

# DECEMBER 2021

## AVAILABILITY REPORT

**FOR LEASE**

**FOR SALE**

**INDUSTRIAL  
OFFICE  
RETAIL  
LAND**

**INDUSTRIAL  
OFFICE  
RETAIL  
LAND & INVESTMENT**

*Click a heading to jump to that section*



**WINNIPEG**

# INDUSTRIAL FOR LEASE







RECENTLY LEASED  
**3010 RED FIFE ROAD**

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



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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING		MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
					GRADE	DOCK				
<b>71-77 BANNISTER ROAD</b>										
	BRETT INTRATER 204 934 6229		1	16,628	2	4	24'	\$9.95	\$4.00	• Excellent Warehouse/Office space located in Northwest Winnipeg
			2	19,201	2	4	24'	\$9.95	\$4.00	• Close proximity to major routes and the James A. Richardson International Airport
	RYAN MUNT 204 928 5015		COMBINED	35,829	4	8	24'	\$9.95	\$4.00	• Includes approximately (+/-) 3,300 sf fully built out office space • Coolers to be removed • Ample parking on site • Available March 1, 2022
<b>560 CAMIEL SYS STREET</b>										
	TYSON PRESENTANZ 204 928 5002	M2		43,327			22'	\$13.50	TBD	• 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%
	CHRIS MACSYMIC 204 928 5019									
<b>220 CREE CRESCENT</b>										
	TYSON PRESENTANZ 204 928 5002	M2	C	2,000	1		18'	\$8.95	\$6.35	• Conveniently located within Murray Industrial Park in close proximity to major trucking routes • 18' ceiling height • Zoned M2 • Property Taxes: \$37,420.42
	CHRIS MACSYMIC 204 928 5019									
<b>2954 DAY STREET</b>										
	MURRAY GOODMAN 204 928 5009	MG		9,200				\$12.00 GROSS		• Desirable industrial building located on the east side of Day St in the RM of Springfield • Close proximity to major trucking routes and the Perimeter Hwy • (+/-) 9,200 sf warehouse & office space • Grade loading available • Ample parking available on-site • MTS Fiber Optic Internet installed throughout the building
	CHRIS MACSYMIC 204 928 5019									

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400 FORT WHYTE WAY										
	CHRIS HOURIHAN 204 934 6215	ML	UNIT A	8,438	1		20'	\$15.00	\$4.23	<a href="#">CLICK HERE FOR A VIRTUAL TOUR</a> <ul style="list-style-type: none"><li>• Convenient access to Southwest Winnipeg and surrounding rural area</li><li>• 3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node</li><li>• Suitable for a variety of office, retail or industrial</li><li>• T-5 lighting throughout</li><li>• Pylon signage available</li><li>• No city of Winnipeg business tax</li></ul>
		ML	UNIT B	6,075	1		20'	\$15.00	\$4.23	
		ML	UNIT C	6,072	1		20'	\$15.00	\$4.23	
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237		COMBINED	20,585	3		20'	\$15.00	\$4.23	
86 DE BAETS STREET										
	TYSON PREISENTANZ 204 928 5002	M2		2,440	1			\$8.95	\$3.21	<ul style="list-style-type: none"><li>• Located in the St. Boniface Industrial Park with easy access to major transportation routes</li><li>• Interior layout includes open area, 1 private office, bathroom and large warehouse</li><li>• Grade loading</li><li>• Zoned M2</li></ul>
	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"><li>• Great exposure to Inkster Blvd</li><li>• Unit D has 30 ft. x 30 ft. column spacing</li><li>• Fully sprinklered</li><li>• Ample parking</li><li>• Signage opportunities</li><li>• Close proximity to major trucking routes</li><li>• Zoned M2</li></ul>
		M2	D	30,650	1	3	30'5"	\$6.95	\$3.08	
		M2	E	24,276 - 43,183	1	2	21'	\$6.95	\$3.08	
	TYSON PREISENTANZ 204 928 5002									
	RYAN MUNT 204 928 5015									
21 JOHN HIEBERT DRIVE - RM OF SPRINGFIELD										
	TYSON PREISENTANZ 204 928 5002	M1	2	1,500	1		18'	\$1,750 PER MONTH	<b>COMPOUND SPACE AVAILABLE</b> <ul style="list-style-type: none"><li>• Situated just east of the City of Winnipeg</li><li>• Located 2 minutes from Dugald Rd and 4 minutes from the Perimeter Hwy</li><li>• Units can be combined</li><li>• 200 Amp service per unit</li><li>• Grade size: 14'X14'</li><li>• CAM &amp; Tax: \$375 per Month</li></ul>	
		M1	3	1,500	1		18'	\$1,750 PER MONTH		
		M1	4-5	3,000	3		18'	\$1,750 PER MONTH		
	RYAN MUNT 204 928 5015									

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KEEWATIN SQUARE										
	MURRAY GOODMAN 204 928 5009	M1	312 & 314	5,997				\$7.95	\$4.68	<ul style="list-style-type: none"> <li>• Single storey building located in Inkster Industrial Park in Northwest Winnipeg</li> <li>• Easy access to Route 90, Inkster Blvd and the Perimeter Hwy</li> <li>• Dock and grade loading</li> <li>• Good on site parking available</li> <li>• Close proximity to many amenities</li> <li>• Available immediately</li> <li>• Professionally managed</li> </ul>
		M1	336	3,000				\$7.95	\$4.68	
1131 - 1133 KEEWATIN STREET										
	CHRIS HOURIHAN 204 934 6215	M2	1131, 1133	6,613	1		18'	\$7.95	\$3.76	<ul style="list-style-type: none"> <li>• Located in the heart of Inkster Industrial Park in close proximity to major trucking routes and retail amenities</li> <li>• Excellent frontage on Kewatin St</li> <li>• Grade loading</li> <li>• Professionally managed</li> <li>• Good on site parking</li> </ul>
	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"> <li>• Located in central Winnipeg at the Intersection of King St and Henry Ave</li> <li>• 30 parking stalls with additional parking</li> <li>• 1 freight elevator</li> <li>• Fully sprinklered</li> <li>• Sheltered loading dock</li> <li>• 3rd floor - sub-dividable</li> <li>• Utilities included</li> </ul>
	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"> <li>• Interior includes an open showroom, private offices, a kitchen, boardroom, and open warehouse space</li> <li>• Great exposure off Route 90</li> <li>• 5 minute drive to Polo Park Shopping Centre</li> <li>• Direct access to major transportation routes</li> </ul>
	RYAN MUNT 204 928 5015									

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118 KING EDWARD STREET										
	TYSON PRESENTANZ 204 928 5002	M1		12,997			15'	\$8.95	\$4.41	<ul style="list-style-type: none"><li>• Great exposure off of Route 90</li><li>• Close proximity to Winnipeg Richardson International Airport</li><li>• 5 minute drive to Polo Park Shopping Centre</li><li>• Direct access to major transportation corridors</li><li>• Dock loading available</li><li>• Ample parking available on-site</li></ul>
	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"><li>• Great warehouse/office space with great exposure off of Route 90</li><li>• Close proximity to Winnipeg Richardson International Airport and major transportation routes</li><li>• 5 minute drive to Polo Park Shopping Centre</li><li>• Fully sprinklered</li><li>• Dock loading</li></ul>
	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		\$14.95	\$6.51	<ul style="list-style-type: none"><li>• Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and Waverley</li><li>• Excellent opportunity in a newer facility allowing for flexible use of space</li><li>• Site has a variety of amenities in the neighborhood</li><li>• Ample parking</li><li>• Zoned M2</li></ul>
		M2	UNIT 2 - 950	3,033		1		\$14.95	\$6.51	
		M2	UNIT 3 - 950	3,032		1		\$14.95	\$6.51	
	RYAN MUNT 204 928 5015	M2	UNIT 4 - 950	2,599	1			\$14.95	\$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"><li>• Large industrial space with excellent exposure on the Southeast corner of Lagimodiere Blvd and Dugald Rd</li><li>• Located within the St. Boniface Industrial Park</li><li>• (+/-) 26'4" clear ceiling height</li><li>• 20 ft x 40 ft column spacing</li><li>• Dock and grade loading available</li><li>• Large compound space available</li><li>• Ample parking on site</li></ul>
	RYAN MUNT 204 928 5015									

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

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391 OAK POINT HIGHWAY										
	MURRAY GOODMAN 204 928 5009	M1		11,160		22	12' - 14'	\$16.00	TBD	<ul style="list-style-type: none"> <li>• Cross dock facility located on Oak Point Hwy</li> <li>• Close proximity to major trucking routes and the Winnipeg Richardson International Airport</li> <li>• Located on (+/-) 5 acres of land</li> <li>• Large compound area</li> <li>• Close to many amenities</li> <li>• Available immediately</li> </ul>
	RYAN MUNT 204 928 5015									
90-120 PARAMOUNT ROAD										
	TYSON PREISANTANZ 204 928 5002	M2	96	2,000	1			\$7.95	\$4.85	<ul style="list-style-type: none"> <li>• Located one block north of Inkster Blvd in the Inkster Park in northwest Winnipeg</li> <li>• Within close proximity to major transportation corridors</li> <li>• Brick facade with glazed storefronts</li> </ul>
		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			LEASED	LEASED	
1345 REDWOOD AVENUE										
	CHRIS MACSYMIC 204 928 5019	M2		112,132	13	4	23'3	MARKET	\$3.09	<ul style="list-style-type: none"> <li>• Immaculately maintained industrial building located in Inkster Industrial Park on the corner of Redwood Ave and Fife St</li> <li>• 48' x 42' column spacing</li> <li>• (+/-) 4 acres of excess land</li> <li>• Potential to add onto the building or an additional 4 acre compound</li> <li>• Fully sprinklered</li> <li>• Fully fenced truck court</li> <li>• 1,200 amp 600 volt electrical service</li> </ul>
	TYSON PREISANTANZ 204 928 5002									
	RYAN MUNT 204 928 5015									

