • 5 minute drive to Polo Park Shopping Centre • Direct access to major transportation corridors • Dock loading available • Ample parking available on-site
	RYAN MUNT 204 928 5015									
549 KING EDWARD STREET										
	TYSON PRESENTANZ 204 928 5002	M1		6,030		1	15'	\$7.95	\$4.41	<ul style="list-style-type: none"> • Great warehouse/office space with great exposure off of Route 90 • Close proximity to Winnipeg Richardson International Airport and major transportation routes • 5 minute drive to Polo Park Shopping Centre • Fully sprinklered • Dock loading
	RYAN MUNT 204 928 5015									
STERLING LYON BUSINESS PARK 940-950 LORIMER BOULEVARD										
	STEPHEN SHERLOCK 204 928 5011	M2	UNIT 1 - 950	2,977		1		\$12.95	\$6.51	<ul style="list-style-type: none"> • Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and Waverley • Excellent opportunity in a newer facility allowing for flexible use of space • Site has a variety of amenities in the neighborhood • Ample parking • Zoned M2
		M2	UNIT 2 - 950	3,033		1		\$12.95	\$6.51	
		M2	UNIT 3 - 950	3,032		1		\$12.95	\$6.51	
	RYAN MUNT 204 928 5015	M2	UNIT 4 - 950	2,599	1		\$12.95	\$6.51		
	CHRIS MACSYMIC 204 928 5019									
955 LAGIMODIERE BOULEVARD										
	TYSON PRESENTANZ 204 928 5002	M2		47,900			26'4"	\$8.95	\$2.70	<ul style="list-style-type: none"> • Large industrial space with excellent exposure on the Southeast corner of Lagimodiere Blvd and Dugald Rd • Located within the St. Boniface Industrial Park • (+/-) 26'4" clear ceiling height • 20 ft x 40 ft column spacing • Dock and grade loading available • Large compound space available • Ample parking on site
	RYAN MUNT 204 928 5015									

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON





P: (204) 928 5000

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

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

Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK		MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
500 MADISON STREET										
	CHRIS MACSYMIC 204 928 5019	M1		52,500		6	17'	\$8.75	TBD	<ul style="list-style-type: none"> • Great warehouse/office space situated at the northwest corner of Madison St and St. Matthews Ave • (+/-) 47,000 sf warehouse space • (+/-) 5,500 sf office space • Situated on (+/-) 3.1 acres • Grade loading available • Refrigeration capabilities within the warehouse area
	TYSON PRESENTANZ 204 928 5002									
46 MANDALAY DRIVE										
	CHRIS HOURIHAN 204 934 6215	M2		3,200		2	15'	\$7.25	\$3.84	<ul style="list-style-type: none"> • Located in North West Winnipeg, in the heart of Inkster Industrial Park • Close proximity to major transportation routes and ample parking on site • Access to many nearby amenities • Two dock level loading door • (+/-) 15' clear ceiling height • Zoned M2 • Available September 1, 2021
MURRAY PARK TRADE CENTRE - 328-346 SAULTEAUX CRESCENT										
	MURRAY GOODMAN 204 928 5009	M2	344	5,155		1	19'2"	\$8.95	\$4.39	<ul style="list-style-type: none"> • Located in Murray Industrial Park, situated on the corner of Murray Park Rd & Saulteaux Cres • In close proximity to major trucking routes, CentrePort and the Winnipeg Richardson International Airport • Unit is comprised of a showroom, private offices, open work area, lunch room, warehouse area and mezzanine
		M2	57	4,693			14'	\$7.50	\$4.31	
2030 NOTRE DAME AVENUE										
	TYSON PRESENTANZ 204 928 5002	M2	B	32,253		4	19' - 21.5'	\$7.50	TBD	<ul style="list-style-type: none"> • Warehouse/distribution space located in CentrePort Canada • Great access to major transportation routes with close proximity to Route 90 • 30' x 50' column spacing • (4) 8' x 10' Dock doors with levelers • Fully sprinklered
	RYAN MUNT 204 928 5015									





FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

*Please click the property image for more details.

Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK		MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
391 OAK POINT HIGHWAY										
	MURRAY GOODMAN 204 928 5009	M1		11,160		22	12' - 14'	\$16.00	TBD	<ul style="list-style-type: none"> • Cross dock facility located on Oak Point Hwy • Close proximity to major trucking routes and the Winnipeg Richardson International Airport • Located on (+/-) 5 acres of land • Large compound area • Close to many amenities • Available immediately
	RYAN MUNT 204 928 5015									
64 PARAMOUNT ROAD										
	RYAN MUNT 204 928 5015	M2		4,000		1	18'	LEASED	LEASED	<ul style="list-style-type: none"> • Conveniently located off Inkster Blvd in the heart of Inkster Industrial Park • Close proximity to McPhillips St, Keewatin St and Route 90 • Great exposure along Paramount Rd • Interior includes front office area, kitchenette, and large warehouse
90-120 PARAMOUNT ROAD										
	TYSON PRESENTANZ 204 928 5002	M2	96	2,000		1		\$7.95	\$4.85	<ul style="list-style-type: none"> • Located one block north of Inkster Blvd in the Inkster Park in northwest Winnipeg • Within close proximity to major transportation corridors • Brick facade with glazed storefronts
		M2	98	2,000				\$7.95	\$4.85	
		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"> • Immaculately maintained industrial building located in Inkster Industrial Park on the corner of Redwood Ave and Fife St • 48' x 42' column spacing • (+/-) 4 acres of excess land • Potential to add onto the building or an additional 4 acre compound • Fully sprinklered • Fully fenced truck court • 1,200 amp 600 volt electrical service
	TYSON PRESENTANZ 204 928 5002									
	RYAN MUNT 204 928 5015									

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON





P: (204) 928 5000

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

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

Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK		MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
3010 RED FIFE ROAD										
	CHRIS MACSYMIC 204 928 5019	I2		7,020			28'	TBD	\$3.50	LAST UNIT AVAILABLE <ul style="list-style-type: none"> Strategically located within CentrePort Canada Direct access to CentrePort Canada Way and Route 90 in close proximity to the Winnipeg Richardson International Airport Brand exposure from Inkster Blvd Fully sprinklered Dock and grade loading
	TYSON PRESENTANZ 204 928 5002									
3020 RED FIFE ROAD										
	CHRIS MACSYMIC 204 928 5019	I2		5,630	2		24'	TBD	\$3.50	LAST UNIT AVAILABLE <ul style="list-style-type: none"> Strategically located within CentrePort Canada No city of Winnipeg business taxes Direct access to CentrePort Canada Way and Route 90 in close proximity to the Winnipeg Richardson International Airport Brand exposure from Inkster Blvd Fully sprinklered
	TYSON PRESENTANZ 204 928 5002									
1201 REGENT AVENUE										
	RYAN MUNT 204 928 5015	M1		107,050	2	1	18'10"	\$6.00	TBD	<ul style="list-style-type: none"> Located in Northeast Winnipeg between Lagimodiere Blvd and Plessis Rd with amazing frontage Close proximity to major trucking & transit routes Amazing frontage Fully sprinklered Column grid: (+/-) 60' x 44'
	MURRAY GOODMAN 204 928 5009									
220 SAULTEAUX CRESCENT										
	MURRAY GOODMAN 204 928 5009	M2		30,662	1	1	18'6"	\$8.95	TBD	<ul style="list-style-type: none"> Warehouse/office space located within CentrePort Canada and Murray Industrial Park Dock & Grade loading Loading doors recently renovated Lighting upgraded to LED Fully sprinklered Professionally managed
	RYAN MUNT 204 928 5015									
	CHRIS MACSYMIC 204 928 5019									

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON





P: (204) 928 5000



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
5 SCURFIELD BOULEVARD									
	STEPHEN SHERLOCK 204 928 5011	M1	24	5,285		1	18'	\$12.95	\$7.57
	RYAN MUNT 204 928 5015								
	TYSON PRESENTANZ 204 928 5002								
25 SCURFIELD BOULEVARD									
	STEPHEN SHERLOCK 204 928 5011	M1	2	3,180		1	24'	\$14.95	\$6.39
		M1	3	3,123	VIRTUAL TOUR	1	24'	\$14.95	\$6.39
	RYAN MUNT 204 928 5015	M1	5-6	7,025	VIRTUAL TOUR	2	24'	COND LEASED	
	CHRIS MACSYMIC 204 928 5019								
965 SHERWIN ROAD									
	RYAN MUNT 204 928 5015			39,000		6	19'4"	\$6.95	\$4.69
				10,716		1	19'4"	TBD	\$4.69
				11,428		1	19'4"	TBD	\$4.69
	TYSON PRESENTANZ 204 928 5002			15,293		4	19'4"	TBD	\$4.69
				18,695		2	19'4"	TBD	\$4.69
	CHRIS MACSYMIC 204 928 5019			18,743		4	19'4"	TBD	\$4.69
				26,010		5	19'4"	TBD	\$4.69
STEELE BUSINESS PARK									
	STEPHEN SHERLOCK 204 928 5011			6,075 - 61,842			28'	TBD	\$3.50
	RYAN MUNT 204 928 5015								
	TYSON PRESENTANZ 204 928 5002								

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA



CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1199 ST JAMES STREET									
	TYSON PRESENTANZ 204 928 5002			25,889	1 1		\$9.95	\$3.87	CLICK HERE FOR A VIRTUAL TOUR <ul style="list-style-type: none"> • Excellent exposure at the corner of St. James St and Wellington Ave • Fenced and gated compound space • (+/-) 7,400 sf of 2nd floor office • Less than a 5 minute drive to Winnipeg James Richardson Airport • (+/-) 20' clear ceiling height • Fully sprinklered • Fenced compound available
	RYAN MUNT 204 928 5015								
86 WHEATFIELD ROAD									
	TYSON PRESENTANZ 204 928 5002			2,996 9,174	1 4	16' - 20' 16' - 20'	\$8.50 \$8.50	\$3.80 \$3.80	<ul style="list-style-type: none"> • Located in CentrePort Canada, Canada's only tri-modal inland port and foreign trade zone • In close proximity to and ease of access onto CentrePort Canada Way and Route 90 • No City of Winnipeg business taxes • Warehouse is heated by a combination of in-floor, over head radiant and unit heaters • Ceiling height: (+/-) 16' - (+/-) 20' clear • Available immediately
	RYAN MUNT 204 928 5015								

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



CUSHMAN &
WAKEFIELD
Winnipeg

 Stevenson

INDUSTRIAL FOR SALE



RECENTLY SOLD
900 FISHER AVENUE

www.cwstevenson.ca

*Please click the property image for more details.

