

# **FEBRUARY 2022**

## **AVAILABILITY REPORT**

**FOR LEASE**

**FOR SALE**

**INDUSTRIAL**

**INDUSTRIAL**

**OFFICE**

**OFFICE**

**RETAIL**

**RETAIL**

**LAND**

**LAND & INVESTMENT**

*Click a heading to jump to that section*

# INDUSTRIAL FOR LEASE







RECENTLY LEASED  
**549 KING EDWARD STREET**

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK		MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
71-77 BANNISTER ROAD										
	BRETT INTRATER 204 934 6229		1	16,628	2	4	24'	\$9.95	\$4.18	<ul style="list-style-type: none"> <li>• Excellent Warehouse/Office space located in Northwest Winnipeg</li> <li>• Close proximity to major routes and the James A. Richardson International Airport</li> <li>• Ample parking on site</li> <li>• Available March 1, 2022</li> </ul>
	RYAN MUNT 204 928 5015		2	19,201	2	4	24'	LEASED		
560 CAMIEL SYS STREET										
	TYSON PREISENTANZ 204 928 5002	M2		43,327				\$13.50	\$3.31	<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>
	CHRIS MACSYMIC 204 928 5019									
220 CREE CRESCENT										
	TYSON PREISENTANZ 204 928 5002	M2	C	2,000	1		18'	\$8.95	TBD	<ul style="list-style-type: none"> <li>• Conveniently located within Murray Industrial Park in close proximity to major trucking routes</li> <li>• 18' ceiling height</li> <li>• Partially paved compound space available</li> <li>• Ample parking on-site</li> <li>• Zoned M2</li> </ul>
	CHRIS MACSYMIC 204 928 5019									
2954 DAY STREET										
	MURRAY GOODMAN 204 928 5009	MG		9,200				\$12.00 GROSS		<ul style="list-style-type: none"> <li>• Desirable industrial building located on the east side of Day St in the RM of Springfield</li> <li>• Close proximity to major trucking routes and the Perimeter Hwy</li> <li>• (+/-) 9,200 sf warehouse &amp; office space</li> <li>• Grade loading available</li> <li>• Ample parking available on-site</li> <li>• MTS Fiber Optic Internet installed throughout the building</li> </ul>
	CHRIS MACSYMIC 204 928 5019									





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DUBLIN SQUARE										
	STEPHEN SHERLOCK 204 928 5011	M3	1487	2,123	1		12'	\$9.95	\$4.85	<ul style="list-style-type: none"> <li>• 2,123 sf of office/ warehouse space</li> <li>• Located on Dublin Ave between St. James St and Notre Dame Ave in Northwest Winnipeg</li> <li>• Excellent access to major routes</li> <li>• Recent building upgrades include new roof and new facade</li> <li>• On site parking includes some electrified spots</li> </ul>
	CHRIS HOURIHAN 204 934 6215									
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	\$3.25	<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	\$2.70	<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	\$2.70	
		M2	E	24,276 - 43,183	1	2	21'	\$6.95	\$2.70	
	TYSON PREISENTANZ 204 928 5002									
	RYAN MUNT 204 928 5015									





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21 JOHN HIEBERT DRIVE - RM OF SPRINGFIELD										
	TYSON PREISANTANZ	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 door size: 14'x14'</li> <li>CAM &amp; Tax: \$375 per Month</li> </ul>
	204 928 5002	M1	3	1,500	1		18'	\$1,750 PER MONTH		
	RYAN MUNT	M1	4	1,500	1		18'	\$1,750 PER MONTH		
	204 928 5015									
KEEWATIN SQUARE										
	MURRAY GOODMAN 204 928 5009	M1	336	3,000				\$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>
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 Keewatin St</li> <li>Grade loading</li> <li>Professionally managed</li> <li>Good on site parking</li> </ul>
	JANE ARNOT 204 928 5018									
1137 KEEWATIN STREET										
	RYAN MUNT 204 928 5015	M2		2,475	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 Keewatin St</li> <li>Professionally managed</li> <li>Ample parking on-site</li> <li>Available March 1, 2022</li> </ul>
	MURRAY GOODMAN 204 928 5009									