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3010 RED FIFE ROAD										
	CHRIS MACSYMIC 204 928 5019	I2		7,020			28'	LEASED	LEASED	<ul style="list-style-type: none"><li>Strategically located within CentrePort Canada</li><li>Direct access to CentrePort Canada Way and Route 90 in close proximity to the Winnipeg Richardson International Airport</li><li>Brand exposure from Inkster Blvd</li><li>Fully sprinklered</li><li>Dock and grade loading</li></ul>
	TYSON PRESENTANZ 204 928 5002									
3020 RED FIFE ROAD										
	CHRIS MACSYMIC 204 928 5019	I2		5,630	2		24'	TBD	\$3.50	<b>LAST UNIT AVAILABLE</b> <ul style="list-style-type: none"><li>Strategically located within CentrePort Canada</li><li>No city of Winnipeg business taxes</li><li>Direct access to CentrePort Canada Way and Route 90 in close proximity to the Winnipeg Richardson International Airport</li><li>Brand exposure from Inkster Blvd</li><li>Fully sprinklered</li></ul>
	TYSON PRESENTANZ 204 928 5002									
220 SAULTEAUX CRESCENT										
	MURRAY GOODMAN 204 928 5009	M2		30,662	1	1	18'6"	\$8.95	TBD	<ul style="list-style-type: none"><li>Warehouse/office space located within CentrePort Canada and Murray Industrial Park</li><li>Dock &amp; Grade loading</li><li>Loading doors recently renovated</li><li>Lighting upgraded to LED</li><li>Fully sprinklered</li><li>Professionally managed</li></ul>
	RYAN MUNT 204 928 5015									
	CHRIS MACSYMIC 204 928 5019									
5 SCURFIELD BOULEVARD										
	STEPHEN SHERLOCK 204 928 5011	M1	24	5,285		1	18'	COND LEASED	COND LEASED	<ul style="list-style-type: none"><li>High traffic location on the corner of Scurfield Blvd and Waverley St in SW Winnipeg in close proximity to Route 90</li><li>Showroom plus office / warehouse space</li><li>Amazing exposure facing Waverley St</li><li>2 dock level loading doors</li><li>Available immediately</li></ul>
	RYAN MUNT 204 928 5015									
	TYSON PRESENTANZ 204 928 5002									





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25 SCURFIELD BOULEVARD									
	STEPHEN SHERLOCK 204 928 5011	M1	2	3,180		24'	\$14.95	\$6.39	<ul style="list-style-type: none"> <li>Located in the heart of Southwest Winnipeg, one of the city's most desirable areas near Kenaston and Bishop Grandin Blvd</li> <li>Just 1 block east of Waverley St with excellent exposure</li> <li>Ample parking</li> </ul>
		M1	3	3,123	<a href="#">VIRTUAL TOUR</a>	24'	\$14.95	\$6.39	
	RYAN MUNT 204 928 5015	M1	5-6	7,025		24'		LEASED	
	CHRIS MACSYMIC 204 928 5019								
STEELE BUSINESS PARK									
	STEPHEN SHERLOCK 204 928 5011			6,075 - 46,692		28'	TBD	\$3.50	<b>READY FOR FIXTURING</b> <ul style="list-style-type: none"> <li>Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air)</li> <li>Dock and grade loading</li> <li>Brand new construction</li> <li>Excellent exposure on CentrePort Canada Way</li> <li>All major amenities nearby</li> <li>Quick access to major highways and key trade corridors</li> </ul>
	RYAN MUNT 204 928 5015								
	TYSON PREISENTANZ 204 928 5002								
1199 ST JAMES STREET									
	TYSON PREISENTANZ 204 928 5002			25,889	1	1	COND LEASED	COND LEASED	<b>CLICK <a href="#">HERE</a> FOR A VIRTUAL TOUR</b> <ul style="list-style-type: none"> <li>Excellent exposure at the corner of St. James St and Wellington Ave</li> <li>Fenced and gated compound space</li> <li>(+/-) 7,400 sf of 2nd floor office</li> <li>Less than a 5 minute drive to Winnipeg James Richardson Airport</li> <li>(+/-) 20' clear ceiling height</li> <li>Fully sprinklered</li> <li>Fenced compound available</li> </ul>
	RYAN MUNT 204 928 5015								
86 WHEATFIELD ROAD									
	TYSON PREISENTANZ 204 928 5002			2,996	1	16' - 20'	\$8.50	\$3.80	<ul style="list-style-type: none"> <li>Located in CentrePort Canada, Canada's only tri-modal inland port and foreign trade zone</li> <li>In close proximity to and ease of access onto CentrePort Canada Way and Route 90</li> <li>No City of Winnipeg business taxes</li> <li>Warehouse is heated by a combination of in-floor, over head radiant and unit heaters</li> <li>Ceiling height: (+/-) 16' - (+/-) 20' clear</li> <li>Available immediately</li> </ul>
	RYAN MUNT 204 928 5015			9,174	4	16' - 20'	\$8.50	\$3.80	

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 Stevenson

# INDUSTRIAL FOR SALE







RECENTLY SOLD  
**900 FISHER AVENUE**

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*\*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
<b>ARCHIBALD LAND</b>								
	KHUSH GREWAL 204 934 6210	M3	21,516 SF				\$360,000.00	<ul style="list-style-type: none"> <li>• Located in Mission Industrial with great exposure onto Archibald St</li> <li>• Pattison Outdoor billboard located on the property with an annual revenue of \$1,500</li> <li>• Permitted Uses include: contractor establishment, heavy equipment sales, heavy manufacturing, truck yard, recycling plant, warehouse, etc.</li> <li>• Approximately half of the property is already paved with an approach in place</li> </ul>
<b>560 CAMIEL SYS STREET</b>								
	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"> <li>• Close proximity to major transportation routes</li> <li>• 25 overhead doors (mix of dock &amp; grade)</li> <li>• Fully sprinklered</li> <li>• 3 phase 600 amp 347/600 volt</li> <li>• Fully fenced and paved compound</li> <li>• Recent building expansion</li> <li>• Site coverage 15.67%</li> </ul>
<b>68 CRANE STREET - THOMPSON, MB</b>								
	RYAN MUNT 204 928 5015  CHRIS MACSYMIC 204 928 5019  TYSON PRESENTANZ 204 928 5002		58,560 SF <b>30,000 SF</b>	17,000 <b>2,880</b>			\$560,000.00 <b>SOLD</b>	<ul style="list-style-type: none"> <li>• (+/-) 17,000 sf Industrial building situated on 1.34 acres of land</li> <li>• Located in Thompson, the largest city in the Northern Region of Manitoba, situated along the Burntwood River</li> <li>• Close access to Provincial Trunk Hwy 6 and the Thompson Train Station</li> <li>• Grade loading</li> </ul>
<b>220 CREE CRESCENT</b>								
	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"> <li>• Conveniently located within Murray Industrial Park in close proximity to major trucking routes</li> <li>• Large compound space</li> <li>• Ample parking on-site</li> <li>• 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</li> <li>• Unit C: Interior includes reception area with a bathroom and warehouse space</li> </ul>

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ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SQ FT +/-)	LOADING GRADE	DOCK	MAX CLR HT (+/-)		COMMENTS
<b>737 MORAY STREET</b>									
	CHRIS MACSYMIC 204 928 5019	M2	4.74	89,274	2	4	12' - 17'	\$9,500,000.00	<a href="#">OFFICE VIRTUAL TOUR</a> <a href="#">WAREHOUSE VIRTUAL TOUR</a> <ul style="list-style-type: none"><li>• Desirable manufacturing facility</li><li>• Conveniently located within the Murray Industrial Park with great access in and out of the park</li><li>• Extensive power for manufacturing 3,000 Amp + 1,500 Amp service</li><li>• Ample on-site parking</li><li>• Roof replacement completed in 2019</li></ul>
	RYAN MUNT 204 928 5015								
<b>SHERWIN PARK - INDUSTRIAL CONDOS FOR SALE</b>			<b>UNIT</b>						
	RYAN MUNT 204 928 5015	M2	203-204	5,828		2	16'	\$975,000.00	<ul style="list-style-type: none"><li>• Industrial complex located adjacent to the Winnipeg Richardson International Airport</li><li>• Located within CentrePort Canada, North America's largest tri-modal inland port</li><li>• Centrally located with close proximity to major transportation routes</li><li>• Ideal space for manufacturing, wholesale and distribution users</li><li>• Flexible bay sizes</li></ul>
		M2	306-307	5,327		2	16'	\$900,000.00	
		M2	402	2,204		1	16'	\$375,000.00	
	CHRIS MACSYMIC 204 928 5019	M2	405	2,200		1	16'	\$375,000.00	
		M2	501-503	6,416	1	2	16'	\$1,085,000.00	
		M2	701-705	14,230		3	16'	COND SOLD	
	TYSON PREISANTANZ 204 928 5002	M2	707	2,869		1	16'	\$520,000.00	
<b>1 WARMAN ROAD</b>									<b>BID DATE: DECEMBER 7TH, 2021</b>
	CHRIS MACSYMIC 204 928 5019	M3	23	120,000	2	12	21'	UNPRICED	<ul style="list-style-type: none"><li>• Institutional quality facility</li><li>• Well located within Mission Industrial, alongside St. Boniface Industrial Park in east Winnipeg</li><li>• Main building is ideal for manufacturing, warehousing and distribution users</li><li>• Additional (+/-) 16,000 sf hybrid indoor greenhouse on-site built in 2020</li><li>• Low site coverage allows for expansion capabilities</li><li>• Existing building power: 3000KVA transformer</li></ul>
	TYSON PREISANTANZ 204 928 5002								