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"> Located in Mission Industrial with great exposure onto Archibald St Pattison Outdoor billboard located on the property with an annual revenue of \$1,500 Permitted Uses include: contractor establishment, heavy equipment sales, heavy manufacturing, truck yard, recycling plant, warehouse, etc. Approximately half of the property is already paved with an approach in place
560 CAMIEL SYS STREET								
	TYSON PRESENTANZ 204 928 5002 CHRIS MACSYMIC 204 928 5019	M2	6.35	43,327		22'	\$10,500,000	<ul style="list-style-type: none"> Close proximity to major transportation routes 25 overhead doors (mix of dock & grade) Fully sprinklered 3 phase 600 amp 347/600 volt Fully fenced and paved compound Recent building expansion Site coverage 15.67%
60 & 68 CRANE STREET - THOMPSON, MB								
	RYAN MUNT 204 928 5015 CHRIS MACSYMIC 204 928 5019 TYSON PRESENTANZ 204 928 5002		58,560 SF 30,000 SF 88,560 SF	17,000 2,880 19,880			\$560,000.00 COND SOLD \$750,000.00	<ul style="list-style-type: none"> Two industrial buildings (+/-) 17,000 sf and (+/-) 2,880 sf situated on 2.03 acres of land Located in Thompson, the largest city in the Northern Region of Manitoba, situated along the Burntwood River Close access to Provincial Trunk Hwy 6 and the Thompson Train Station Grade loading
220 CREE CRESCENT								
	TYSON PRESENTANZ 204 928 5002 CHRIS MACSYMIC 204 928 5019	M2	1.69	18,000	5	18'	\$3,450,000	<ul style="list-style-type: none"> Conveniently located within Murray Industrial Park in close proximity to major trucking routes Large compound space Ample parking on-site Unit A/B: Interior buildout includes an executive office with an attached bathroom, 8 private offices, full kitchen, reception area, flex area and a large open office area Unit C: Interior includes reception area with a bathroom and warehouse space

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000



**CUSHMAN &
WAKEFIELD**
Winnipeg






Stevenson

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SQ FT +/-)	LOADING GRADE	DOCK	MAX CLR HT (+/-)	COMMENTS	
900 FISHER AVENUE - PORTAGE LA PRAIRIE									
<div>SOLD</div> 	RYAN MUNT 204 928 5015	M1	2.18	15,680			SOLD	<ul style="list-style-type: none">Industrial building For Sale in the thriving community of Portage la Prairie, located 85 km West of WinnipegNew 3000 AMP CSTE installed in 2018Racking and ventilation equipment availableOptimal access to major routes: Trans-Canada Highway 1A and the Via Rail StationClose to all major amenities: restaurants, gas, retail and grocery	
	TYSON PRESENTANZ 204 928 5002								
737 MORAY STREET									
	CHRIS MACSYMIC 204 928 5019	M2	4.74	89,274	2	4	12' - 17'	\$9,500,000.00	OFFICE VIRTUAL TOUR WAREHOUSE VIRTUAL TOUR <ul style="list-style-type: none">Desirable manufacturing facilityConveniently located within the Murray Industrial Park with great access in and out of the parkExtensive power for manufacturing 3,000 Amp + 1,500 Amp serviceAmple on-site parkingRoof replacement completed in 2019
	RYAN MUNT 204 928 5015								
SHERWIN PARK - INDUSTRIAL CONDOS FOR SALE									
<div>NEW</div> 	RYAN MUNT	M2	UNIT	5,828		2	16'	\$975,000.00	<ul style="list-style-type: none">Industrial complex located adjacent to the Winnipeg Richardson International AirportLocated within CentrePort Canada, North America's largest tri-modal inland portCentrally located with close proximity to major transportation routesIdeal space for manufacturing, wholesale and distribution usersFlexible bay sizes
	204 928 5015	M2	203-204	5,327		2	16'	\$900,000.00	
		M2	306-307	2,204		1	16'	\$375,000.00	
		M2	402	2,200		1	16'	\$375,000.00	
	CHRIS MACSYMIC	M2	405	6,416	1	2	16'	\$1,085,000.00	
	204 928 5019	M2	501-503	14,230		3	16'	\$2,400,000.00	
		M2	701-705	2,869		1	16'	\$520,000.00	
	TYSON PRESENTANZ	M2	707						
204 928 5002									

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.







OFFICE FOR LEASE



RECENTLY LEASED
155 FORT STREET

www.cwstevenson.ca

*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
90 ALEXANDER AVENUE						
	BRETT INTRATER 204 934 6229		1,000 - 2,700	\$28.00	\$10.00	<ul style="list-style-type: none">Join an exciting and diverse neighborhood that inspires innovation, creativity, and connectionIdeal space for any retail/office users including professional services, start-ups, design agencies, coffee shops, restaurants, pubs, breweries, and moreGround floor commercial units located in the heart of the vibrant Exchange DistrictUnits are located below 209 rental apartments split between two sites; 1 brand new building wrapped around 1 restored heritage building
			1,000 - 3,500	\$28.00	\$10.00	
280 BROADWAY						
	TYSON PREISANTANZ 204 928 5002	101	5,077	COND LEASED	COND LEASED	6 MONTHS BASE RENT FREE ON A QUALIFIED 5 YEAR TERM <ul style="list-style-type: none">Located in the heart of Downtown at the corner of Broadway and Smith StFree Rent: NegotiableEasy access from South and North entrancesOver \$5 million in building upgrades since 2010Large floor plate attractive to a variety of tenantsExterior building signage opportunities3 Phase 2,000 amp electrical
		102	3,055	\$12.50	\$12.72	
	CHRIS MACSYMIC 204 928 5019	3RD FLOOR	6,188	\$12.50	\$12.72	
379 BROADWAY						
	JANE ARNOT 204 928 5018	303	1,657	\$11.75	\$9.35	<ul style="list-style-type: none">Move-in ready offices with floor to ceiling windows offering an abundance of natural lightPublic transportation accessAccessible facility with elevator accessProfessionally managedQuick occupancyPerfect for law offices or professional servicesRemaining office is a corner office with abundant natural light from two sides
	CHRIS HOURIHAN 204 934 6215					
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237					
175-185 CARLTON STREET						
	BRETT INTRATER 204 934 6229	200	7,822	\$13.00	\$17.36	<ul style="list-style-type: none">Six-storey office tower located at the corner of Carlton St and St. Mary Ave in the heart of downtownOn-site restaurants include Ichiban Japanese Restaurant, Shannon's Irish PubDirectly connected to downtown skywalk (Winnipeg's downtown pedestrian walkway)Close proximity to Law Courts, Canada Life Centre and True North SquareUnderground parking availableOn-site security available
		202	2,000	\$13.00	\$17.36	
		300	5,796	\$13.00	\$17.36	
	CHRIS HOURIHAN 204 934 6215	301	5,725	\$13.00	\$17.36	
		400	7,823	\$13.00	\$17.36	
		401	4,445	\$13.00	\$17.36	
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237	501	2,415	\$13.00	\$17.36	
		502	7,228	\$13.00	\$17.36	
		600	3,246	\$13.00	\$17.36	
		601	1,117	\$13.00	\$17.36	
		603	1,050	\$13.00	\$17.36	

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000



**CUSHMAN &
WAKEFIELD**
Winnipeg







Stevenson

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
665 CENTURY STREET						
	MURRAY GOODMAN 204 928 5009		1,817	\$12.50	\$5.12	<ul style="list-style-type: none">• Located in Northwest Winnipeg between Sargent Ave and Ellice Ave with excellent exposure on Century St• In close proximity to Winnipeg Richardson International Airport and many amenities• Average weekday daily traffic of 24,700+ vehicles on Century St (The City of Winnipeg, 2018)• Professionally managed
1460 CLARENCE AVENUE						
	TYSON PRESENTANZ 204 928 5002		6,553	\$9.95	\$6.64	<ul style="list-style-type: none">• Available immediately• Located in Southwest Winnipeg on Clarence Ave off of Waverley St with easy access to McGillivray Blvd• Nicely developed office space with 9 private offices, open work area, lunch room, washrooms and storage space• Excellent natural light throughout• Many restaurants and other amenities in close proximity
	RYAN MUNT 204 928 5015					
1700 CORYDON AVENUE						
	JONAH LEVINE 204 934 6211	9A	667	\$18.00	\$14.42	<ul style="list-style-type: none">• Boutique retail/ office space in River Heights• Join RBC, Kumon and Bernstein's Deli, a Winnipeg institution• (+/-) 16,200 cars pass by per day (City of Winnipeg, 2015)• Excellent visibility on key retail and commuter corridor• Located in the heart of River Heights, a wealthy residential district in Southwest Winnipeg
	BRETT INTRATER 204 934 6229	14	1,027	\$18.00	\$14.42	
		17	1,022	\$18.00	\$14.42	
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237					
430 DOVERCOURT DROVE						
	STEPHEN SHERLOCK 204 928 5011	D	2,750	\$17.95	\$6.64	<ul style="list-style-type: none">• Located in heart of Southwest Winnipeg, one of the city's most desirable areas near Kenaston Blvd and McGillivray Blvd• Close to many amenities in a highly desirable area• 7 private offices, open work areas, boardroom and kitchenette• Ample parking available