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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	\$4.47	<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								
118 KING EDWARD STREET									
	TYSON PRESENTANZ 204 928 5002	M1		12,997	4	15'	\$8.95	\$4.39	<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								
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			\$14.95	\$6.51	
		M2	UNIT 3 - 950	3,032			\$14.95	\$6.51	
	RYAN MUNT 204 928 5015	M2	UNIT 4 - 950	2,599			\$14.95	\$6.51	
	CHRIS MACSYMIC 204 928 5019								

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<b>955 LAGIMODIERE BOULEVARD</b>									
	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								
<b>500 MADISON STREET</b>									
	CHRIS MACSYMIC 204 928 5019	M1		52,500	6	17'	\$8.75	TBD	<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>
	TYSON PRESENTANZ 204 928 5002								
<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		19'2"	\$8.95	\$4.39	<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>
		M2	57	4,693	1	14'	\$7.50	\$4.31	

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2030 NOTRE DAME AVENUE										
	TYSON PREISENTANZ 204 928 5002	M2	B	32,253		4	19' - 21.5'	\$7.50	\$4.06	<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>
	RYAN MUNT 204 928 5015									
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 PREISENTANZ 204 928 5002	M2	96	2,000	1			COND LEASED		<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	\$4.35		
		M2	112	3,455	2		\$7.95	\$4.35		
	RYAN MUNT 204 928 5015									
1345 REDWOOD AVENUE										
	CHRIS MACSYMIC 204 928 5019	M2		112,132	13	4	23'3	MARKET	\$3.23	<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 PREISENTANZ 204 928 5002									
	RYAN MUNT 204 928 5015									





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3020 RED FIFE ROAD									
	CHRIS MACSYMIC 204 928 5019	I2		5,630	2	24'	COND LEASED	COND LEASED	<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
	RYAN MUNT 204 928 5015								
	CHRIS MACSYMIC 204 928 5019								
25 SCURFIELD BOULEVARD									
	STEPHEN SHERLOCK 204 928 5011	M1	2	3,180		1	24'	\$14.95	\$6.39
		M1	3	3,123	<a href="#">VIRTUAL TOUR</a>	1	24'	COND LEASED	COND LEASED
	RYAN MUNT 204 928 5015								
	CHRIS MACSYMIC 204 928 5019								<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>
STEELE BUSINESS PARK									
	STEPHEN SHERLOCK 204 928 5011			6,075 - 46,692			28'	TBD	\$3.50
	RYAN MUNT 204 928 5015								
	TYSON PRESENTANZ 204 928 5002								
									<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>

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<b>1199 ST JAMES STREET</b>									
	TYSON PRESENTANZ 204 928 5002			25,889	1	1	COND LEASED	COND LEASED	CLICK <a href="#">HERE</a> FOR A VIRTUAL TOUR
	RYAN MUNT 204 928 5015								<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>
<b>86 WHEATFIELD ROAD</b>									
	TYSON PRESENTANZ 204 928 5002			2,996	1	16' - 20'	\$8.50	\$4.11	<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	\$4.11	

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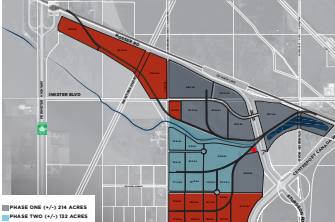