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# OFFICE FOR LEASE







RECENTLY LEASED  
**155 FORT STREET**

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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"><li>Join an exciting and diverse neighborhood that inspires innovation, creativity, and connection</li><li>Ideal space for any retail/office users including professional services, start-ups, design agencies, coffee shops, restaurants, pubs, breweries, and more</li><li>Ground floor commercial units located in the heart of the vibrant Exchange District</li><li>Units are located below 209 rental apartments split between two sites; 1 brand new building wrapped around 1 restored heritage building</li></ul>
			1,000 - 3,500	\$28.00	\$10.00	
280 BROADWAY						
	TYSON PRESENTANZ 204 928 5002	101	5,077	COND LEASED	COND LEASED	<b>6 MONTHS BASE RENT FREE ON A QUALIFIED 5 YEAR TERM</b> <ul style="list-style-type: none"><li>Located in the heart of Downtown at the corner of Broadway and Smith St</li><li>Free Rent: Negotiable</li><li>Easy access from South and North entrances</li><li>Over \$5 million in building upgrades since 2010</li><li>Large floor plate attractive to a variety of tenants</li><li>Exterior building signage opportunities</li><li>3 Phase 2,000 amp electrical</li></ul>
		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"><li>Move-in ready offices with floor to ceiling windows offering an abundance of natural light</li><li>Public transportation access</li><li>Accessible facility with elevator access</li><li>Professionally managed</li><li>Quick occupancy</li><li>Perfect for law offices or professional services</li><li>Remaining office is a corner office with abundant natural light from two sides</li></ul>
	CHRIS HOURIHAN 204 934 6215					
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237					
175-185 CARLTON STREET						
	BRETT INTRATER 204 934 6229	200	7,822	\$13.00	\$17.36	<ul style="list-style-type: none"><li>Six-storey office tower located at the corner of Carlton St and St. Mary Ave in the heart of downtown</li><li>On-site restaurants include Ichiban Japanese Restaurant, Shannon's Irish Pub</li><li>Directly connected to downtown skywalk (Winnipeg's downtown pedestrian walkway)</li><li>Close proximity to Law Courts, Canada Life Centre and True North Square</li><li>Underground parking available</li><li>On-site security available</li></ul>
		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	

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

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2954 DAY STREET						
	MURRAY GOODMAN 204 928 5009		9,200	\$12.00 GROSS		<ul style="list-style-type: none"><li>Desirable industrial building located on the east side of Day St in the RM of Springfield</li><li>Close proximity to major trucking routes and the Perimeter Hwy</li><li>(+/-)9,200 sf warehouse &amp; office space</li><li>Grade loading available</li><li>Ample parking available on-site</li><li>MTS Fiber Optic Internet installed throughout the building</li></ul>
	CHRIS MACSYMIC 204 928 5019					
EASTON PLACE MEDICAL CENTRE - SELKIRK, MB						
	RYAN MUNT 204 928 5015		876	\$22.00	\$11.84	<ul style="list-style-type: none"><li>Located across from the Selkirk Regional Health Centre</li><li>Multi-phase development project that will provide access to an array of health services</li><li>Phase I current tenants include: Medical Clinic, pharmacy and dental office</li><li>Planned phases II, III and IV to include: Health-oriented retail and commercial, wellness centre, seniors housing</li><li>Great location for an optometrist and other healthcare practitioners</li></ul>
	BRETT INTRATER 204 934 6229					
CENTURY BUSINESS PARK - 1680 ELLICE AVENUE						
	RYAN MUNT 204 928 5015	UNIT 1	2,687	LEASED	LEASED	<ul style="list-style-type: none"><li>Built-out office spaces</li><li>Excellent location and exposure on route 90</li><li>Signage opportunities available</li><li>Ample on-site parking</li><li>Close proximity to the amenities of Polo Park and the Winnipeg Richardson International Airport</li><li>Full fee to outside agent</li></ul>
	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"><li>Office space located in Inkster Industrial Park</li><li>Interior layout includes 1 private office, open work area, kitchenette and 1 washroom</li><li>Excellent access to Inkster Blvd and McPhillips St</li><li>Parking accessible on-site</li><li>Zoned M2</li><li>Available February 15, 2022</li></ul>
	TYSON PREISANTANZ 204 928 5002					

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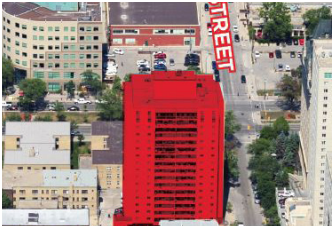
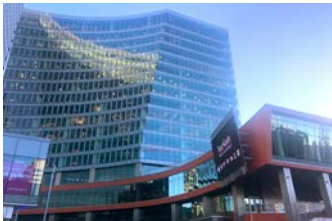
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FORT GARRY PLACE						
	RYAN MUNT 204 928 5015	300	13,986	\$14.00	\$7.75	<ul style="list-style-type: none"><li>• Located in an amenity-rich area</li><li>• Fully furnished – seating for 100+ staff members</li><li>• Direct elevator access off Fort St</li><li>• Easy access to parkade from suite</li><li>• Up to 75 scramble parkade parking stalls available</li><li>• Rooftop patio access</li><li>• Unit 5007 has 1 grade loading door</li><li>• 24-7 on-site security</li><li>• Several great restaurants on site</li></ul>
		500	13,409	TBD	\$7.75	
	BRETT INTRATER 204 934 6229	5007	9,849	TBD	\$7.75	
400 FORT WHYTE WAY						
	CHRIS HOURIHAN 204 934 6215	UNIT A	8,438	\$15.00	\$4.23	<ul style="list-style-type: none"><li>• Convenient access to Southwest Winnipeg and surrounding rural area</li><li>• 3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node</li><li>• Suitable for a variety of office, retail or industrial</li><li>• T-5 lighting throughout</li><li>• Pylon signage available</li><li>• No City of Winnipeg business tax</li></ul>
		UNIT B	6,075	\$15.00	\$4.23	
		UNIT C	6,072	\$15.00	\$4.23	
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237	COMBINED	20,585	\$15.00	\$4.23	
90 GARRY STREET						
	STEPHEN SHERLOCK 204 928 5011	B1	1,330	\$10.00	\$5.41	<ul style="list-style-type: none"><li>• Nicely developed office ready for immediate occupancy</li><li>• Cost effective lower level space</li><li>• Adjacent to the Historic Fort Garry Hotel</li><li>• Easily accessible by public transportation</li><li>• Attached parkade</li><li>• Skylights to allow natural light</li></ul>
		B2	1,900	\$10.00	\$5.41	
TRUE NORTH SQUARE - 242 HARGRAVE STREET						
	RYAN MUNT 204 928 5015	13TH FLOOR	11,291	TBD	\$21.25	<div>LAST OFFICE UNIT AVAILABLE</div> <ul style="list-style-type: none"><li>• State-of-the-art office space at True North Square</li><li>• Situated in the heart of the SHED district</li><li>• Hargrave St. Market Food Hall on-site</li><li>• Over 200 heated underground parking stalls</li><li>• 24/7 on-site security</li><li>• Direct access to Winnipeg's skywalk</li><li>• Dynamic public plaza and green space</li></ul>
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237					

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755 HENDERSON HIGHWAY						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	1,329	\$25.00	\$6.45	<ul style="list-style-type: none"><li>• Located in Northeast Winnipeg</li><li>• In close proximity to downtown and Chief Peguis Trail</li><li>• Building features floor to ceiling windows</li><li>• Main entrance features glass atrium with three storey glazing and elevator access.</li><li>• Available immediately</li></ul>
		THIRD FLOOR	5,750	\$20.00	\$6.45	
1771 INKSTER BOULEVARD						
	JANE ARNOT 204 928 5018	A	9,653	\$12.00	\$5.11	<ul style="list-style-type: none"><li>• Second floor office space for lease, perfect for businesses that do business with and support the rapidly expanding Winnipeg film and TV industry</li><li>• Available immediately</li><li>• Ample parking on site</li><li>• Tenants will enjoy the use of over 28,000 sf of common building area including a large cafeteria and courtyard atrium as well as a second floor amphitheater</li></ul>
		B	12,713	\$12.00	\$5.11	
		C	8,031	\$12.00	\$5.11	
		D	8,184	\$12.00	\$5.11	
350 KEEWATIN STREET						
	MURRAY GOODMAN 204 928 5009	3	1,654	\$8.95	\$4.24	<ul style="list-style-type: none"><li>• Single storey building located in Inkster Industrial Park in Northwest Winnipeg</li><li>• Easy access to Route 90, Inkster Blvd and the Perimeter Hwy</li><li>• Good on-site parking available</li><li>• Close proximity to many amenities</li><li>• Zoned M1</li><li>• Available immediately</li></ul>
KEEWATIN SQUARE						
	MURRAY GOODMAN 204 928 5009	3-350	1,654	\$8.95	\$4.53	<ul style="list-style-type: none"><li>• Single storey building located in Inkster Industrial Park in Northwest Winnipeg</li><li>• Easy access to Route 90, Inkster Boulevard and the Perimeter Highway</li><li>• Dock and grade loading</li><li>• Good on site parking available</li><li>• Close proximity to many amenities</li><li>• Available immediately</li><li>• Professionally managed</li></ul>
		312 & 314	5,997	\$7.95	\$4.48	
		336	3,000	\$7.95	\$4.48	

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<b>289 KING STREET</b>						
	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"> <li>• Located in central Winnipeg at the intersection of King St and Henry Ave</li> <li>• 30 parking stalls with additional parking</li> <li>• 1 freight elevator</li> <li>• Fully sprinklered</li> <li>• Sheltered loading dock</li> <li>• 3rd floor is subdividable</li> <li>• Utilities included</li> </ul>
	CHRIS HOURIHAN 204 934 6215					
<b>102 KING EDWARD STREET</b>						
	TYSON PRESENTANZ 204 928 5002		12,061	\$8.95	\$4.53	<ul style="list-style-type: none"> <li>• Interior includes an open showroom, private offices, a kitchen, boardroom, and open warehouse space</li> <li>• Great exposure off Route 90</li> <li>• 5 minute drive to Polo Park Shopping Centre</li> <li>• Direct access to major transportation routes</li> <li>• 3 dock loading doors</li> <li>• (+/-) 15' ceiling height</li> </ul>
	RYAN MUNT 204 928 5015					
<b>118 KING EDWARD STREET</b>						
	TYSON PRESENTANZ 204 928 5002		12,997	\$8.95	\$4.41	<ul style="list-style-type: none"> <li>• Great exposure off of Route 90</li> <li>• Close proximity to Winnipeg Richardson International Airport</li> <li>• 5 minute drive to Polo Park Shopping Centre</li> <li>• Direct access to major transportation corridors</li> <li>• Dock loading available</li> <li>• Ample parking available on-site</li> </ul>
	RYAN MUNT 204 928 5015					
<b>549 KING EDWARD STREET</b>						
	TYSON PRESENTANZ 204 928 5002		6,030	\$7.95	\$4.41	<ul style="list-style-type: none"> <li>• Great warehouse/office space with great exposure off of Route 90</li> <li>• Close proximity to Winnipeg Richardson International Airport and major transportation routes</li> <li>• 5 minute drive to Polo Park Shopping Centre</li> <li>• Fully sprinklered</li> <li>• Dock loading</li> </ul>
	RYAN MUNT 204 928 5015					