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000



CUSHMAN &
WAKEFIELD
Winnipeg







Stevenson

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
2954 DAY STREET						
	MURRAY GOODMAN 204 928 5009		9,200	\$12.00 GROSS		<ul style="list-style-type: none">Desirable industrial building located on the east side of Day St in the RM of SpringfieldClose proximity to major trucking routes and the Perimeter Hwy(+/-)9,200 sf warehouse & office spaceGrade loading availableAmple parking available on-siteMTS Fiber Optic Internet installed throughout the building
	CHRIS MACSYMIC 204 928 5019					
EASTON PLACE MEDICAL CENTRE - SELKIRK, MB						
	RYAN MUNT 204 928 5015		876	\$22.00	\$11.84	<ul style="list-style-type: none">Located across from the Selkirk Regional Health CentreMulti-phase development project that will provide access to an array of health servicesPhase I current tenants include: Medical Clinic, pharmacy and dental officePlanned phases II, III and IV to include: Health-oriented retail and commercial, wellness centre, seniors housingGreat location for an optometrist and other healthcare practitioners
	BRETT INTRATER 204 934 6229					
CENTURY BUSINESS PARK - 1680 ELLICE AVENUE						
	RYAN MUNT 204 928 5015	UNIT 1	2,687	\$12.00	\$12.14	<ul style="list-style-type: none">Built-out office spacesExcellent location and exposure on route 90Signage opportunities availableAmple on-site parkingClose proximity to the amenities of Polo Park and the Winnipeg Richardson International AirportFull fee to outside agent
	BRETT INTRATER 204 934 6229	UNIT 7	6,750	\$12.00	\$12.14	
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237					
1216 FIFE STREET						
	RYAN MUNT 204 928 5015	A	728	\$1,600 PER MONTH		<ul style="list-style-type: none">Office space located in Inkster Industrial ParkInterior layout includes 1 private office, open work area, kitchenette and 1 washroomExcellent access to Inkster Blvd and McPhillips StParking accessible on-siteZoned M2Available February 15, 2022
	TYSON PREISANTANZ 204 928 5002					

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.




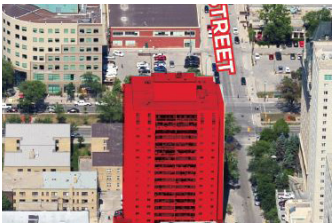


CUSHMAN &
WAKEFIELD
Winnipeg



Stevenson

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

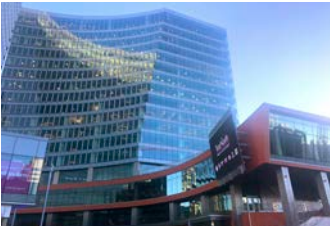



ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
FORT GARRY PLACE						
	RYAN MUNT	300	13,986	\$14.00	\$7.75	<ul style="list-style-type: none">• Located in an amenity-rich area• Fully furnished – seating for 100+ staff members• Direct elevator access off Fort St• Easy access to parkade from suite• Up to 75 scramble parkade parking stalls available• Rooftop patio access• Unit 5007 has 1 grade loading door• 24-7 on-site security• Several great restaurants on site
	204 928 5015	500	13,409	TBD	\$7.75	
	BRETT INTRATER	5007	9,849	TBD	\$7.75	
204 934 6229						
155 FORT STREET						
	STEPHEN SHERLOCK	A	5,508	LEASED	LEASED	<ul style="list-style-type: none">• Excellent central location at the corner of Fort St and York Ave in close proximity to many amenities• Six parking stalls included• Ample street parking• Zoned: M• Unique office/retail space which includes showroom space, large private offices, open work area, boardroom and grade level loading door
	204 928 5011					
400 FORT WHYTE WAY						
	CHRIS HOURIHAN	UNIT A	8,438	\$15.00	\$4.23	<ul style="list-style-type: none">• Convenient access to Southwest Winnipeg and surrounding rural area• 3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node• Suitable for a variety of office, retail or industrial• T-5 lighting throughout• Pylon signage available• No City of Winnipeg business tax
	204 934 6215	UNIT B	6,075	\$15.00	\$4.23	
		UNIT C	6,072	\$15.00	\$4.23	
	TAYLOR TONI	COMBINED	20,585	\$15.00	\$4.23	
	(ON MAT LEAVE)					
204 934 6237						
90 GARRY STREET						
	STEPHEN SHERLOCK	B1	1,330	\$10.00	\$5.41	<ul style="list-style-type: none">• Nicely developed office ready for immediate occupancy• Cost effective lower level space• Adjacent to the Historic Fort Garry Hotel• Easily accessible by public transportation• Attached parkade• Skylights to allow natural light
	204 928 5011	B2	1,900	\$10.00	\$5.41	

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

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





ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
TRUE NORTH SQUARE - 242 HARGRAVE STREET						
	RYAN MUNT 204 928 5015	13TH FLOOR	11,291	TBD	\$21.25	LAST OFFICE UNIT AVAILABLE <ul style="list-style-type: none">• State-of-the-art office space at True North Square• Situated in the heart of the SHED district• Hargrave St. Market Food Hall on-site• Over 200 heated underground parking stalls• 24/7 on-site security• Direct access to Winnipeg's skywalk• Dynamic public plaza and green space
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237					
755 HENDERSON HIGHWAY						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	1,476	LEASED	LEASED	<ul style="list-style-type: none">• Located in Northeast Winnipeg• In close proximity to downtown and Chief Peguis Trail• Building features floor to ceiling windows• Main entrance features glass atrium with three storey glazing and elevator access.• Available immediately
		MAIN FLOOR	1,329	\$25.00	\$6.45	
		THIRD FLOOR	5,750	\$20.00	\$6.45	
193 HENLOW BAY						
	RYAN MUNT 204 928 5015		4,500	LEASED	LEASED	<ul style="list-style-type: none">• Brand new industrial/office space located in desirable Southwest Winnipeg• Situated on Henlow Bay just off Scurfield Blvd in close proximity to Kenaston Blvd & Waverley St• Nearby various amenities• Large compound space available• Grade loading• 120/208 3 Phase Power, 125 Amp 3 Phase
	TYSON PRESENTANZ 204 928 5002					
1771 INKSTER BOULEVARD						
	JANE ARNOT 204 928 5018	A	9,653	\$12.00	\$5.11	<ul style="list-style-type: none">• Second floor office space for lease, perfect for businesses that do business with and support the rapidly expanding Winnipeg film and TV industry• Available immediately• Ample parking on site• 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
		B	12,713	\$12.00	\$5.11	
		C	8,031	\$12.00	\$5.11	
		D	8,184	\$12.00	\$5.11	

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
350 KEEWATIN STREET						
	MURRAY GOODMAN 204 928 5009	3	1,654	\$8.95	\$4.24	<ul style="list-style-type: none"> • Single storey building located in Inkster Industrial Park in Northwest Winnipeg • Easy access to Route 90, Inkster Blvd and the Perimeter Hwy • Good on-site parking available • Close proximity to many amenities • Zoned M1 • Available immediately
KEEWATIN SQUARE						
	MURRAY GOODMAN 204 928 5009	3-350 312 & 314 336	1,654 5,997 3,000	\$8.95 \$7.95 \$7.95	\$4.53 \$4.48 \$4.48	<ul style="list-style-type: none"> • Single storey building located in Inkster Industrial Park in Northwest Winnipeg • Easy access to Route 90, Inkster Boulevard and the Perimeter Highway • Dock and grade loading • Good on site parking available • Close proximity to many amenities • Available immediately • Professionally managed
289 KING STREET						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR 3RD FLOOR	3,727 230 - 5,310	\$7.00 \$6.00	\$3.05 \$3.05	<ul style="list-style-type: none"> • Located in central Winnipeg at the intersection of King St and Henry Ave • 30 parking stalls with additional parking • 1 freight elevator • Fully sprinklered • Sheltered loading dock • 3rd floor is subdividable • Utilities included
	CHRIS HOURIHAN 204 934 6215					
102 KING EDWARD STREET						
	TYSON PREISENTANZ 204 928 5002		12,061	\$8.95	\$4.53	<ul style="list-style-type: none"> • Interior includes an open showroom, private offices, a kitchen, boardroom, and open warehouse space • Great exposure off Route 90 • 5 minute drive to Polo Park Shopping Centre • Direct access to major transportation routes • 3 dock loading doors • (+/-) 15' ceiling height
	RYAN MUNT 204 928 5015					

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA





CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
118 KING EDWARD STREET						
	TYSON PREISENTANZ 204 928 5002 RYAN MUNT 204 928 5015		12,997	\$8.95	\$4.41	<ul style="list-style-type: none"> • Great exposure off of Route 90 • Close proximity to Winnipeg Richardson International Airport • 5 minute drive to Polo Park Shopping Centre • Direct access to major transportation corridors • Dock loading available • Ample parking available on-site
549 KING EDWARD STREET						
	TYSON PREISENTANZ 204 928 5002 RYAN MUNT 204 928 5015		6,030	\$7.95	\$4.41	<ul style="list-style-type: none"> • Great warehouse/office space with great exposure off of Route 90 • Close proximity to Winnipeg Richardson International Airport and major transportation routes • 5 minute drive to Polo Park Shopping Centre • Fully sprinklered • Dock loading
240 PORTAGE AVENUE						
	CHRIS HOURIHAN 204 934 6215 JONAH LEVINE 204 934 6211		2,220	\$13.50	\$8.70	<ul style="list-style-type: none"> • Retail or office space fronting Portage Ave with dedicated entrance to unit • Ideal for medical, convenience, restaurant, or other retail and professional uses • Located two blocks east of Bell MTS Place and steps away from Portage & Main, Winnipeg's iconic intersection • Unit ready for tenant fixturing with new sprinkler and HVAC system installed • Beautifully renovated common area washrooms and Hallways
470 RIVER AVENUE						
	BRETT INTRATER 204 934 6229	3RD FLOOR 4TH FLOOR	1,344 960	\$20,160.00 PER ANNUM \$12,000.00 PER ANNUM	\$9.93 \$9.93	<p>UNDER NEW OWNERSHIP</p> <ul style="list-style-type: none"> • Situated in the heart of Osborne Village, one of Winnipeg's most desirable areas • Heavy pedestrian and vehicle traffic • Abundance of surrounding amenities • Convenient access to major public transportation routes