# INDUSTRIAL FOR SALE



RECENTLY SOLD  
**UNIT 701-705 SHERWIN PARK**

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ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SQ FT +/-)	LOADING GRADE	DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
<b>560 CAMIEL SYS STREET</b>									
	<p>TYSON PRESENTANZ 204 928 5002</p> <p>CHRIS MACSYMIC 204 928 5019</p>	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>CENTREPORT RAIL PARK</b>									
	CHRIS MACSYMIC 204 928 5019	I3		6.9 - 665 ACRES				CONTACT AGENT	<p><b>SERVICING CURRENTLY UNDERWAY</b></p> <ul style="list-style-type: none"> <li>• Fully-serviced lots from 6.9 to 46.5+ acres</li> <li>• Lots can be combined</li> <li>• Developer will consider build-to-suit projects</li> <li>• Access to interstate-quality highways on both east and west sides of the Park, allowing for 5 mins to 90 km/55 mph</li> <li>• Developer motivated to provide preferential pricing for Phase I projects</li> </ul>
<b>68 CRANE STREET - THOMPSON, MB</b>									
	<p>RYAN MUNT 204 928 5015</p> <p>CHRIS MACSYMIC 204 928 5019</p> <p>TYSON PRESENTANZ 204 928 5002</p>		1.34	17,000				\$560,000.00	<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>									
	<p>TYSON PRESENTANZ 204 928 5002</p> <p>CHRIS MACSYMIC 204 928 5019</p>	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
737 MORAY STREET									
<div>CONDITIONALLY SOLD</div> 	CHRIS MACSYMIC 204 928 5019	M2	4.74	89,274	2	4	12' - 17'	COND SOLD	<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								
SHERWIN PARK - INDUSTRIAL CONDOS FOR SALE									
	RYAN MUNT 204 928 5015	M2	UNIT 203-204	5,828		2	16'	\$975,000	<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	
		M2	402	2,204		1	16'	\$375,000	
	CHRIS MACSYMIC 204 928 5019	M2	405	2,200		1	16'	\$375,000	
		M2	501-503	6,416	1	2	16'	\$1,085,000	
	TYSON PREISENTANZ 204 928 5002								
1200 SHERWIN ROAD UNIT 707									
	RYAN MUNT 204 928 5015	M2	707	2,869		1	16'	\$520,000	<ul style="list-style-type: none"><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>Interior layout includes one private office, open work space, kitchenette, potential boardroom space and an open warehouse</li><li>8'x10' dock loading door</li></ul>
	CHRIS MACSYMIC 204 928 5019								
	TYSON PREISENTANZ 204 928 5002								
1 WARMAN ROAD									
<div>CONDITIONALLY SOLD</div> 	CHRIS MACSYMIC 204 928 5019	M3	23	120,000	2	12	21'	COND SOLD	<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 PREISENTANZ 204 928 5002								

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# OFFICE FOR LEASE



RECENTLY LEASED  
**1216 FIFE 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 PREISANTANZ 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>661 CENTURY STREET</b>						
	RYAN MUNT 204 928 5015		2,700	\$13.00	TBD	<ul style="list-style-type: none"> <li>• High exposure office space located on Century St between Sargent Ave and Ellice Ave</li> <li>• Well situated in the heart of St. James Industrial Park in close proximity to major trucking routes</li> <li>• Interior layout includes 3 private offices, a boardroom, a kitchenette, open work space and storage</li> <li>• Ample parking available on site</li> <li>• Available April 1, 2022</li> </ul>
	MURRAY GOODMAN 204 928 5009					
<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 PREISENTANZ 204 928 5002		6,553	\$9.95	\$6.64	<ul style="list-style-type: none"> <li>• Available immediately</li> <li>• Located in Southwest Winnipeg on Clarence Ave off of Waverley St with easy access to McGillivray Blvd</li> <li>• Nicely developed office space with 9 private offices, open work area, lunch room, washrooms and storage space</li> <li>• Excellent natural light throughout</li> <li>• Many restaurants and other amenities in close proximity</li> </ul>
	RYAN MUNT 204 928 5015					
<b>430 DOVERCOURT DRIVE</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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<b>2954 DAY STREET</b>						
	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					
<b>CENTURY BUSINESS PARK - 1680 ELLICE AVENUE</b>						
	RYAN MUNT 204 928 5015	UNIT 7	6,750	\$12.00	\$11.90	<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					
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237					
<b>1216 FIFE STREET</b>						
	RYAN MUNT 204 928 5015	A	728	LEASED		<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 PRESENTANZ 204 928 5002					
<b>FORT GARRY PLACE</b>						
	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	

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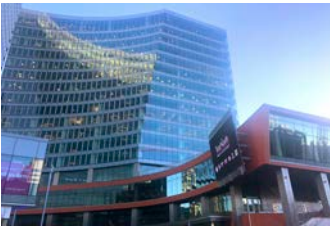