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>1924 MAIN STREET</b> 	RYAN MUNT 204 928 5015		4,254	\$9.95	\$6.89	<ul style="list-style-type: none"> <li>Office/showroom and warehouse opportunity on Main St between Leila Ave and Patridge Ave</li> <li>Building signage opportunity with frontage along Main St</li> <li>Interior layout includes 2 offices, open work area or showroom and warehouse space</li> <li>LED lighting throughout warehouse</li> <li>(+/-) 17 - 18' clear ceiling height</li> <li>1 grade loading door</li> <li>Excellent access to major public transportation routes</li> </ul>
<b>240 PORTAGE AVENUE</b> 	CHRIS HOURIHAN 204 934 6215  JONAH LEVINE 204 934 6211		2,220	\$13.50	\$8.70	<ul style="list-style-type: none"> <li>Retail or office space fronting Portage Ave with dedicated entrance to unit</li> <li>Ideal for medical, convenience, restaurant, or other retail and professional uses</li> <li>Located two blocks east of Bell MTS Place and steps away from Portage &amp; Main, Winnipeg's iconic intersection</li> <li>Unit ready for tenant fixturing with new sprinkler and HVAC system installed</li> <li>Beautifully renovated common area washrooms and Hallways</li> </ul>
<b>470 RIVER AVENUE</b> 	BRETT INTRATER 204 934 6229	3RD FLOOR 4TH FLOOR	1,344 960	\$20,160.00 PER ANNUM LEASED	\$9.93 LEASED	<b>UNDER NEW OWNERSHIP</b> <ul style="list-style-type: none"> <li>Situated in the heart of Osborne Village, one of Winnipeg's most desirable areas</li> <li>Heavy pedestrian and vehicle traffic</li> <li>Abundance of surrounding amenities</li> <li>Convenient access to major public transportation routes</li> </ul>
<b>25 SCURFIELD BOULEVARD</b> 	STEPHEN SHERLOCK 204 928 5011  RYAN MUNT 204 928 5015  CHRIS MACSYMIC 204 928 5019	2 3 5-6	3,180 3,123 7,025	<a href="#">VIRTUAL TOUR</a> \$14.95 LEASED	\$6.39 \$6.39 LEASED	<ul style="list-style-type: none"> <li>Located in the heart of Southwest Winnipeg, one of the city's most desirable areas near Kenaston and Bishop Grandin Boulevard</li> <li>Just 1 block east of Waverley with excellent exposure</li> <li>Ample parking</li> </ul>

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SHOPS OF WEST ST PAUL						
	BRETT INTRATER 204 934 6229		1,000 - 100,000	TBD	TBD	<ul style="list-style-type: none"><li>The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. Paul</li><li>Located on the North West corner of Main St and the Perimeter Hwy just East of the Sunova Centre, a (+/-) 17,000 sf recreation facility</li><li>Excellent access off Main St, with a signalized intersection to be installed Q3 2021</li></ul>
	CHRIS MACSYMIC 204 928 5019					
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"><li>Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and Waverley</li><li>Site has a variety of amenities in the neighborhood</li><li>Rare opportunity in a brand new office building in SW Winnipeg</li><li>Ample parking; both surface and heated underground parking available</li></ul>
	RYAN MUNT 204 928 5015	SECOND FLOOR	2,500 - 7,300	\$22.00	\$8.80	
	CHRIS MACSYMIC 204 928 5019					
STERLING LYON BUSINESS PARK						
	STEPHEN SHERLOCK 204 928 5011	UNIT 1 - 950	2,977	\$14.95	\$6.51	<ul style="list-style-type: none"><li>Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and Waverley</li><li>Excellent opportunity in a newer facility allowing for flexible use of space</li><li>Site has a variety of amenities in the neighborhood</li><li>Ample parking</li><li>Zoned M2</li></ul>
		UNIT 2 - 950	3,033	\$14.95	\$6.51	
	RYAN MUNT 204 928 5015	UNIT 3 - 950	3,032	\$14.95	\$6.51	
		UNIT 4 - 950	2,599	\$14.95	\$6.51	
	CHRIS MACSYMIC 204 928 5019					
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"><li>Great retail/office space located at the intersection of Panet Rd &amp; Munroe Ave</li><li>Suitable for professional services, medical facilities, studio's, fitness facilities, and more</li><li>Beautiful natural light throughout the building</li><li>Excellent visibility in a high traffic location</li><li>Stretcher elevator available</li><li>Ample parking on-site</li><li>Pylon signage opportunities</li></ul>
	TYSON PREISSENTANZ 204 928 5002	1ST FLOOR	2,500	\$24.00	\$7.50	
		204	1,000 - 4,500	\$15.00	\$7.50	

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21 MURRAY PARK ROAD						
	CHRIS MACSYMIC 204 928 5019	A	4,082	\$14.00	\$6.63	<ul style="list-style-type: none"><li>Office space located on Murray Park Rd in the heart of Murray Industrial Park</li><li>In close proximity to Winnipeg Richardson International Airport and major transportation routes</li><li>Interior layout includes a large boardroom, private offices, an open work area, and a kitchenette</li><li>Ample parking on-site</li></ul>
	TYSON PREISENTANZ 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"><li>Brand new architecturally significant commercial space, ideal for restaurant, service, retail and professional uses</li><li>Excellent patio opportunity to serve residential tenants and University of Winnipeg students</li><li>Located at high exposure corner steps away from University of Winnipeg Campus, and WAG</li></ul>
		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 PREISENTANZ 204 928 5002	MAIN FLOOR	7,327	\$15.00 GROSS		<ul style="list-style-type: none"><li>Located in the St. Boniface Industrial Park on the east side of Winnipeg, with easy access to Lagimodiere Blvd, Plessis Rd and the Perimeter Hwy</li><li>Abundance of natural light throughout office space creating a desirable work environment</li><li>Fiber optic cabling</li><li>Excellent on-site electrified parking</li><li>Convenient access to major public transportation routes</li><li>Main floor consists of 12 offices and a large open area</li><li>Outdoor patio space available for tenants</li></ul>
	RYAN MUNT 204 928 5015					
90-120 PARAMOUNT ROAD						
	TYSON PREISENTANZ 204 928 5002	96	2,000	\$7.50	\$4.85	<ul style="list-style-type: none"><li>Located one block north of Inkster Blvd in the Inkster Park in Northwest Winnipeg</li><li>Within close proximity to major transportation corridors</li><li>Brick facade with glazed storefronts</li><li>Unit 112 has 2 grade doors</li><li>Unit 116 - 120 has 4 grade doors</li><li>Zoned M2 - Industrial</li></ul>
		98	2,000	\$7.50	\$4.85	
		112	3,455	\$7.50	\$4.85	
	RYAN MUNT 204 928 5015	116-120	4,500	LEASED	LEASED	

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154 PARAMOUNT ROAD						
	MURRAY GOODMAN 204 928 5009		4,000	\$14.00 GROSS		<ul style="list-style-type: none"><li>• Located on the corner of Paramount Rd and Keewatin St in the heart of Inkster Industrial Park</li><li>• Features include multiple offices, kitchenette, large filing area, and open work area</li><li>• Fully furnished office space</li><li>• Spacious floorplan gives the option to customize the space as needed</li><li>• Excellent on-site parking</li><li>• Located on a (+/-) 1.4 acre lot</li></ul>
	CHRIS MACSYMIC 204 928 5019					
1365 PEMBINA HIGHWAY & 1000 WALLER AVENUE						
	BRETT INTRATER 204 934 6229	MAIN LEVEL	4,500	\$18.00	\$10.00	<a href="#">CLICK HERE TO TAKE A VIRTUAL TOUR</a> <ul style="list-style-type: none"><li>• Rare two-storey office building for sale</li><li>• Amazing exposure/visibility along Pembina Hwy</li><li>• Turnkey office with attractive existing improvements</li><li>• Ample parking</li><li>• Potential for owner to leaseback second level</li><li>• Currently has parking space for 8 cars</li><li>• Opportunity to develop additional parking on 1000 Waller Avenue site at rear (5,108 sf) to service office tenants</li></ul>
	RYAN MUNT 204 928 5015	LOWER LEVEL	3,433	\$10.00	\$10.00	
	TYSON PREISENTANZ 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"><li>• Fantastic exposure along the main artery of Portage Ave in a highly visible location</li><li>• Close proximity to James A. Richardson Airport and Polo Park</li><li>• On site parking in rear parking lot with street front parking on Portage Ave and side street parking on Collegiate St and Roseberry St</li><li>• Perfect for office and professional services, salon services and many retail uses</li></ul>
		1859	950	\$14.00	\$8.25	
	BRETT INTRATER 204 934 6229	COMBINED	3,650	\$14.00	\$8.25	
5120 ROBLIN BOULEVARD						
	RYAN MUNT 204 928 5015	1	700	\$15.00	\$9.08	<ul style="list-style-type: none"><li>• Excellent location for a neighborhood office in the heart of Charleswood</li><li>• Great exposure on Roblin Blvd located between Harstone Rd and Pepperloaf Cres</li><li>• Join Taverna Rodos Restaurant &amp; Lounge, Signature Pizza &amp; Salads and Royal Bank</li><li>• Space includes a reception area, a mix of private offices &amp; open work space, and 3 washrooms</li><li>• Professionally managed</li><li>• Zoned C2</li></ul>
	BRETT INTRATER 204 934 6229	2	1,400	LEASED	LEASED	