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA





CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
25 SCURFIELD BOULEVARD						
	STEPHEN SHERLOCK 204 928 5011	2	3,180	\$14.95	\$6.39	<ul style="list-style-type: none">• Located in the heart of Southwest Winnipeg, one of the city's most desirable areas near Kenaston and Bishop Grandin Boulevard• Just 1 block east of Waverley with excellent exposure• Ample parking
		3	3,123	VIRTUAL TOUR	\$14.95	
	RYAN MUNT 204 928 5015	5-6	7,025	VIRTUAL TOUR	COND LEASED	
	CHRIS MACSYMIC 204 928 5019					
SHOPS OF WEST ST PAUL						
	BRETT INTRATER 204 934 6229		1,000 - 100,000	TBD	TBD	<ul style="list-style-type: none">• The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. Paul• Located on the North West corner of Main St and the Perimeter Hwy just East of the Sunova Centre, a (+/-) 17,000 sf recreation facility• Excellent access off Main St, with a signalized intersection to be installed Q3 2021
	CHRIS MACSYMIC 204 928 5019					
STERLING LYON BUSINESS PARK - 900 LORIMER BOULEVARD						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	2,500 - 8,070	\$25.00	\$8.80	<ul style="list-style-type: none">• Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and Waverley• Site has a variety of amenities in the neighborhood• Rare opportunity in a brand new office building in SW Winnipeg• Ample parking; both surface and heated underground parking available
		SECOND FLOOR	2,500 - 7,300	\$22.00	\$8.80	
	RYAN MUNT 204 928 5015					
	CHRIS MACSYMIC 204 928 5019					
STERLING LYON BUSINESS PARK						
	STEPHEN SHERLOCK 204 928 5011	UNIT 1 - 950	2,977	\$12.95	\$6.51	<ul style="list-style-type: none">• Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and Waverley• Excellent opportunity in a newer facility allowing for flexible use of space• Site has a variety of amenities in the neighborhood• Ample parking• Zoned M2
		UNIT 2 - 950	3,033	\$12.95	\$6.51	
		UNIT 3 - 950	3,032	\$12.95	\$6.51	
	RYAN MUNT 204 928 5015	UNIT 4 - 950	2,599	\$12.95	\$6.51	
	CHRIS MACSYMIC 204 928 5019					

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.









**CUSHMAN &
WAKEFIELD**
Winnipeg



Stevenson

*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1107-1111 MUNROE AVENUE						
	BRETT INTRATER 204 934 6229	1ST FLOOR - END CAP	2,400	\$24.00	\$7.50	<ul style="list-style-type: none">• Great retail/office space located at the intersection of Panet Rd & Munroe Ave• Suitable for professional services, medical facilities, studio's, fitness facilities, and more• Beautiful natural light throughout the building• Excellent visibility in a high traffic location• Stretcher elevator available• Ample parking on-site• Pylon signage opportunities
		1ST FLOOR	2,500	\$24.00	\$7.50	
	TYSON PRESENTANZ 204 928 5002	204	1,000 - 4,500	\$15.00	\$7.50	
						
21 MURRAY PARK ROAD						
	CHRIS MACSYMIC 204 928 5019	A	4,082	\$14.00	\$6.63	<ul style="list-style-type: none">• Office space located on Murray Park Rd in the heart of Murray Industrial Park• In close proximity to Winnipeg Richardson International Airport and major transportation routes• Interior layout includes a large boardroom, private offices, an open work area, and a kitchenette• Ample parking on-site
	TYSON PRESENTANZ 204 928 5002					
MUSE FLATS - 290 COLONY STREET						
	JONAH LEVINE 204 934 6211	CRU 1	1,172	\$17.65	\$9.79	<ul style="list-style-type: none">• Brand new architecturally significant commercial space, ideal for restaurant, service, retail and professional uses• Excellent patio opportunity to serve residential tenants and University of Winnipeg students• Located at high exposure corner steps away from University of Winnipeg Campus, and WAG
		CRU 2	2,059	\$15.50	\$9.79	
	CHRIS HOURIHAN 204 934 6215	CRU 3	1,066	\$15.50	\$9.79	
						
100 PAQUIN ROAD						
	TYSON PRESENTANZ 204 928 5002	MAIN FLOOR	7,327	\$15.00 GROSS		<ul style="list-style-type: none">• Located in the St. Boniface Industrial Park on the east side of Winnipeg, with easy access to Lagimodiere Blvd, Plessis Rd and the Perimeter Hwy• Abundance of natural light throughout office space creating a desirable work environment• Fiber optic cabling• Excellent on-site electrified parking• Convenient access to major public transportation routes• Main floor consists of 12 offices and a large open area• Outdoor patio space available for tenants
	RYAN MUNT 204 928 5015					

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000



CUSHMAN &
WAKEFIELD
Winnipeg







Stevenson

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
90-120 PARAMOUNT ROAD						
	TYSON PRESENTANZ 204 928 5002	96	2,000	\$7.50	\$4.85	<ul style="list-style-type: none">• Located one block north of Inkster Blvd in the Inkster Park in Northwest Winnipeg• Within close proximity to major transportation corridors• Brick facade with glazed storefronts• Unit 112 has 2 grade doors• Unit 116 - 120 has 4 grade doors• Zoned M2 - Industrial
		98	2,000	\$7.50	\$4.85	
		112	3,455	\$7.50	\$4.85	
	RYAN MUNT 204 928 5015	116-120	4,500	\$7.50	\$4.85	
	154 PARAMOUNT ROAD					
	MURRAY GOODMAN 204 928 5009		4,000	\$14.00 GROSS		<ul style="list-style-type: none">• Located on the corner of Paramount Rd and Keewatin St in the heart of Inkster Industrial Park• Features include multiple offices, kitchenette, large filing area, and open work area• Fully furnished office space• Spacious floorplan gives the option to customize the space as needed• Excellent on-site parking• Located on a (+/-) 1.4 acre lot
	CHRIS MACSYMIC 204 928 5019					
1365 PEMBINA HIGHWAY & 1000 WALLER AVENUE						
	BRETT INTRATER 204 934 6229	MAIN LEVEL	4,500	\$18.00	\$10.00	CLICK HERE TO TAKE A VIRTUAL TOUR <ul style="list-style-type: none">• Rare two-storey office building for sale• Amazing exposure/visibility along Pembina Hwy• Turnkey office with attractive existing improvements• Ample parking• Potential for owner to leaseback second level• Currently has parking space for 8 cars• Opportunity to develop additional parking on 1000 Waller Avenue site at rear (5,108 sf) to service office tenants
	RYAN MUNT 204 928 5015	LOWER LEVEL	3,433	\$10.00	\$10.00	
	TYSON PRESENTANZ 204 928 5002					
1853-1861 PORTAGE AVENUE						
	CHRIS HOURIHAN 204 934 6215	1857	2,700	\$14.00	\$8.25	<ul style="list-style-type: none">• Fantastic exposure along the main artery of Portage Ave in a highly visible location• Close proximity to James A. Richardson Airport and Polo Park• On site parking in rear parking lot with street front parking on Portage Ave and side street parking on Collegiate St and Roseberry St• Perfect for office and professional services, salon services and many retail uses
		1859	950	\$14.00	\$8.25	
	BRETT INTRATER 204 934 6229	COMBINED	3,650	\$14.00	\$8.25	

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000



**CUSHMAN &
WAKEFIELD**
Winnipeg







Stevenson

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
5120 ROBLIN BOULEVARD 	RYAN MUNT 204 928 5015	1	700	\$15.00	\$9.08	<ul style="list-style-type: none"> • Excellent location for a neighborhood office in the heart of Charleswood • Great exposure on Roblin Blvd located between Harstone Rd and Pepperloaf Cres • Join Taverna Rodos Restaurant & Lounge, Signature Pizza & Salads and Royal Bank • Space includes a reception area, a mix of private offices & open work space, and 3 washrooms • Professionally managed • Zoned C2
	BRETT INTRATER 204 934 6229	2	1,400	\$15.00	\$9.08	
		1 & 2	2,100	\$15.00	\$9.08	
1801 SARGENT AVENUE 	STEPHEN SHERLOCK 204 928 5011		3,539	\$14.00 GROSS		<ul style="list-style-type: none"> • Located in the St. James Industrial area • Close proximity to the many amenities of the Polo Park area, Route 90 and Winnipeg Richardson International Airport • (+/-) 3,539 sf of recently renovated office space available • Very bright space with plenty of windows • Open workstation area, private offices, and reception area, and lunchroom • Owner occupied building, landlord does not require office space
5 SCURFIELD BOULEVARD 	STEPHEN SHERLOCK 204 928 5011	24	5,285	\$12.95	\$7.57	<ul style="list-style-type: none"> • High-traffic location on the corner of Scurfield Blvd and Waverley St in Southwest Winnipeg in close proximity to Route 90 • Showroom plus office / warehouse space • Amazing exposure facing Waverley Street • 1 dock level loading doors • Zoned M1
	RYAN MUNT 204 928 5015					
	CHRIS MACSYMIC 204 928 5019					
1108 ST JAMES STREET 	JANE ARNOT 204 928 5018	4	4,121	\$22.00	\$9.30	<ul style="list-style-type: none"> • High profile commercial units for lease available in the Polo Park retail node • Building recently underwent extensive interior and exterior renovations • Move-in-ready office space fronting St. James St • Attractive showroom space fronting Sargent Ave • Ample on-site parking • Incredible signage on oversized pylon sign at the corner of St. James St and Sargent Ave at market rate • (+/-) 20' clear ceiling height
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237	5	1,136	\$18.00	\$9.30	

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.