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400 FORT WHYTE WAY						
	CHRIS HOURIHAN 204 934 6215	UNIT A	8,438	\$15.00	\$4.23	<ul style="list-style-type: none"><li>• Convenient access to Southwest Winnipeg and surrounding rural area</li><li>• 3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node</li><li>• Suitable for a variety of office, retail or industrial</li><li>• T-5 lighting throughout</li><li>• Pylon signage available</li><li>• No City of Winnipeg business tax</li></ul>
		UNIT B	6,075	\$15.00	\$4.23	
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237	UNIT C	6,072	\$15.00	\$4.23	
		COMBINED	20,585	\$15.00	\$4.23	
TRUE NORTH SQUARE - 242 HARGRAVE STREET						
	RYAN MUNT 204 928 5015	13TH FLOOR	11,291	TBD	\$21.25	<b>LAST OFFICE UNIT AVAILABLE</b> <ul style="list-style-type: none"><li>• State-of-the-art office space at True North Square</li><li>• Situated in the heart of the SHED district</li><li>• Hargrave St. Market Food Hall on-site</li><li>• Over 200 heated underground parking stalls</li><li>• 24/7 on-site security</li><li>• Direct access to Winnipeg's skywalk</li><li>• Dynamic public plaza and green space</li></ul>
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237					
755 HENDERSON HIGHWAY						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	1,329	\$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	

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<b>350 KEEWATIN STREET</b>						
	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>
<b>KEEWATIN SQUARE</b>						
	MURRAY GOODMAN 204 928 5009	300	4,920		\$8.95 \$4.48	<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>
<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 PREISENTANZ 204 928 5002		12,061	\$8.95	\$4.47	<ul style="list-style-type: none"> <li>• Interior includes an open showroom, private offices, a kitchen, boardroom, and open warehouse space</li> <li>• Great exposure off Route 90</li> <li>• 5 minute drive to Polo Park Shopping Centre</li> <li>• Direct access to major transportation routes</li> <li>• 3 dock loading doors</li> <li>• (+/-) 15' ceiling height</li> </ul>
	RYAN MUNT 204 928 5015					

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<b>118 KING EDWARD STREET</b>						
	TYSON PRESENTANZ 204 928 5002  RYAN MUNT 204 928 5015		12,997	\$8.95	\$4.39	<ul style="list-style-type: none"> <li>• Great exposure off of Route 90</li> <li>• Close proximity to Winnipeg Richardson International Airport</li> <li>• 5 minute drive to Polo Park Shopping Centre</li> <li>• Direct access to major transportation corridors</li> <li>• Dock loading available</li> <li>• Ample parking available on-site</li> </ul>
<b>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		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	1,344	\$20,160.00 PER ANNUM	\$11.21	<p><b>UNDER NEW OWNERSHIP</b></p> <ul style="list-style-type: none"> <li>• Situated in the heart of Osborne Village, one of Winnipeg's most desirable areas</li> <li>• Heavy pedestrian and vehicle traffic</li> <li>• Abundance of surrounding amenities</li> <li>• Convenient access to major public transportation routes</li> </ul>

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS	
25 SCURFIELD BOULEVARD							
	STEPHEN SHERLOCK 204 928 5011	2 3	3,180 3,123	<a href="#">VIRTUAL TOUR</a>	\$14.95 COND LEASED	\$6.39 COND 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>
	RYAN MUNT 204 928 5015						
	CHRIS MACSYMIC 204 928 5019						
SHOPS OF WEST ST PAUL							
	BRETT INTRATER 204 934 6229		1,000 - 100,000	TBD	TBD	<ul style="list-style-type: none"><li>• The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. Paul</li><li>• Located on the North West corner of Main St and the Perimeter Hwy just East of the Sunova Centre, a (+/-) 17,000 sf recreation facility</li><li>• Excellent access off Main St, with a signalized intersection to be installed Q3 2021</li></ul>	
	CHRIS MACSYMIC 204 928 5019						
STERLING LYON BUSINESS PARK - 900 LORIMER BOULEVARD							
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR SECOND FLOOR	2,500 - 8,070 2,500 - 7,300	\$25.00 \$22.00	\$8.80 \$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						
	CHRIS MACSYMIC 204 928 5019						
STERLING LYON BUSINESS PARK							
	STEPHEN SHERLOCK 204 928 5011	UNIT 1 - 950 UNIT 2 - 950	2,977 3,033	\$14.95 \$14.95	\$6.51 \$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>	
	V	UNIT 3 - 950 UNIT 4 - 950	3,032 2,599	\$14.95 \$14.95	\$6.51 \$6.51		
	CHRIS MACSYMIC 204 928 5019						