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<b>1801 SARGENT AVENUE</b>						
	STEPHEN SHERLOCK 204 928 5011		3,539	\$14.00 GROSS		<ul style="list-style-type: none"> <li>• Located in the St. James Industrial area</li> <li>• Close proximity to the many amenities of the Polo Park area, Route 90 and Winnipeg Richardson International Airport</li> <li>• (+/-) 3,539 sf of recently renovated office space available</li> <li>• Very bright space with plenty of windows</li> <li>• Open workstation area, private offices, and reception area, and lunchroom</li> <li>• Owner occupied building, landlord does not require office space</li> </ul>
<b>5 SCURFIELD BOULEVARD</b>						
	STEPHEN SHERLOCK 204 928 5011	24	5,285	COND LEASED	COND LEASED	<ul style="list-style-type: none"> <li>• High-traffic location on the corner of Scurfield Blvd and Waverley St in Southwest Winnipeg in close proximity to Route 90</li> <li>• Showroom plus office / warehouse space</li> <li>• Amazing exposure facing Waverley Street</li> <li>• 1 dock level loading doors</li> <li>• Zoned M1</li> </ul>
	RYAN MUNT 204 928 5015					
	CHRIS MACSYMIC 204 928 5019					
<b>1108 ST JAMES STREET</b>						
	JANE ARNOT 204 928 5018	4	4,121	\$22.00	\$9.30	<ul style="list-style-type: none"> <li>• High profile commercial units for lease available in the Polo Park retail node</li> <li>• Building recently underwent extensive interior and exterior renovations</li> <li>• Move-in-ready office space fronting St. James St</li> <li>• Attractive showroom space fronting Sargent Ave</li> <li>• Ample on-site parking</li> <li>• Incredible signage on oversized pylon sign at the corner of St. James St and Sargent Ave at market rate</li> <li>• (+/-) 20' clear ceiling height</li> </ul>
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237	5	1,136	\$18.00	\$9.30	
<b>400 ST MARY AVENUE</b>						
	RYAN MUNT 204 928 5015	100	1,831	\$16.00-\$18.00	\$16.72	<ul style="list-style-type: none"> <li>• 11-storey Office Space located in the core of downtown Winnipeg</li> </ul>
		105	1,818	\$16.00-\$18.00	\$16.72	
		210	1,508	\$16.00-\$18.00	\$16.72	<ul style="list-style-type: none"> <li>• 2 Contiguous upper tower full floors available</li> </ul>
	CHRIS HOURIHAN 204 934 6215	800	14,495	\$16.00-\$18.00	\$16.72	<ul style="list-style-type: none"> <li>• Base building condition</li> </ul>
		900	14,495	\$16.00-\$18.00	\$16.72	<ul style="list-style-type: none"> <li>• Suite 100 has private access from St. Mary Ave</li> </ul>
	BRETT INTRATER 204 934 6229					

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444 ST MARY AVENUE						
	RYAN MUNT 204 928 5015	135	8,221	\$16.00-\$18.00	\$16.93	<ul style="list-style-type: none"><li>• (+/-) 160,000 + Total square feet including 8 full floors</li><li>• (+/-) 72,318 sf contiguous in the lower tower</li><li>• (+/-) 43,389 sf contiguous in the upper tower</li><li>• Restaurant redevelopment opportunities</li><li>• Building signage opportunity</li><li>• Ample parking available</li><li>• Main floor fitness facility &amp; showers</li><li>• New 2nd floor conference centre under construction</li><li>• 2nd floor café on site</li></ul>
		203	1,430	\$16.00-\$18.00	\$16.93	
	CHRIS HOURIHAN 204 934 6215	220	3,999	\$16.00-\$18.00	\$16.93	
		300	14,463	\$16.00-\$18.00	\$16.93	
	BRETT INTRATER 204 934 6229	400	6,700	\$16.00-\$18.00	\$16.93	
		401	7,763	\$16.00-\$18.00	\$16.93	
		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	COND LEASED	COND LEASED	<ul style="list-style-type: none"><li>• Interior layout includes a reception area, a boardroom, a meeting room, 12 private offices, 3 storage rooms/offices, a mezzanine with a server room and a lunchroom</li><li>• Conveniently located near various amenities</li><li>• Great exposure on Taylor Ave with average weekday daily traffic count of (+/-) 14,700 vehicles</li><li>• Ample parking on site</li><li>• Zoned M1</li></ul>
	TYSON PREISENTANZ 204 928 5002					
1000 WAVERLEY STREET						
	TYSON PREISENTANZ 204 928 5002		5,145	\$13.50	\$7.57	<ul style="list-style-type: none"><li>• Open concept office layout in a 2-storey office building</li><li>• Excellent exposure located between Taylor Ave &amp; McGillivray Blvd</li><li>• Public transit access and on-site parking</li><li>• Located in the Buffalo Industrial Park in the southwest quadrant of Winnipeg</li></ul>
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237					

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<b>1150 WAVERLEY STREET</b>						
	RYAN MUNT 204 928 5015		5,138	\$15.95	\$7.98	<ul style="list-style-type: none"> <li>• Highly desirable suburban office located in Southwest Winnipeg, accessible via Waverley St and Buffalo Place</li> <li>• Nicely built-out office space, with kitchenette, boardroom and 12 private offices</li> <li>• Ample on-site parking</li> <li>• Move in ready</li> <li>• Close to many amenities</li> </ul>
	TYSON PRESENTANZ 204 928 5002					
<b>1280 WAVERLEY STREET</b>						
	RYAN MUNT 204 928 5015		UP TO 36,000	TBD	TBD	<ul style="list-style-type: none"> <li>• New suburban office to be developed</li> <li>• Excellent exposure to both Waverley and McGillivray</li> <li>• Approximate gross floor plate sizes are 12,000 sf</li> <li>• Highly desirable suburban office located in Southwest Winnipeg, accessible via Waverley St and Buffalo Pl</li> <li>• In close proximity to McGillivray and Kenaston Blvd, with access to a variety of amenities</li> <li>• Three storey office building</li> <li>• High density residential area immediately to the west</li> <li>• Commercial zoning: CMOFF</li> </ul>
	MURRAY GOODMAN 204 928 5009					
<b>WEST BROADWAY COMMONS - 167 COLONY ST</b>						
	JONAH LEVINE 204 934 6211		790	\$18.50	\$10.21	<ul style="list-style-type: none"> <li>• Brand new architecturally significant commercial space ideal restaurant, service, retail and professional uses</li> <li>• Located at high exposure corner steps away from University of Winnipeg Campus, Winnipeg Art Gallery and Legislative Building</li> <li>• Excellent access to public transportation and ample nearby parking opportunities</li> <li>• In the heart of growing high density residential district</li> </ul>
	CHRIS HOURIHAN 204 934 6215					
<b>710 WESTMINSTER AVENUE</b>						
	CHRIS HOURIHAN 204 934 6215	1	1,797	\$30.00	\$12.00	<b>READY FOR OCCUPANCY</b> <ul style="list-style-type: none"> <li>• Part of a larger mixed-use development complete with new construction, high-end apartment rentals</li> <li>• Energy efficient lighting, LED light fixtures</li> <li>• Large attractive windows</li> <li>• High open ceilings</li> <li>• Elevator service to second floor</li> <li>• Modern and attractive commercial space for a variety of retail and office users</li> </ul>
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237	2	900 - 2,887	\$26.00	\$12.00	

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**OFFICE FOR SALE**



**RECENTLY SOLD**  
**510 LAGIMODIERE BOULEVARD**

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
<b>454 EDMONTON STREET</b>						
	STEPHEN SHERLOCK 204 928 5011		3,687	\$899,000.00	\$12,816.68	<ul style="list-style-type: none"> <li>• Very well maintained heritage building built in 1903 converted to office space</li> <li>• Three storey with full basement, each level is (+/-)1,229 sf</li> <li>• Parking lot for (+/-) 14 vehicles</li> <li>• Basement is very clean and dry, lends itself to file storage</li> <li>• Boiler heat and air conditioning throughout</li> <li>• Sprinkler system with fire alarm boxes, including basement</li> <li>• All electrical and plumbing systems replaced/ upgraded</li> </ul>
<b>1534 GAMBLE PLACE</b>						
	STEPHEN SHERLOCK 204 928 5011		65,509	COND SOLD	COND SOLD	<ul style="list-style-type: none"> <li>• Stand-alone professionally maintained office building in a beautiful campus setting</li> <li>• 1+ acre of potential excess land for storage/yard/parking</li> <li>• Rare opportunity to lease office space in southwest with quality finishes</li> <li>• Recently renovated reception area with both private offices and open-concept office space throughout</li> <li>• (+/-) 8,978 sf over two stories, including reception, 2 meeting rooms, 19 offices and 3 open office areas</li> </ul>
<b>128 JAMES AVENUE</b>						
	JANE ARNOT 204 928 5018	303	1,135	\$308,000.00	\$3,843.16	<ul style="list-style-type: none"> <li>• Beautifully restored and redeveloped exchange district condo offices on the east side of Main St</li> <li>• Within steps of Stephen Juba Park, Waterfront shopping and Portage and Main</li> <li>• 3 commercial condo offices to choose from, all feature 2 offices or meeting rooms and a large lunch room or meeting room with built out kitchen</li> <li>• Ample parking in immediate area</li> <li>• The building restoration includes new windows, heating and ventilation and air conditioning</li> </ul>
<b>510 LAGIMODIERE BOULEVARD</b>						
	STEPHEN SHERLOCK 204 928 5011		65,509	SOLD	SOLD	<ul style="list-style-type: none"> <li>• Excellent exposure on Lagimodière Blvd</li> <li>• Built in 1987 and extremely well maintained</li> <li>• Basement has some conference rooms / multi-purpose rooms storage and mechanics rooms</li> <li>• 88 surface parking stalls</li> <li>• Loading dock at rear of building</li> <li>• 1800 amp 600 volt 3 phase electrical</li> <li>• (+/-) 1.711 hectares (4.23 Acres) of land</li> </ul>