CUSHMAN &
WAKEFIELD
Winnipeg



Stevenson

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
400 ST MARY AVENUE 	RYAN MUNT 204 928 5015	100	1,831	\$16.00-\$18.00	\$16.72	<ul style="list-style-type: none"> • 11-storey Office Space located in the core of downtown Winnipeg • 2 Contiguous upper tower full floors available • Base building condition • Suite 100 has private access from St. Mary Ave
		105	1,818	\$16.00-\$18.00	\$16.72	
		210	1,508	\$16.00-\$18.00	\$16.72	
	CHRIS HOURIHAN 204 934 6215	800	14,495	\$16.00-\$18.00	\$16.72	
		900	14,495	\$16.00-\$18.00	\$16.72	
	BRETT INTRATER 204 934 6229					
444 ST MARY AVENUE 	RYAN MUNT 204 928 5015	135	8,221	\$16.00-\$18.00	\$16.93	<ul style="list-style-type: none"> • (+/-) 160,000 + Total square feet including 8 full floors • (+/-) 72,318 sf contiguous in the lower tower • (+/-) 43,389 sf contiguous in the upper tower • Restaurant redevelopment opportunities • Building signage opportunity • Ample parking available • Main floor fitness facility & showers • New 2nd floor conference centre under construction • 2nd floor café on site
		203	1,430	\$16.00-\$18.00	\$16.93	
		220	3,999	\$16.00-\$18.00	\$16.93	
	CHRIS HOURIHAN 204 934 6215	300	14,463	\$16.00-\$18.00	\$16.93	
		400	6,700	\$16.00-\$18.00	\$16.93	
		401	7,763	\$16.00-\$18.00	\$16.93	
	BRETT INTRATER 204 934 6229	500	14,463	\$16.00-\$18.00	\$16.93	
		600	14,463	\$16.00-\$18.00	\$16.93	
		800	14,466	\$16.00-\$18.00	\$16.93	
		1000	2,238	\$16.00-\$18.00	\$16.93	
		1020	1,515	\$16.00-\$18.00	\$16.93	
		1050	7,467	\$16.00-\$18.00	\$16.93	
		1100	9,567	\$16.00-\$18.00	\$16.93	
		1105	814	\$16.00-\$18.00	\$16.93	
		1130	3,322	\$16.00-\$18.00	\$16.93	
		1420	1,466	\$16.00-\$18.00	\$16.93	
		1450	3,332	\$16.00-\$18.00	\$16.93	
		1510	1,583	\$16.00-\$18.00	\$16.93	
		1600	14,463	\$16.00-\$18.00	\$16.93	
		1700	14,463	\$16.00-\$18.00	\$16.93	
		1800	14,463	\$16.00-\$18.00	\$16.93	
1540 TAYLOR AVENUE 	RYAN MUNT 204 928 5015		4,884	\$21.00	\$8.41	<ul style="list-style-type: none"> • 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 • Conveniently located near various amenities • Great exposure on Taylor Ave with average weekday daily traffic count of (+/-) 14,700 vehicles • Ample parking on site • Zoned M1
	TYSON PREISENTANZ 204 928 5002					

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA




CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

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


ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1000 WAVERLEY STREET 	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"> • Open concept office layout in a 2-storey office building • Excellent exposure located between Taylor Ave & McGillivray Blvd • Public transit access and on-site parking • Located in the Buffalo Industrial Park in the southwest quadrant of Winnipeg
1150 WAVERLEY STREET 	RYAN MUNT 204 928 5015 TYSON PRESENTANZ 204 928 5002		5,138	\$15.95	\$7.98	<ul style="list-style-type: none"> • Highly desirable suburban office located in Southwest Winnipeg, accessible via Waverley St and Buffalo Place • Nicely built-out office space, with kitchenette, boardroom and 12 private offices • Ample on-site parking • Move in ready • Close to many amenities
1280 WAVERLEY STREET 	RYAN MUNT 204 928 5015 MURRAY GOODMAN 204 928 5009		UP TO 36,000	TBD	TBD	<ul style="list-style-type: none"> • New suburban office to be developed • Excellent exposure to both Waverley and McGillivray • Approximate gross floor plate sizes are 12,000 sf • Highly desirable suburban office located in Southwest Winnipeg, accessible via Waverley St and Buffalo Pl • In close proximity to McGillivray and Kenaston Blvd, with access to a variety of amenities • Three storey office building • High density residential area immediately to the west • Commercial zoning: CMOFF
WEST BROADWAY COMMONS - 167 COLONY ST 	JONAH LEVINE 204 934 6211 CHRIS HOURIHAN 204 934 6215		790	\$18.50	\$10.21	<ul style="list-style-type: none"> • Brand new architecturally significant commercial space ideal restaurant, service, retail and professional uses • Located at high exposure corner steps away from University of Winnipeg Campus, Winnipeg Art Gallery and Legislative Building • Excellent access to public transportation and ample nearby parking opportunities • In the heart of growing high density residential district

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

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

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

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.







OFFICE FOR SALE

RECENTLY SOLD
210 CLANDEBOYE AVENUE

www.cwstevenson.ca

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
210 CLANDEBOYE AVENUE - SELKIRK, MB						
	RYAN MUNT 204 928 5015		5,035	SOLD	SOLD	<ul style="list-style-type: none"> • 4 unit office building for sale • Located in the vibrant growing community of Selkirk, just 20 kms North of Winnipeg • Easy Access just off Main St and Manitoba Ave • Parking available at the rear or the building • Close proximity to various amenities • Year built: 2010 • Zoned C2
454 EDMONTON STREET						
	STEPHEN SHERLOCK 204 928 5011		3,687	\$899,000.00	\$12,816.68	<ul style="list-style-type: none"> • Very well maintained heritage building built in 1903 converted to office space • Three storey with full basement, each level is (+/-)1,229 sf • Parking lot for (+/-) 14 vehicles • Basement is very clean and dry, lends itself to file storage • Boiler heat and air conditioning throughout • Sprinkler system with fire alarm boxes, including basement • All electrical and plumbing systems replaced/ upgraded
1534 GAMBLE PLACE						
	STEPHEN SHERLOCK 204 928 5011 CHRIS MACSYMIC 204 928 5019		65,509	COND SOLD	COND SOLD	<ul style="list-style-type: none"> • Stand-alone professionally maintained office building in a beautiful campus setting • 1+ acre of potential excess land for storage/yard/parking • Rare opportunity to lease office space in southwest with quality finishes • Recently renovated reception area with both private offices and open-concept office space throughout • (+/-) 8,978 sf over two stories, including reception, 2 meeting rooms, 19 offices and 3 open office areas
128 JAMES AVENUE						
	JANE ARNOT 204 928 5018 CHRIS HOURIHAN 204 934 6215	303	1,135	\$308,000.00	\$3,843.16	<ul style="list-style-type: none"> • Beautifully restored and redeveloped exchange district condo offices on the east side of Main St • Within steps of Stephen Juba Park, Waterfront shopping and Portage and Main • 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 • Ample parking in immediate area • The building restoration includes new windows, heating and ventilation and air conditioning

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
510 LAGIMODIERE BOULEVARD						
	STEPHEN SHERLOCK 204 928 5011		65,509	UNCOND SOLD	UNCOND SOLD	<ul style="list-style-type: none">• Excellent exposure on Lagimodière Blvd• Built in 1987 and extremely well maintained• Basement has some conference rooms / multi-purpose rooms storage and mechanical rooms• 88 surface parking stalls• Loading dock at rear of building• 1800 amp 600 volt 3 phase electrical• (+/-) 1.711 hectares (4.23 Acres) of land
	CHRIS MACSYMIC 204 928 5019					
1365 PEMBINA HIGHWAY & 1000 WALLER AVENUE						
	BRETT INTRATER 204 934 6229		11,389 SF	\$3,100,000.00	\$35,989.23	<p>CLICK HERE TO TAKE A VIRTUAL TOUR</p> <ul style="list-style-type: none">• Rare two-storey office building for sale• Amazing exposure/visibility along Pembina Hwy• Turnkey office with attractive existing improvements• Ample parking• Potential for owner to leaseback second level• Currently has parking space for 8 cars• Opportunity to develop additional parking on 1000 Waller Avenue site at rear (5,108 sf) to service office tenants
	RYAN MUNT 204 928 5015					
	TYSON PRESENTANZ 204 928 5002					
410 PORTAGE AVENUE						
	BRETT INTRATER 204 934 6229			UNCOND SOLD	UNCOND SOLD	<ul style="list-style-type: none">• Located at the corner of Portage Ave/Kennedy St• Holding income from lease with Don's photo• Great repositioning opportunity with high exposure at prominent intersection
470 RIVER AVENUE						
	BRETT INTRATER 204 934 6229	3RD FLOOR 4TH FLOOR	1,344 960	SOLD SOLD	SOLD SOLD	<ul style="list-style-type: none">• Situated in the heart of Osborne Village, one of Winnipeg's most desirable areas• Heavy pedestrian and vehicle traffic• Abundance of surrounding amenities• Convenient access to major public transportation routes

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000



CUSHMAN &
WAKEFIELD
Winnipeg



Stevenson

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.





RETAIL FOR LEASE



RECENTLY LEASED
155 FORT STREET

www.cwstevenson.ca

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
90 ALEXANDER AVENUE							
	BRETT INTRATER 204 934 6229	D		1,000 - 2,700	\$28.00	\$10.00	<ul style="list-style-type: none">Join an exciting and diverse neighborhood that inspires innovation, creativity, and connectionIdeal space for any retail/office users including professional services, start-ups, design agencies, coffee shops, restaurants, pubs, breweries, and moreGround floor commercial units located in the heart of the vibrant Exchange DistrictUnits are located below 209 rental apartments split between two sites; 1 brand new building wrapped around 1 restored heritage building
		D		1,000 - 3,500	\$28.00	\$10.00	
14 BRITANNICA ROAD							
	MURRAY GOODMAN 204 928 5009		14	2,393	\$18.00	\$10.98	<ul style="list-style-type: none">Good exposure from St. Mary's RdAvailable immediatelyClose to many amenitiesUnit has been opened up and ready for developmentOver 57,000 people live within a 2 km radius with an average household income of \$96,140.64Can be subdivided
	CHRIS HOURIHAN 204 934 6215		18	1,225	LEASED	LEASED	
379 BROADWAY							
	JANE ARNOT 204 928 5018			1,996	\$21.00	\$9.35	<ul style="list-style-type: none">Move-in-ready retail space with excellent exposure on the corner of Broadway and Edmonton StUnit facing Edmonton—beautifully built out space that is perfectly suited for retail use and professional servicesUnit facing Broadway – perfect for café, restaurant or retail useClose proximity to the Manitoba Courts and Skywalk connectivity starting at RBC Convention CentreExcellent access to public transportation
	CHRIS HOURIHAN 204 934 6215			1,711	\$21.00	\$12.47	
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237						
175-185 CARLTON STREET							
	BRETT INTRATER 204 934 6229		100	1,881	\$15.00	\$16.32	<ul style="list-style-type: none">Six-storey office tower located at the corner of Carlton St and St. Mary Ave in the heart of downtownOn-site restaurants include Ichiban Japanese Restaurant, Shannon's Irish PubDirectly connected to downtown skywalk (Winnipeg's downtown pedestrian walkway)Close proximity to Law Courts, Canada Life Centre and True North SquareUnderground parking availableOn-site security available
	CHRIS HOURIHAN 204 934 6215						
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237						