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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>
		1ST FLOOR	2,500	\$24.00	\$7.50	
	TYSON PREISENTANZ 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"><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					
100 PAQUIN ROAD						
	TYSON PREISENTANZ 204 928 5002	MAIN FLOOR	7,327	\$15.00 GROSS		<ul style="list-style-type: none"><li>• Located one block north of Inkster Blvd in Northwest Winnipeg</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	COND LEASED	COND LEASED	<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	\$4.35	
	RYAN MUNT 204 928 5015	112	3,455	\$7.50	\$4.35	

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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	<p>CLICK <a href="#">HERE</a> TO TAKE A VIRTUAL TOUR</p> <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	\$9.98	<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					

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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>MB CLINIC - 790 SHERBROOK STREET</b>						
	BRETT INTRATER 204 934 6229	CAFE	2,000	\$28.00	\$10.74	<ul style="list-style-type: none"> <li>Join one of Canada's largest Private Multi-Specialty Medical Clinics at Winnipeg's largest state-of-the-art Manitoba Clinic</li> <li>Conveniently located adjacent to the Health Sciences Centre on the southwest corner of Sherbrook St and McDermot Ave</li> <li>Turnkey medical space</li> <li>Café includes full kitchen with all key equipment fridge, freezer, dishwasher and coolers</li> </ul>
		103	844	\$28.00	\$10.74	
		110	838	\$28.00	\$10.74	
	RYAN MUNT 204 928 5015	10TH FLOOR	13,000	\$28.00	\$10.74	
		FULL FLOOR	20,000	\$28.00	\$10.74	
<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>
		5	1,136	\$18.00	\$9.30	
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237					
<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> <li>2 Contiguous upper tower full floors available</li> <li>Base building condition</li> <li>Suite 100 has private access from St. Mary Ave</li> </ul>
		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					

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<b>444 ST MARY AVENUE</b> 	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	
		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	
<b>1540 TAYLOR AVENUE</b> 	RYAN MUNT 204 928 5015		4,884	LEASED	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					
<b>1000 WAVERLEY STREET</b> 	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>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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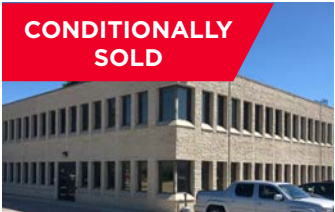


**OFFICE FOR SALE**



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

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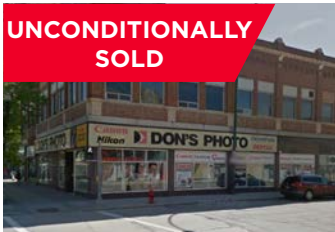
ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
<b>454 EDMONTON STREET</b>						
	STEPHEN SHERLOCK 204 928 5011		3,687	\$899,000.00	\$12,816.68	<ul style="list-style-type: none"> <li>• Very well maintained heritage building built in 1903 converted to office space</li> <li>• 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>						
	JANE ARNOT 204 928 5018  CHRIS MACSYMIC 204 928 5019		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  CHRIS HOURIHAN 204 934 6215	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>1365 PEMBINA HIGHWAY &amp; 1000 WALLER AVENUE</b>						
	BRETT INTRATER 204 934 6229  RYAN MUNT 204 928 5015  TYSON PREISENTANZ 204 928 5002		11,389 SF	\$3,100,000.00	\$35,989.23	<p><b>CLICK <a href="#">HERE</a> TO TAKE A VIRTUAL TOUR</b></p> <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>

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<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>

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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>							
	BRETT INTRATER 204 934 6229	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>
	RYAN MUNT 204 928 5015						
<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>16 BRITANNICA ROAD</b>							
	CHRIS HOURIHAN 204 934 6215		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>
	MURRAY GOODMAN 204 928 5009						
<b>379 BROADWAY</b>							
	JANE ARNOT 204 928 5018			1,996 1,711	\$21.00 \$21.00	\$9.35 \$12.47	<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						
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237						