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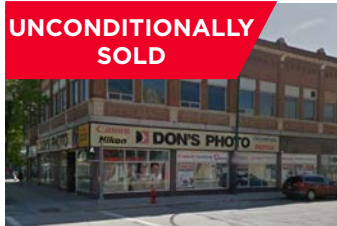
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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
<b>1365 PEMBINA HIGHWAY &amp; 1000 WALLER AVENUE</b>						
	BRETT INTRATER 204 934 6229		11,389 SF	\$3,100,000.00	\$35,989.23	<a href="#">CLICK HERE TO TAKE A VIRTUAL TOUR</a> <ul style="list-style-type: none"> <li>• Rare two-storey office building for sale</li> <li>• Amazing exposure/visibility along Pembina Hwy</li> <li>• Turnkey office with attractive existing improvements</li> <li>• Ample parking</li> <li>• Potential for owner to leaseback second level</li> <li>• Currently has parking space for 8 cars</li> <li>• Opportunity to develop additional parking on 1000 Waller Avenue site at rear (5,108 sf) to service office tenants</li> </ul>
	RYAN MUNT 204 928 5015					
	TYSON PRESENTANZ 204 928 5002					
<b>410 PORTAGE AVENUE</b>						
	BRETT INTRATER 204 934 6229			UNCOND SOLD	UNCOND SOLD	<ul style="list-style-type: none"> <li>• Located at the corner of Portage Ave/Kennedy St</li> <li>• Holding income from lease with Don's photo</li> <li>• Great repositioning opportunity with high exposure at prominent intersection</li> </ul>
<b>UNCONDITIONALLY SOLD</b>						

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# RETAIL FOR LEASE



RECENTLY LEASED  
**14 BRITANNICA ROAD**

[www.cwstevenson.ca](http://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
<b>65 MB HWY 12 N - STEINBACH, MB</b> 	<b>NEW</b> BRETT INTRATER 204 934 6229  RYAN MUNT 204 928 5015	C3		4,868	\$28.00	\$5.79	<ul style="list-style-type: none"> <li>Fully-fixture and beautifully finished single tenant full-service restaurant opportunity</li> <li>Seating for approximately 125 patrons</li> <li>Improvements are less than 5 years old and meet current municipal code and building code</li> <li>Shadow-anchored by Days Inn Hotel</li> <li>Head lease expires February 28, 2026</li> </ul>
<b>90 ALEXANDER AVENUE</b> 	BRETT INTRATER 204 934 6229	D D		1,000 - 2,700 1,000 - 3,500	\$28.00 \$28.00	\$10.00 \$10.00	<ul style="list-style-type: none"> <li>Join an exciting and diverse neighborhood that inspires innovation, creativity, and connection</li> <li>Ideal space for any retail/office users including professional services, start-ups, design agencies, coffee shops, restaurants, pubs, breweries, and more</li> <li>Ground floor commercial units located in the heart of the vibrant Exchange District</li> <li>Units are located below 209 rental apartments split between two sites; 1 brand new building wrapped around 1 restored heritage building</li> </ul>
<b>14 BRITANNICA ROAD</b> 	<b>LEASED</b> MURRAY GOODMAN 204 928 5009  CHRIS HOURIHAN 204 934 6215		14	2,393	LEASED	LEASED	<ul style="list-style-type: none"> <li>Good exposure from St. Mary's Rd</li> <li>Available immediately</li> <li>Close to many amenities</li> <li>Unit has been opened up and ready for development</li> <li>Over 57,000 people live within a 2 km radius with an average household income of \$96,140.64</li> </ul>
<b>16 BRITANNICA ROAD</b> 	<b>NEW</b> CHRIS HOURIHAN 204 934 6215  MURRAY GOODMAN 204 928 5009		16	1,278	\$18.00	\$10.98	<ul style="list-style-type: none"> <li>Good exposure from St. Mary's Rd</li> <li>Available immediately</li> <li>Close to many amenities</li> <li>Unit has been opened up and ready for development</li> <li>Over 57,000 people live within a 2 km radius with an average household income of \$96,140.64</li> </ul>

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
379 BROADWAY							
	JANE ARNOT 204 928 5018			1,996	\$21.00	\$9.35	<ul style="list-style-type: none"><li>• Move-in-ready retail space with excellent exposure on the corner of Broadway and Edmonton St</li><li>• Unit facing Edmonton—beautifully built out space that is perfectly suited for retail use and professional services</li><li>• Unit facing Broadway – perfect for café, restaurant or retail use</li><li>• Close proximity to the Manitoba Courts and Skywalk connectivity starting at RBC Convention Centre</li><li>• Excellent access to public transportation</li></ul>
	CHRIS HOURIHAN 204 934 6215			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"><li>• Six-storey office tower located at the corner of Carlton St and St. Mary Ave in the heart of downtown</li><li>• On-site restaurants include Ichiban Japanese Restaurant, Shannon's Irish Pub</li><li>• Directly connected to downtown skywalk (Winnipeg's downtown pedestrian walkway)</li><li>• Close proximity to Law Courts, Canada Life Centre and True North Square</li><li>• Underground parking available</li><li>• On-site security available</li></ul>
	CHRIS HOURIHAN 204 934 6215						
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237						
21 CLAYTON DRIVE							
	BRETT INTRATER 204 934 6229			1.2 ACRES	TBD	TBD	<ul style="list-style-type: none"><li>• (+/-) 1.2 acres of land along St. Anne's Rd, to the north of Clayton Dr</li><li>• Up to (+/-) 2,800 sf drive thru opportunity</li><li>• Up to (+/-) 3,850 sf CRU available</li><li>• New construction in the mature area of St. Vital</li><li>• Excellent exposure on the “going to work” side of the street</li></ul>
1700 CORYDON AVENUE							
	JONAH LEVINE 204 934 6211		9A	667	\$18.00	\$14.42	<ul style="list-style-type: none"><li>• Boutique retail/ office space in River Heights</li><li>• Join RBC, Kumon and Bernstein's Deli, a Winnipeg institution</li><li>• (+/-) 16,200 cars pass by per day (City of Winnipeg, 2015)</li><li>• Excellent visibility on key retail and commuter corridor</li><li>• Located in the heart of River Heights, a wealthy residential district in Southwest Winnipeg</li></ul>
	BRETT INTRATER 204 934 6229		14	1,027	\$18.00	\$14.42	
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237		17	1,055	\$18.00	\$14.42	

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EASTON PLACE MEDICAL CLINIC - SELKIRK, MB							
	RYAN MUNT 204 928 5015			876	\$22.00	\$11.84	<ul style="list-style-type: none"><li>• Located across from the Selkirk Regional Health Centre</li><li>• Multi-phase development project that will provide access to an array of health services</li><li>• Phase 1 current tenants include: Medical clinic, pharmacy and dental office</li><li>• Planned phases 2, 3 and 4 to include: Health-oriented retail and commercial, wellness centre, seniors housing</li><li>• Great location for an optometrist and other healthcare practitioners</li></ul>
	BRETT INTRATER 204 934 6229						
400 FORT WHYTE WAY							
	CHRIS HOURIHAN 204 934 6215	ML	UNIT A	8,438	\$15.00	\$4.23	<ul style="list-style-type: none"><li>• Convenient access to Southwest Winnipeg and surrounding rural area</li><li>• 3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node</li><li>• Suitable for a variety of office, retail or industrial</li><li>• T-5 lighting throughout</li><li>• Pylon signage available</li><li>• No City of Winnipeg business tax</li></ul>
		ML	UNIT B	6,075	\$15.00	\$4.23	
		ML	UNIT C	6,072	\$15.00	\$4.23	
		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"><li>• Henderson Business Center located in Northeast Winnipeg in East Kildonan</li><li>• In close proximity to Downtown and Chief Peguis Trail on a bus traffic route</li><li>• Building will feature floor to ceiling windows allowing for maximum natural light exposure to all tenants</li><li>• Main entrance features glass atrium with three storey glazing and elevator access</li></ul>
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"><li>• Great retail/office space located at the intersection of Panet Rd &amp; Munroe Ave</li><li>• Suitable for professional services, medical facilities, studio's, fitness facilities, and more</li><li>• Beautiful natural light throughout the building</li><li>• Excellent visibility in a high traffic location</li><li>• Stretcher elevator available</li><li>• Ample parking on-site</li><li>• Pylon signage opportunities</li></ul>
	TYSON PREISENTANZ 204 928 5002		1ST FLOOR	2,500	\$24.00	\$7.50	

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MUSE FLATS - 290 COLONY STREET							
	JONAH LEVINE 204 934 6211		CRU 1	1,172	\$17.65	\$9.79	<ul style="list-style-type: none"><li>• Brand new architecturally significant commercial space, ideal for restaurant, service, retail and professional uses</li><li>• Excellent patio opportunity to serve residential tenants and University of Winnipeg students</li><li>• Located at high exposure corner steps away from University of Winnipeg Campus, and WAG</li></ul>
			CRU 2	2,059	\$15.50	\$9.79	
			CRU 3	1,066	\$15.50	\$9.79	
130 OSBORNE STREET							
	BRETT INTRATER 204 934 6229	C2		1,447	\$28.00	\$12.00	<ul style="list-style-type: none"><li>• High profile corner location at Osborne St &amp; Stradbrook Ave</li><li>• Beautiful new facade and image update</li><li>• One of the most densely populated neighborhoods in Canada</li><li>• Ample on-site parking</li><li>• 5 rooms, reception with gas fireplace and full basement</li><li>• Pylon signage available</li></ul>
240 PORTAGE AVENUE							
	CHRIS HOURIHAN 204 934 6215			2,220	\$13.50	\$8.70	<ul style="list-style-type: none"><li>• Retail or office space fronting Portage Ave with dedicated entrance to unit</li><li>• Ideal for medical, convenience, restaurant, or other retail and professional uses</li><li>• Located two blocks east of Bell MTS Place and steps away from Portage &amp; Main, Winnipeg's iconic intersection</li><li>• Unit ready for tenant fixturing with new sprinkler and HVAC system installed</li><li>• Beautifully renovated common area washrooms and Hallways</li></ul>
	JONAH LEVINE 204 934 6211						
1853-1861 PORTAGE AVENUE							
	CHRIS HOURIHAN 204 934 6215  BRETT INTRATER 204 934 6229	C2	1857	2,700	\$14.00	\$8.25	<ul style="list-style-type: none"><li>• Fantastic exposure along the main artery of Portage Ave in a highly visible location</li><li>• Close proximity to James A. Richardson Airport and Polo Park</li><li>• On site parking in rear parking lot with street front parking on Portage Ave and side street parking on Collegiate St and Roseberry St</li><li>• Perfect for office and professional services, salon services and many retail uses</li></ul>
		C2	1859	950	\$14.00	\$8.25	
		C2	COMBINED	3,650	\$14.00	\$8.25	