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA





CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
21 CLAYTON DRIVE							
	BRETT INTRATER 204 934 6229			1.2 ACRES	TBD	TBD	<ul style="list-style-type: none"> • (+/-) 1.2 acres of land along St. Anne's Rd, to the north of Clayton Dr • Up to (+/-) 2,800 sf drive thru opportunity • Up to (+/-) 3,850 sf CRU available • New construction in the mature area of St. Vital • Excellent exposure on the "going to work" side of the street
1700 CORYDON AVENUE							
	JONAH LEVINE 204 934 6211		9A	667	\$18.00	\$14.42	<ul style="list-style-type: none"> • Boutique retail/ office space in River Heights
	BRETT INTRATER 204 934 6229		14	1,027	\$18.00	\$14.42	<ul style="list-style-type: none"> • Join RBC, Kumon and Bernstein's Deli, a Winnipeg institution
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237		17	1,055	\$18.00	\$14.42	<ul style="list-style-type: none"> • (+/-) 16,200 cars pass by per day (City of Winnipeg, 2015) • Excellent visibility on key retail and commuter corridor • Located in the heart of River Heights, a wealthy residential district in Southwest Winnipeg
EASTON PLACE MEDICAL CLINIC - SELKIRK, MB							
	RYAN MUNT 204 928 5015			876	\$22.00	\$11.84	<ul style="list-style-type: none"> • Located across from the Selkirk Regional Health Centre • Multi-phase development project that will provide access to an array of health services
	BRETT INTRATER 204 934 6229						<ul style="list-style-type: none"> • Phase 1 current tenants include: Medical clinic, pharmacy and dental office • Planned phases 2, 3 and 4 to include: Health-oriented retail and commercial, wellness centre, seniors housing • Great location for an optometrist and other healthcare practitioners
155 FORT STREET							
	STEPHEN SHERLOCK 204 928 5011	M	A	5,508	LEASED	LEASED	<ul style="list-style-type: none"> • Excellent central location at the corner of Fort St and York Ave in close proximity to many amenities • Six parking stalls included • Ample street parking • Unique office/retail space which includes showroom space, large private offices, open work area, boardroom and grade level loading door

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA





CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
400 FORT WHYTE WAY							
	CHRIS HOURIHAN 204 934 6215	ML	UNIT A	8,438	\$15.00	\$4.23	<ul style="list-style-type: none">• Convenient access to Southwest Winnipeg and surrounding rural area• 3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node• Suitable for a variety of office, retail or industrial• T-5 lighting throughout• Pylon signage available• No City of Winnipeg business tax
		ML	UNIT B	6,075	\$15.00	\$4.23	
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237	ML	UNIT C	6,072	\$15.00	\$4.23	
		ML	COMBINED	20,585	\$15.00	\$4.23	
755 HENDERSON HIGHWAY							
	STEPHEN SHERLOCK 204 928 5011		MAIN FLOOR	1,329	\$25.00	\$7.08	<ul style="list-style-type: none">• Henderson Business Center located in Northeast Winnipeg in East Kildonan• In close proximity to Downtown and Chief Peguis Trail on a bus traffic route• Building will feature floor to ceiling windows allowing for maximum natural light exposure to all tenants• Main entrance features glass atrium with three storey glazing and elevator access
1107-1111 MUNROE AVENUE							
	BRETT INTRATER 204 934 6229		1ST FLOOR - END CAP	2,400	\$24.00	\$7.50	<ul style="list-style-type: none">• Great retail/office space located at the intersection of Panet Rd & Munroe Ave• Suitable for professional services, medical facilities, studio's, fitness facilities, and more• Beautiful natural light throughout the building• Excellent visibility in a high traffic location• Stretcher elevator available• Ample parking on-site• Pylon signage opportunities
	TYSON PREISANTANZ 204 928 5002		1ST FLOOR	2,500	\$24.00	\$7.50	
MUSE FLATS - 290 COLONY STREET							
	JONAH LEVINE 204 934 6211		CRU 1	1,172	\$17.65	\$9.79	<ul style="list-style-type: none">• Brand new architecturally significant commercial space, ideal for restaurant, service, retail and professional uses• Excellent patio opportunity to serve residential tenants and University of Winnipeg students• Located at high exposure corner steps away from University of Winnipeg Campus, and WAG
			CRU 2	2,059	\$15.50	\$9.79	
			CRU 3	1,066	\$15.50	\$9.79	
		CHRIS HOURIHAN 204 934 6215					

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON





P: (204) 928 5000

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
130 OSBORNE STREET							
	BRETT INTRATER 204 934 6229	C2		1,447	\$28.00	\$12.00	<ul style="list-style-type: none">• High profile corner location at Osborne St & Stradbrook Ave• Beautiful new facade and image update• One of the most densely populated neighborhoods in Canada• Ample on-site parking• 5 rooms, reception with gas fireplace and full basement• Pylon signage available
240 PORTAGE AVENUE							
	CHRIS HOURIHAN 204 934 6215			2,220	\$13.50	\$8.70	<ul style="list-style-type: none">• Retail or office space fronting Portage Ave with dedicated entrance to unit• Ideal for medical, convenience, restaurant, or other retail and professional uses• Located two blocks east of Bell MTS Place and steps away from Portage & Main, Winnipeg's iconic intersection• Unit ready for tenant fixturing with new sprinkler and HVAC system installed• Beautifully renovated common area washrooms and Hallways
	JONAH LEVINE 204 934 6211						
1853-1861 PORTAGE AVENUE							
	CHRIS HOURIHAN 204 934 6215	C2	1857	2,700	\$14.00	\$8.25	<ul style="list-style-type: none">• Fantastic exposure along the main artery of Portage Ave in a highly visible location• Close proximity to James A. Richardson Airport and Polo Park• On site parking in rear parking lot with street front parking on Portage Ave and side street parking on Collegiate St and Roseberry St• Perfect for office and professional services, salon services and many retail uses
		C2	1859	950	\$14.00	\$8.25	
	BRETT INTRATER 204 934 6229	C2	COMBINED	3,650	\$14.00	\$8.25	
470 RIVER AVENUE							
	BRETT INTRATER 204 934 6229		3RD FLOOR	1,344	\$20,160.00 PER ANNUM	\$9.93	<div>UNDER NEW OWNERSHIP</div> <ul style="list-style-type: none">• Situated in the heart of Osborne Village, one of Winnipeg's most desirable areas• Heavy pedestrian and vehicle traffic• Abundance of surrounding amenities• Convenient access to major public transportation routes
			4TH FLOOR	960	\$12,000.00 PER ANNUM	\$9.93	

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA


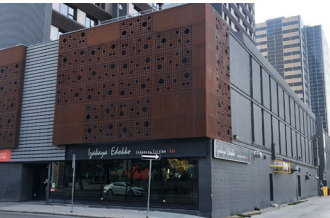
CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
5 SCURFIELD BOULEVARD							
	STEPHEN SHERLOCK 204 928 5011	M1	24	5,285	\$12.95	\$7.57	<ul style="list-style-type: none">• High traffic location on the corner of Scurfield Blvd and Waverley St in Southwest Winnipeg in close proximity to Route 90• Showroom plus office/warehouse space• Amazing exposure facing Waverley St• 2 dock level loading doors• Available immediately
	RYAN MUNT 204 928 5015						
	CHRIS MACSYMIC 204 928 5019						
SHOPS OF WEST ST PAUL							
	BRETT INTRATER 204 934 6229			1,000 - 100,000	TBD	TBD	<ul style="list-style-type: none">• The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. Paul• Located on the North West corner of Main St and the Perimeter Hwy, just East of the Sunova Centre, a (+/-) 17,000 sf recreation facility• Excellent access off Main St, with a signalized intersection to be installed Q3 2021
	CHRIS MACSYMIC 204 928 5019						
SMITH STREET LOFTS							
	BRETT INTRATER 204 934 6229	M	1	2,345	\$7,500 PER MONTH SEMI-GROSS		MAIN FLOOR COMMERCIAL UNITS <ul style="list-style-type: none">• Storefront that sits below a luxury apartment complex with 251 new units and 20,000 sf of residential amenities• Located close to BellMTS Place events with high vehicular and pedestrian traffic• Options to expand into the plaza are negotiable• Additional features include: a 13' high exposed ceiling, industrial concrete finishes, architectural lighting and floor to ceiling glazing along the storefront
		M	2	588	\$2,450 PER MONTH SEMI-GROSS		
190 SMITH STREET							
	BRETT INTRATER 204 934 6229		5	1,064	COND LEASED	COND LEASED	<ul style="list-style-type: none">• Amazing exposure at the corner of St. Mary Ave & Smith St• Across the street from the Winnipeg Police HQ, home to up to 1,000 daily active employees• On-site, indoor parking available• Many amenities available for tenant's use• Heating and cooling included – tenant responsible for electricity and water only• Perfect for coffee shop or other high-traffic retail
	CHRIS HOURIHAN 204 934 6215						

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

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


ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1108 ST JAMES STREET 	JANE ARNOT 204 928 5018		4	4,121	\$22.00	\$9.30	<ul style="list-style-type: none"> • High profile unit available in the Polo Park retail node • Excellent showroom space fronting Sargent Ave • Ample on-site parking • Incredible signage on oversized pylon at the corner of St. James St and Sargent Ave • Building recently underwent extensive interior and exterior renovations • Join Red Swan Pizza
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237		5	1,136	\$18.00	\$9.30	
444 ST MARY AVENUE 	RYAN MUNT 204 928 5015			1,300 - 8,221	TBD	\$16.93	<ul style="list-style-type: none"> • Restaurant with atrium and patio opportunity in the core of downtown • Steps from True North Square and the RBC Convention Centre • Space can be subdivided
	CHRIS HOURIHAN 204 934 6215						
	BRETT INTRATER 204 934 6229						
326 WARDLAW AVENUE 	BRETT INTRATER 204 934 6229	C2	102	7,333	\$17.00	\$8.81	<ul style="list-style-type: none"> • Premium retail/showroom space available on the corner of Wardlaw Avenue and Donald Street • High exposure location with great access • Interior includes a 975 sf mezzanine, private offices, and a showroom • Ample customer parking on-site • Conveniently located near transit stops • (1) 12' x 12' grade loading door
WEST BROADWAY COMMONS - 167 COLONY ST 	JONAH LEVINE 204 934 6211			790	\$18.50	\$10.21	<ul style="list-style-type: none"> • Brand new architecturally significant commercial space ideal restaurant, service, retail and professional uses • Located at high exposure corner steps away from University of Winnipeg Campus, Winnipeg Art Gallery and Legislative Building • Excellent access to public transportation and ample nearby parking opportunities • In the heart of growing high density residential district
	CHRIS HOURIHAN 204 934 6215						

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

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

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

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



RETAIL FOR SALE



RECENTLY SOLD
775 WESTMINSTER AVENUE

www.cwstevenson.ca

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
650 GOVERNMENT STREET - DRYDEN, ONTARIO							
	BRETT INTRATER 204 934 6229	CH			2.15	\$850,000	<ul style="list-style-type: none">• Prime location next to Walmart and Red River Co-op• Across the highway from Tim Horton's and Extra Foods• Great visibility from Highway 17• Fully serviced land• Zoned CH - Commercial Highway
	TYSON PRESENTANZ 204 928 5002						
839 HENDERSON HIGHWAY							
	BRETT INTRATER 204 934 6229	C2		1,300	3,165 SF	UNCOND SOLD	<ul style="list-style-type: none">• Incredible investment opportunity on Henderson Hwy for sale with income from existing restaurant guaranteed until August 21, 2021• Well maintained kitchen equipment• Easily accessible by car and public transport• Property includes 4 parking stalls• Zoned C2• 30,300 vehicles pass by per day on Henderson Hwy (City of Winnipeg, 2018)
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237						

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.






LAND FOR LEASE

RECENTLY LEASED
87 EMES ROAD

www.cwstevenson.ca

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

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	LEASE RATE	COMMENTS
ARCHIBALD LAND					
	KHUSH GREWAL 204 934 6210	M3	21,516 SF	\$1,500 PER MONTH	<ul style="list-style-type: none"> • Located in Mission Industrial with great exposure onto Archibald St • Pattison Outdoor billboard located on the property with an annual revenue of \$1,500 • Permitted uses include: Contractor establishment, heavy equipment sales, heavy manufacturing, truck yard, recycling plant, warehouse, etc. • Approximately half of the property is already paved with an approach in place
LAND FOR LEASE - PORTAGE LA PRAIRIE					
	TYSON PRESENTANZ 204 928 5002 RYAN MUNT 204 928 5015 BRETT INTRATER 204 934 6229	C3	3.55	\$96,000 ANNUALLY	<ul style="list-style-type: none"> • Access off of Trans-Canada Hwy (1A) • Building can be removed at leaser's request to allow for multiple uses • Zoned C3 • 12 rooms and one manager suite • Located near all major amenities: Restaurant, gas, retail, and grocery
87 MOUNTAIN VIEW ROAD					
	KHUSH GREWAL 204 934 6210	I2	2.14	\$8,500 PER MONTH	<ul style="list-style-type: none"> • Located in Brookside Business Park in Centreport Canada • Clean ESA Phase 1 report was completed in 2017 • Property was developed with 20 inches of compacted base suitable for a truck yard • 3 phase power 208 volt 400 amp connection currently developed with 85 electrical plugs • Excellent access to Perimeter Highway • No City of Winnipeg Business Taxes

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.





LAND & INVESTMENT FOR SALE



RECENTLY SOLD
11 PLYMOUTH STREET

www.cwstevenson.ca

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



ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
6 20 9TH STREET - BRANDON						
	MURRAY GOODMAN 204 928 5009		HES		\$2,750,000.00	<ul style="list-style-type: none">• The property is located in downtown Brandon at the corner of Pacific Ave and 9th St• Proposed multi-family opportunity• Former McKenzie Seeds site• Very close to The Town Centre, which gives convenient access to services such as: medical clinic, optometrist, library and RBC• (+/-) 289 ft of frontage
	CHRIS MACSYMIC 204 928 5019					
29 10TH STREET - BRANDON, MB						
	JANE ARNOT 204 928 5018			20,528	\$3,375,000.00	<ul style="list-style-type: none">• 4-storey, completely rebuilt historical building with 21 commercial units• (+/-) 6,120 sf lot size• Major upgrades include new electrical, plumbing, ceilings, walls, electrical fixtures, windows, doors and new elevator and roof• Complete with a diverse set of tenants including café and bakery as well as a home décor retail business
ARCHIBALD LAND						
	KHUSH GREWAL 204 934 6210		M3	21,516 SF	\$360,000.00	<ul style="list-style-type: none">• Located in Mission Industrial with great exposure onto Archibald St• Pattison Outdoor billboard located on the property with an annual revenue of \$1,500• Permitted uses include: Contractor establishment, heavy equipment sales, heavy manufacturing, truck yard, recycling plant, warehouse, etc.• Approximately half of the property is already paved with an approach in place
BRIDGWATER LANDS						
	JANE ARNOT 204 928 5018	8	CMU	1.49	CONDITIONALLY SOLD	<ul style="list-style-type: none">• Located in highly desirable Southwest Winnipeg• Direct access to Kenaston Blvd, Winnipeg's most prominent north/south thoroughfare, connecting significant commercial growth nodes• Bridgewater Centre is the master planned premium town centre zoned and designed as the heart of the Bridgewater Neighbourhoods in Waverley West• Bridgewater Neighbourhoods are the fastest growing subdivision in Winnipeg
		9	CMU	1.88	UNCONDITIONALLY SOLD	
	CHRIS MACSYMIC 204 928 5019	14	CMU	2.01	UNCONDITIONALLY SOLD	
		19	CMU	1.81	UNCONDITIONALLY SOLD	
	JONAH LEVINE 204 934 6211					
	BRETT INTRATER 204 934 6229					

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
325 BROADWAY & 64 DONALD ST 	BRETT INTRATER 204 934 6229		M	95,140 SF	COND SOLD	<ul style="list-style-type: none"> Rare multi-family conversation opportunity Built in 1993 15,300 sf floor plate Possibility for 70 total suites Excellent transit access 100 parking stalls with the opportunity to add more
647 BROADWAY 	BRETT INTRATER 204 934 6229		C2	18,573 SF	\$2,200,000.00	<ul style="list-style-type: none"> Fully leased & stabilized investment opportunity Free & clear of financial encumbrances Well-located in West Broadway, Winnipeg's most quickly gentrifying areas Total building area of 11,016 sf Built in 1968 36 parking stalls
220 CREE CRESCENT 	TYSON PREISENTANZ 204 928 5002 CHRIS MACSYMIC 204 928 5019		M2	1.69	\$3,450,000	<ul style="list-style-type: none"> Conveniently located within Murray Industrial Park in close proximity to major trucking routes Large compound space Ample parking on-site Unit A/B: Interior buildout includes an executive office with an attached bathroom, 8 private offices, full kitchen, reception area, flex area and a large open office area Unit C: Interior includes reception area with a bathroom and warehouse space
ELLEN LOUISE DRIVE 	KHUSH GREWAL 204 934 6210		IG	1.25	\$350,000.00	<ul style="list-style-type: none"> Located in the RM of Headingley, just west of the Perimeter Hwy off Wilkes Ave in close proximity to new residential development Ridgewood West Manitoba Property Assessment Roll No. 6148.000 Permitted Uses include: Contractor, Manufacturing, Self Storage, Automotive Service, Truck Operation, etc. Land has been improved with fill, gravel, partially fenced and a 400 amp hydro connection. No City of Winnipeg business taxes

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
EMES ROAD LAND						
	BRETT INTRATER 204 934 6229		AG	9.6	\$960,000.00	<ul style="list-style-type: none">• Located in City of Winnipeg's Precinct D just west of McPhillips at the intersection of Emes Rd and Second St• Potential for future industrial uses• Zoned AG• Two minutes to the Perimeter Hwy• 25 minutes to Winnipeg Richardson International Airport
	RYAN MUNT 204 928 5015					
	CHRIS MACSYMIC 204 928 5019					
1740 FERMOR AVENUE						
	JONAH LEVINE 204 934 6211		C3	6.63	\$500,000.00 PER ACRE	<ul style="list-style-type: none">• Located just west of an approved 250+ acre commercial and residential development known as the Precinct J Plan• Can potentially be developed with approximately 70,000 sf of commercial / retail space• Target completion of Q1 2023
FOREST VIEW SUITES - THOMPSON, MB						
	BRETT INTRATER 204 934 6229		R4	8.29	COND SOLD	<ul style="list-style-type: none">• Two (2), nine-storey apartment buildings connected by common amenity space• Total gross building area 235,440 square feet• Built in 1972• 275 total suites• 6 bachelor, 199 1-bedroom, 70 2-bedroom suite mix• 252 parking stalls
	RYAN MUNT 204 928 5015					
	JANE ARNOT 204 928 5018					
650 GOVERNMENT STREET - DRYDEN, ONTARIO						
	BRETT INTRATER 204 934 6229		CH	2.15	\$850,000	<ul style="list-style-type: none">• Prime location next to Walmart and Red River Co-op• Across the highway from Tim Horton's and Extra Foods• Great visibility from Highway 17• Fully serviced land• Zoned CH - Commercial Highway
	TYSON PREISANTANZ 204 928 5002					