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<b>470 RIVER AVENUE</b>							
	BRETT INTRATER 204 934 6229		3RD FLOOR 4TH FLOOR	1,344 960	\$20,160.00 PER ANNUM LEASED	\$9.93 LEASED	<b>UNDER NEW OWNERSHIP</b> <ul style="list-style-type: none"> <li>Situated in the heart of Osborne Village, one of Winnipeg's most desirable areas</li> <li>Heavy pedestrian and vehicle traffic</li> <li>Abundance of surrounding amenities</li> <li>Convenient access to major public transportation routes</li> </ul>
<b>5 SCURFIELD BOULEVARD</b>							
	STEPHEN SHERLOCK 204 928 5011  RYAN MUNT 204 928 5015  CHRIS MACSYMIC 204 928 5019	M1	24	5,285	COND LEASED	COND LEASED	<ul style="list-style-type: none"> <li>High traffic location on the corner of Scurfield Blvd and Waverley St in Southwest Winnipeg in close proximity to Route 90</li> <li>Showroom plus office/warehouse space</li> <li>Amazing exposure facing Waverley St</li> <li>2 dock level loading doors</li> <li>Available immediately</li> </ul>
<b>SHOPS OF WEST ST PAUL</b>							
	BRETT INTRATER 204 934 6229  CHRIS MACSYMIC 204 928 5019			1,000 - 100,000	TBD	TBD	<ul style="list-style-type: none"> <li>The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. Paul</li> <li>Located on the North West corner of Main St and the Perimeter Hwy, just East of the Sunova Centre, a (+/-) 17,000 sf recreation facility</li> <li>Excellent access off Main St, with a signalized intersection to be installed Q3 2021</li> </ul>
<b>SMITH STREET LOFTS</b>							
	BRETT INTRATER 204 934 6229	M M	1 2	2,345 588	\$7,500 PER MONTH SEMI-GROSS LEASED		<b>MAIN FLOOR COMMERCIAL UNITS</b> <ul style="list-style-type: none"> <li>Storefront that sits below a luxury apartment complex with 251 new units and 20,000 sf of residential amenities</li> <li>Located close to BellMTS Place events with high vehicular and pedestrian traffic</li> <li>Options to expand into the plaza are negotiable</li> <li>Additional features include: a 13' high exposed ceiling, industrial concrete finishes, architectural lighting and floor to ceiling glazing along the storefront</li> </ul>





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<b>190 SMITH STREET</b> 	BRETT INTRATER 204 934 6229  CHRIS HOURIHAN 204 934 6215		5	1,064	LEASED	LEASED	<ul style="list-style-type: none"> <li>• Amazing exposure at the corner of St. Mary Ave &amp; Smith St</li> <li>• Across the street from the Winnipeg Police HQ, home to up to 1,000 daily active employees</li> <li>• On-site, indoor parking available</li> <li>• Many amenities available for tenant's use</li> <li>• Heating and cooling included – tenant responsible for electricity and water only</li> <li>• Perfect for coffee shop or other high-traffic retail</li> </ul>
<b>1108 ST JAMES STREET</b> 	JANE ARNOT 204 928 5018  TAYLOR TONI (ON MAT LEAVE) 204 934 6237		4 5	4,121 1,136	\$22.00 \$18.00	\$9.30 \$9.30	<ul style="list-style-type: none"> <li>• High profile unit available in the Polo Park retail node</li> <li>• Excellent showroom space fronting Sargent Ave</li> <li>• Ample on-site parking</li> <li>• Incredible signage on oversized pylon at the corner of St. James St and Sargent Ave</li> <li>• Building recently underwent extensive interior and exterior renovations</li> <li>• Join Red Swan Pizza</li> </ul>
<b>444 ST MARY AVENUE</b> 	RYAN MUNT 204 928 5015  CHRIS HOURIHAN 204 934 6215  BRETT INTRATER 204 934 6229			1,300 - 8,221	TBD	\$16.93	<ul style="list-style-type: none"> <li>• Restaurant with atrium and patio opportunity in the core of downtown</li> <li>• Steps from True North Square and the RBC Convention Centre</li> <li>• Space can be subdivided</li> </ul>
<b>326 WARDLAW AVENUE</b> 	BRETT INTRATER 204 934 6229	C2	102	7,333	\$17.00	\$8.29	<ul style="list-style-type: none"> <li>• Premium retail/showroom space available on the corner of Wardlaw Ave and Donald St</li> <li>• High exposure location with great access</li> <li>• Interior includes a 975 sf mezzanine, private offices, and a showroom</li> <li>• Ample customer parking on-site</li> <li>• Conveniently located near transit stops</li> <li>• (1) 12' x 12' grade loading door</li> </ul>

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
WEST BROADWAY COMMONS - 167 COLONY ST							
	JONAH LEVINE 204 934 6211			790	\$18.50	\$10.21	<ul style="list-style-type: none"><li>• Brand new architecturally significant commercial space ideal restaurant, service, retail and professional uses</li><li>• Located at high exposure corner steps away from University of Winnipeg Campus, Winnipeg Art Gallery and Legislative Building</li><li>• Excellent access to public transportation and ample nearby parking opportunities</li><li>• In the heart of growing high density residential district</li></ul>
	CHRIS HOURIHAN 204 934 6215						
710 WESTMINSTER AVENUE							
	CHRIS HOURIHAN 204 934 6215		1	1,797	\$30.00	\$12.00	<b>READY FOR OCCUPANCY</b> <ul style="list-style-type: none"><li>• Part of a larger mixed-use development complete with new construction, high-end apartment rentals</li><li>• Energy efficient lighting, LED light fixtures</li><li>• Large attractive windows</li><li>• High open ceilings</li><li>• Elevator service to second floor</li><li>• Modern and attractive commercial space for a variety of retail and office users</li></ul>
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237		2	900 - 2,887	\$26.00	\$12.00	

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# RETAIL FOR SALE





RECENTLY SOLD  
**839 HENDERSON HIGHWAY**

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

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# LAND FOR LEASE

RECENTLY LEASED  
**87 EMES ROAD**

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

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

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

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# LAND & INVESTMENT FOR SALE



RECENTLY SOLD  
**11 PLYMOUTH STREET**

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

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





ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>6 20 9TH STREET - BRANDON</b>						
	MURRAY GOODMAN 204 928 5009  CHRIS MACSYMIC 204 928 5019		HES		\$2,750,000.00	<ul style="list-style-type: none"> <li>The property is located in downtown Brandon at the corner of Pacific Ave and 9th St</li> <li>Proposed multi-family opportunity</li> <li>Former McKenzie Seeds site</li> <li>Very close to The Town Centre, which gives convenient access to services such as: medical clinic, optometrist, library and RBC</li> <li>(+/-) 289 ft of frontage</li> </ul>
<b>29 10TH STREET - BRANDON, MB</b>						
	JANE ARNOT 204 928 5018			20,528	\$3,375,000.00	<ul style="list-style-type: none"> <li>4-storey, completely rebuilt historical building with 21 commercial units</li> <li>(+/-) 6,120 sf lot size</li> <li>Major upgrades include new electrical, plumbing, ceilings, walls, electrical fixtures, windows, doors and new elevator and roof</li> <li>Complete with a diverse set of tenants including café and bakery as well as a home décor retail business</li> </ul>
<b>ARCHIBALD LAND</b>						
	KHUSH GREWAL 204 934 6210		M3	21,516 SF	\$360,000.00	<ul style="list-style-type: none"> <li>Located in Mission Industrial with great exposure onto Archibald St</li> <li>Pattison Outdoor billboard located on the property with an annual revenue of \$1,500</li> <li>Permitted uses include: Contractor establishment, heavy equipment sales, heavy manufacturing, truck yard, recycling plant, warehouse, etc.</li> <li>Approximately half of the property is already paved with an approach in place</li> </ul>
<b>ASHBERRY PLACE, THOMPSON MB</b>						
	JANE ARNOT 204 928 5018  CHRIS MACSYMIC 204 928 5019			3.67	\$8,400,000.00	<ul style="list-style-type: none"> <li>108 residential units within 5 buildings</li> <li>100% leased</li> <li>\$1,100 average monthly rent</li> <li>Ample parking stalls</li> <li>Closely located to the City Centre Mall and University</li> <li>Recent unit renovations</li> </ul>