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON




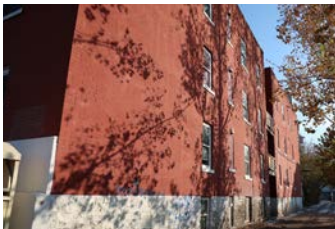
P: (204) 928 5000



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
839 HENDERSON HIGHWAY 	BRETT INTRATER 204 934 6229 TAYLOR TONI (ON MAT LEAVE) 204 934 6237		C2	3,165 SF	UNCOND SOLD	<ul style="list-style-type: none"> • Incredible investment opportunity on Henderson Hwy for sale with income from existing restaurant guaranteed until August 21, 2021 • Well maintained kitchen equipment • Easily accessible by car and public transport • Property includes 4 parking stalls • Zoned C2 • 30,300 vehicles pass by per day on Henderson Hwy (City of Winnipeg, 2018)
JUBILEE WINNIPEG, LOTS 1 & 2 	JANE ARNOT 204 928 5018	LOT 1 LOT 2		1.49 1.40	\$7,250,000.00 \$5,250,000.00	<ul style="list-style-type: none"> • Unique opportunity for developer to acquire two lots which are part of the Jubilee Winnipeg Development and have already been pre-approved for development of 500 units • Within steps of the already developed Jubilee Rapid Transit station, tenants have access to rapid transit and the active transportation systems at their doorstepping them within minutes of both downtown and South Winnipeg • Development may also qualify for MB Rental Housing
2115 LOGAN AVENUE 	RYAN MUNT 204 928 5015 TYSON PREISENTANZ 204 928 5002		M3	3.69	SOLD	<ul style="list-style-type: none"> • Strategically located within CentrePort Canada, the country's only tri-modal inland port • Located on the corner of Logan Ave and Ryan St with excellent access to major transportation routes • Fully graveled, fenced and gated compound • Also includes a small industrial building at 123 Ryan St • Close proximity to the Winnipeg Richardson International Airport
693 MARYLAND STREET 	JANE ARNOT 204 928 5018		RFM-L	9,840 SF	\$1,760,000.00	<ul style="list-style-type: none"> • 16 suites (5 one bedroom, 7 two bedroom and 4 three bedroom) • (+/-) 4,255 sf lot size • Recent upgrades include: Separate 100amp panels for each suite, separate hot water tanks for each suite, roof, kitchens, bathrooms, flooring, plumbing, new appliances • Built in 1913 • 600-amp 3 phase for building, 100amp in each suite, metered separately

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.










**CUSHMAN &
WAKEFIELD**
Winnipeg



Stevenson

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
87 MOUNTAIN VIEW ROAD						
 	KHUSH GREWAL 204 934 6210		I2	2.14	\$8,500 PER MONTH	<ul style="list-style-type: none"> • Located in Brookside Business Park in Centreport Canada • Clean ESA Phase 1 report was completed in 2017 • Property was developed with 20 inches of compacted base suitable for a truck yard • 3 phase power 208 volt 400 amp connection currently developed with 85 electrical plugs • Excellent access to Perimeter Highway • No City of Winnipeg Business Taxes
11 PLYMOUTH STREET						
 	CHRIS MACSYMIC 204 928 5019 BRETT INTRATER 204 934 6229		M2	11.8	UNCOND SOLD	<ul style="list-style-type: none"> • Fully redeveloped and repurposed former manufacturing facility • Amazon's first last-mile distribution facility in Winnipeg • 100% leased to Amazon Canada Fulfillment Services, ULC • 11.8 acre fully paved site
PORTAGE LA PRAIRIE MOTEL & LAND						
	TYSON PRESENTANZ 204 928 5002 RYAN MUNT 204 928 5015 BRETT INTRATER 204 934 6229		C3	3.55	\$1,500,000.00	<ul style="list-style-type: none"> • Access off of Trans-Canada Hwy (1A) • Building can be removed at leaser's request to allow for multiple uses • Zoned C3 • 12 rooms and one manager suite • Located near all major amenities: Restaurant, gas, retail, and grocery
174 PROVENCHER BOULEVARD						
 	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 928 5019		C2	.54	COND SOLD	<ul style="list-style-type: none"> • High profile development site • Rare opportunity for a mixed-use high exposure development • Potential to build 6-storey building • Historically low financing rates

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA





CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
510 PROVENCHER BOULEVARD & 209 ARCHIBALD STREET						
<div>CONDITIONALLY SOLD</div> 	STEPHEN SHERLOCK 204 928 5011		M2	29,813 SF	COND SOLD	<ul style="list-style-type: none">• Amazing redevelopment opportunity at a high traffic intersection• Four separate lots to total 29,813 sf at the corner of Archibald and Provencher• 122' of frontage on Provencher and 244' of frontage on Archibald• 33,500 vehicles drive on Provencher and 32,500 on Archibald per day
	CHRIS MACSYMIC 204 928 5019					
6043 PTH 2E - OAK BLUFF						
	BRETT INTRATER 204 934 6229			81.98	\$18,445,500.00 (\$225,000 PER ACRE)	<ul style="list-style-type: none">• Access to services include municipal water, low pressure sewer and natural gas• Extremely high visibility from both the Perimeter Hwy and McGillivray Blvd• In close proximity to the town of Oak Bluff and the City of Winnipeg• In the process of being designated for Commercial and Industrial use. Could also be used as Residential land.
829 ROSSER AVENUE - BRANDON, MB						
	JANE ARNOT 204 928 5018		HES	11,337	\$2,000,000.00	<ul style="list-style-type: none">• 3 storey mixed use building with 2 main floor commercial tenants and 8 residential units• 100% occupied• Suites feature in- suite stacked laundry, new kitchens, bathrooms, appliances, reclaimed wood and new flooring• Built in 1909• Renovated in 2017• Assumable CMHC financing may be available
15 SABRINA WAY, RM OF HEADINGLEY						
<div>SOLD</div> 	KHUSH GREWAL 204 934 6210		IG	5.02	SOLD	<ul style="list-style-type: none">• Located in the RM of Headingley south of Wilkes Ave and off Hall Rd• Clean ESA Phase 1 report from August 2017 available for review upon a binding agreement• Site has been improved with a gate, hydro connection, partial gravel and fencing• 6,000 sf Atco trailer office complex located on the property may be made available for purchase separately• Excellent access to Perimeter Hwy

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



**CUSHMAN &
WAKEFIELD**
Winnipeg



Stevenson

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


ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
68 SHERBROOK STREET						
 <p>PRICE REDUCED</p>	JANE ARNOT 204 928 5018		C2	2,612 SF	\$555,000.00	<ul style="list-style-type: none"> Mixed use property in the heart of the trendy neighborhood of West Broadway Fully leased with long term main floor tenant and 2 apartment units – one bedroom and a 3 bedroom Extensive investment in renovations of the apartments 3 parking stalls Walking distance to Misericordia Health Centre, restaurants, café's and Food Fare Stable diverse income
36 & 88 SUMKA ROAD						
	BRETT INTRATER 204 934 6229		RR5	62.4	\$3,650,000.00	<ul style="list-style-type: none"> Over 60 acres of river front land primed for development Located in the City of Winnipeg on the east banks of the Seine River fronting the Perimeter Hwy Currently existing on site is a (+/-) 2,150 sf house and various size commercial buildings Excellent opportunity to hold for next phase of city servicing or to develop into single family parcels Partially serviced by well and holding tanks
14 WANDA WAY						
	CHRIS MACSYMIC 204 928 5019 RYAN MUNT 204 928 5015		IG	5.06	\$205,000.00 PER ACRE	<ul style="list-style-type: none"> Located in Headingley, North of Wilkes and off Hall Rd Site has been significantly improved with compaction through majority of the site Fully fenced yard Weigh scale available for purchase separately Permitted uses include: Contractor, Manufacturing, Self Storage, Trucking Operation, etc. Excellent access to Perimeter Hwy No City of Winnipeg business taxes
2257 WENZEL STREET						
	RYAN MUNT 204 928 5015 TYSON PRESENTANZ 204 928 5002		MB	21.06	\$3,600,000.00	<ul style="list-style-type: none"> Located on Wenzel St in the RM of Springfield Controlled intersection underway Zoned MB Future access off Springfield Rd Close proximity to CN rail line No City of Winnipeg business taxes

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
2440 WENZEL STREET 	RYAN MUNT 204 928 5015	1	CH	5.58	CONDITIONALLY SOLD	ACCESS ROAD COMPLETE <ul style="list-style-type: none">• Potential for immediate construction• Controlled intersection underway• Located just off the Perimeter Highway between Wenzel St and McGregor Farm Rd in the RM of East St. Paul• Zoned: CH – Commercial Hwy• No City of Winnipeg business taxes• Excellent exposure on the Perimeter Hwy
	CHRIS MACSYMIC 204 928 5019	2	CH	3.12	CONDITIONALLY SOLD	
	TYSON PRESENTANZ 204 928 5002					

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



OUR TEAM:



**CUSHMAN &
WAKEFIELD**
Winnipeg



Stevenson



Martin McGarry

CEO

T 204 928 5005

C 204 997 4766

martin.mcgarry@cwstevenson.ca



Chris Macsymic

Senior Vice President

T 204 928 5019

C 204 997 6547

chris.macsymic@cwstevenson.ca



Ryan Munt

Senior Vice President

T 204 928 5015

C 204 298 1905

ryan.munt@cwstevenson.ca



Murray Goodman

Managing Broker

T 204 928 5009

C 204 990 4800

murray.goodman@cwstevenson.ca



Jane Arnot

Associate Vice President

T 204 928 5018

C 204 471 1248

jane.arnot@cwstevenson.ca



Stephen Sherlock

Vice President

T 204 928 5011

C 204 799 5526

steve.sherlock@cwstevenson.ca



Brett Intrater

Senior Vice President

T 204 934 6229

C 204 999 1238

brett.intrater@cwstevenson.ca



Jonah Levine

Senior Associate

T 204 934 6211

jonah.levine@cwstevenson.ca



Taylor Toni (On Maternity Leave)

Associate

T 204 934 6237

taylor.toni@cwstevenson.ca



Chris Hourihan

Associate

T 204 934 6215

C 204 995 0225

chris.hourihan@cwstevenson.ca



Khush Grewal

Senior Associate

T 204 934 6210

khush.grewal@cwstevenson.ca



Tyson Preisentanz

Senior Vice President

T 204 928 5002

C 204 782 6183

tyson.preisentanz@cwstevenson.ca