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
BRIDGWATER LANDS						
	JANE ARNOT 204 928 5018	8	CMU	1.49	CONDITIONALLY SOLD	<ul style="list-style-type: none"><li>Located in highly desirable Southwest Winnipeg</li><li>Direct access to Kenaston Blvd, Winnipeg's most prominent north/south thoroughfare, connecting significant commercial growth nodes</li><li>Bridgewater Centre is the master planned premium town centre zoned and designed as the heart of the Bridgewater Neighbourhoods in Waverley West</li><li>Bridgewater Neighbourhoods are the fastest growing subdivision in Winnipeg</li></ul>
	CHRIS MACSYMIC 204 928 5019	9	CMU	1.88	UNCONDITIONALLY SOLD	
		14	CMU	2.01	UNCONDITIONALLY SOLD	
	JONAH LEVINE 204 934 6211	19	CMU	1.81	UNCONDITIONALLY SOLD	
BRETT INTRATER 204 934 6229						
325 BROADWAY & 64 DONALD ST						
	BRETT INTRATER 204 934 6229		M	95,140 SF	COND SOLD	<ul style="list-style-type: none"><li>Rare multi-family conversation opportunity</li><li>Built in 1993</li><li>15,300 sf floor plate</li><li>Possibility for 70 total suites</li><li>Excellent transit access</li><li>100 parking stalls with the opportunity to add more</li></ul>
647 BROADWAY						
	BRETT INTRATER 204 934 6229		C2	18,573 SF	\$2,200,000.00	<ul style="list-style-type: none"><li>Fully leased &amp; stabilized investment opportunity</li><li>Free &amp; clear of financial encumbrances</li><li>Well-located in West Broadway, Winnipeg's most quickly gentrifying areas</li><li>Total building area of 11,016 sf</li><li>Built in 1968</li><li>36 parking stalls</li></ul>
220 CREE CRESCENT						
	TYSON PREISENTANZ 204 928 5002		M2	1.69	\$3,450,000	<ul style="list-style-type: none"><li>Conveniently located within Murray Industrial Park in close proximity to major trucking routes</li><li>Large compound space</li><li>Ample parking on-site</li><li>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</li><li>Unit C: Interior includes reception area with a bathroom and warehouse space</li></ul>
	CHRIS MACSYMIC 204 928 5019					




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

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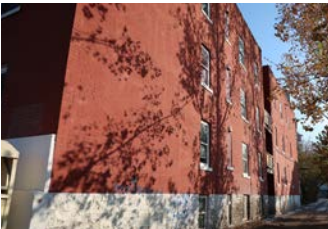

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
839 HENDERSON HIGHWAY						
	BRETT INTRATER 204 934 6229		C2	3,165 SF	SOLD	<ul style="list-style-type: none"><li>• Incredible investment opportunity on Henderson Hwy for sale with income from existing restaurant guaranteed until August 21, 2021</li><li>• Well maintained kitchen equipment</li><li>• Easily accessible by car and public transport</li><li>• Property includes 4 parking stalls</li><li>• Zoned C2</li><li>• 30,300 vehicles pass by per day on Henderson Hwy (City of Winnipeg, 2018)</li></ul>
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237					
JUBILEE WINNIPEG, LOTS 1 & 2						
	JANE ARNOT 204 928 5018	LOT 1		1.49	\$7,250,000.00	<ul style="list-style-type: none"><li>• Unique opportunity for developer to acquire two lots which are part of the Jubilee Winnipeg Development and have already been pre-approved for development of 500 units</li><li>• Within steps of the already developed Jubilee Rapid Transit station, tenants have access to rapid transit and the active transportation systems at their doorstep within minutes of both downtown and South Winnipeg</li><li>• Development may also qualify for MB Rental Housing</li></ul>
		LOT 2		1.40	\$5,250,000.00	
693 MARYLAND STREET						
	JANE ARNOT 204 928 5018		RFM-L	9,840 SF	\$1,760,000.00	<ul style="list-style-type: none"><li>• 16 suites (5 one bedroom, 7 two bedroom and 4 three bedroom)</li><li>• (+/-) 4,255 sf lot size</li><li>• Recent upgrades include: Separate 100amp panels for each suite, separate hot water tanks for each suite, roof, kitchens, bathrooms, flooring, plumbing, new appliances</li><li>• Built in 1913</li><li>• 600-amp 3 phase for building, 100amp in each suite, metered separately</li></ul>
87 MOUNTAIN VIEW ROAD						
	KHUSH GREWAL 204 934 6210		I2	2.14	\$8,500 PER MONTH	<ul style="list-style-type: none"><li>• Located in Brookside Business Park in Centreport Canada</li><li>• Clean ESA Phase 1 report was completed in 2017</li><li>• Property was developed with 20 inches of compacted base suitable for a truck yard</li><li>• 3 phase power 208 volt 400 amp connection currently developed with 85 electrical plugs</li><li>• Excellent access to Perimeter Highway</li><li>• No City of Winnipeg Business Taxes</li></ul>

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>PORTAGE LA PRAIRIE MOTEL &amp; LAND</b>						
	<p>TYSON PRESENTANZ 204 928 5002</p> <p>RYAN MUNT 204 928 5015</p> <p>BRETT INTRATER 204 934 6229</p>		C3	3.55	\$1,500,000.00	<ul style="list-style-type: none"> <li>• Access off of Trans-Canada Hwy (1A)</li> <li>• Building can be removed at leaser's request to allow for multiple uses</li> <li>• Zoned C3</li> <li>• 12 rooms and one manager suite</li> <li>• Located near all major amenities: Restaurant, gas, retail, and grocery</li> </ul>
<b>174 PROVENCHER BOULEVARD</b>						
 <div>CONDITIONALLY SOLD</div>	<p>BRETT INTRATER 204 934 6229</p> <p>CHRIS MACSYMIC 204 928 5019</p>		C2	.54	COND SOLD	<ul style="list-style-type: none"> <li>• High profile development site</li> <li>• Rare opportunity for a mixed-use high exposure development</li> <li>• Potential to build 6-storey building</li> <li>• Historically low financing rates</li> </ul>
<b>510 PROVENCHER BOULEVARD &amp; 209 ARCHIBALD STREET</b>						
 <div>CONDITIONALLY SOLD</div>	<p>STEPHEN SHERLOCK 204 928 5011</p> <p>CHRIS MACSYMIC 204 928 5019</p>		M2	29,813 SF	COND SOLD	<ul style="list-style-type: none"> <li>• Amazing redevelopment opportunity at a high traffic intersection</li> <li>• Four separate lots to total 29,813 sf at the corner of Archibald and Provencher</li> <li>• 122' of frontage on Provencher and 244' of frontage on Archibald</li> <li>• 33,500 vehicles drive on Provencher and 32,500 on Archibald per day</li> </ul>
<b>6043 PTH 2E - OAK BLUFF</b>						
	<p>BRETT INTRATER 204 934 6229</p>			81.98	<p>\$18,445,500.00</p> <p>(\$225,000 PER ACRE)</p>	<ul style="list-style-type: none"> <li>• Access to services include municipal water, low pressure sewer and natural gas</li> <li>• Extremely high visibility from both the Perimeter Hwy and McGillivray Blvd</li> <li>• In close proximity to the town of Oak Bluff and the City of Winnipeg</li> <li>• In the process of being designated for Commercial and Industrial use. Could also be used as Residential land.</li> </ul>

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Winnipeg



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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>829 ROSSER AVENUE - BRANDON, MB</b>						
	JANE ARNOT 204 928 5018		HES	11,337	\$2,000,000.00	<ul style="list-style-type: none"> <li>• 3 storey mixed use building with 2 main floor commercial tenants and 8 residential units</li> <li>• 100% occupied</li> <li>• Suites feature in- suite stacked laundry, new kitchens, bathrooms, appliances, reclaimed wood and new flooring</li> <li>• Built in 1909</li> <li>• Renovated in 2017</li> <li>• Assumable CMHC financing may be available</li> </ul>
<b>68 SHERBROOK STREET</b>						
	JANE ARNOT 204 928 5018		C2	2,612 SF	\$555,000.00	<ul style="list-style-type: none"> <li>• Mixed use property in the heart of the trendy neighborhood of West Broadway</li> <li>• Fully leased with long term main floor tenant and 2 apartment units – one bedroom and a 3 bedroom</li> <li>• Extensive investment in renovations of the apartments</li> <li>• 3 parking stalls</li> <li>• Walking distance to Misericordia Health Centre, restaurants, café's and Food Fare</li> <li>• Stable diverse income</li> </ul>
<b>36 &amp; 88 SUMKA ROAD</b>						
	BRETT INTRATER 204 934 6229		RR5	62.4	\$3,650,000.00	<ul style="list-style-type: none"> <li>• Over 60 acres of river front land primed for development</li> <li>• Located in the City of Winnipeg on the east banks of the Seine River fronting the Perimeter Hwy</li> <li>• Currently existing on site is a (+/-) 2,150 sf house and various size commercial buildings</li> <li>• Excellent opportunity to hold for next phase of city servicing or to develop into single family parcels</li> <li>• Partially serviced by well and holding tanks</li> </ul>
<b>14 WANDA WAY</b>						
	CHRIS MACSYMIC 204 928 5019  RYAN MUNT 204 928 5015		IG	5.06	\$205,000.00 PER ACRE	<ul style="list-style-type: none"> <li>• Located in Headingley, North of Wilkes and off Hall Rd</li> <li>• Site has been significantly improved with compaction through majority of the site</li> <li>• Fully fenced yard</li> <li>• Weigh scale available for purchase separately</li> <li>• Permitted uses include: Contractor, Manufacturing, Self Storage, Trucking Operation, etc.</li> <li>• Excellent access to Perimeter Hwy</li> <li>• No City of Winnipeg business taxes</li> </ul>

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)

CUSHMAN & WAKEFIELD | STEVENSON


P: (204) 928 5000



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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>2257 WENZEL STREET</b>						
	RYAN MUNT 204 928 5015  TYSON PRESENTANZ 204 928 5002		MB	21.06	\$3,600,000.00	<ul style="list-style-type: none"> <li>• Located on Wenzel St in the RM of Springfield</li> <li>• Controlled intersection underway</li> <li>• Zoned MB</li> <li>• Future access off Springfield Rd</li> <li>• Close proximity to CN rail line</li> <li>• No City of Winnipeg business taxes</li> </ul>
<b>2440 WENZEL STREET</b>						
	RYAN MUNT 204 928 5015  CHRIS MACSYMIC 204 928 5019  TYSON PRESENTANZ 204 928 5002	1 2	CH CH	5.58 3.12	\$210,000.00 PER ACRE <b>CONDITIONALLY SOLD</b>	<p><b>ACCESS ROAD COMPLETE</b></p> <ul style="list-style-type: none"> <li>• Potential for immediate construction</li> <li>• Controlled intersection underway</li> <li>• Located just off the Perimeter Highway between Wenzel St and McGregor Farm Rd in the RM of East St. Paul</li> <li>• Zoned: CH – Commercial Hwy</li> <li>• No City of Winnipeg business taxes</li> <li>• Excellent exposure on the Perimeter Hwy</li> </ul>

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