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>175-185 CARLTON STREET</b>							
	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						
<b>21 CLAYTON DRIVE</b>							
	BRETT INTRATER 204 934 6229			1.2 ACRES	TBD	TBD	<ul style="list-style-type: none"> <li>(+/-) 1.2 acres of land along St. Anne's Rd, to the north of Clayton Dr</li> <li>Up to (+/-) 2,800 sf drive thru opportunity</li> <li>Up to (+/-) 3,850 sf CRU available</li> <li>New construction in the mature area of St. Vital</li> <li>Excellent exposure on the "going to work" side of the street</li> </ul>
<b>400 FORT WHYTE WAY</b>							
	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>
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237	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	
<b>755 HENDERSON HIGHWAY</b>							
	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>

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<b>1107-1111 MUNROE AVENUE</b>							
	BRETT INTRATER 204 934 6229  TYSON PREISENTANZ 204 928 5002		1ST FLOOR - END CAP 1ST FLOOR	2,400 2,500	\$24.00 \$24.00	\$7.50 \$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>
<b>130 OSBORNE STREET</b>							
	BRETT INTRATER 204 934 6229	C2		1,447	COND LEASED	COND LEASED	<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>
<b>2835 PEMBINA HIGHWAY</b>							
	BRETT INTRATER 204 934 6229	C2		1,043	\$28.00	\$12.00	<ul style="list-style-type: none"> <li>• Former quick serve restaurant</li> <li>• Great southwest Winnipeg location with high visibility on Pembina Hwy S</li> <li>• Strong service-oriented co-tenancies</li> <li>• Pylon signage available</li> <li>• Traffic Count: Over 30,000 vehicles daily</li> <li>• Available immediately</li> </ul>
<b>240 PORTAGE AVENUE</b>							
	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>

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1853-1861 PORTAGE AVENUE							
	CHRIS HOURIHAN 204 934 6215	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	
	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	\$11.21	<div>UNDER NEW OWNERSHIP</div> <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>
MB CLINIC - 790 SHERBROOK STREET							
<div>NEW</div> 	BRETT INTRATER 204 934 6229		CAFE	2,000	\$28.00	\$10.74	<ul style="list-style-type: none"><li>Join one of Canada's largest Private Multi-Specialty Medical Clinics at Winnipeg's largest state-of-the-art Manitoba Clinic</li><li>Conveniently located adjacent to the Health Sciences Centre on the southwest corner of Sherbrook St and McDermot Ave</li><li>Turnkey medical space</li><li>Café includes full kitchen with all key equipment fridge, freezer, dishwasher and coolers</li></ul>
	RYAN MUNT 204 928 5015						
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						

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SMITH STREET LOFTS							
	BRETT INTRATER 204 934 6229	M	1	2,345	\$7,500 PER MONTH SEMI-GROSS		<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>
1108 ST JAMES STREET							
	JANE ARNOT 204 928 5018		4	4,121	\$22.00	\$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>
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237		5	1,136	\$18.00	\$9.30	
444 ST MARY AVENUE							
	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>
	RYAN MUNT 204 928 5015						
	CHRIS HOURIHAN 204 934 6215						
326 WARDLAW AVENUE							
	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, privates 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
710 WESTMINSTER AVENUE 	CHRIS HOURIHAN 204 934 6215  TAYLOR TONI (ON MAT LEAVE) 204 934 6237		1	1,797	\$30.00	\$12.00	<b>READY FOR OCCUPANCY</b> <ul style="list-style-type: none"> <li>• Part of a larger mixed-use development complete with new construction, high-end apartment rentals</li> <li>• Energy efficient lighting, LED light fixtures</li> <li>• Large attractive windows</li> <li>• High open ceilings</li> <li>• Elevator service to second floor</li> <li>• Modern and attractive commercial space for a variety of retail and office users</li> </ul>
			2	900 - 2,887	\$26.00	\$12.00	

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# RETAIL FOR SALE



RECENTLY SOLD

**839 HENDERSON HIGHWAY**

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*\*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	\$850,000.00	<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						

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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>LAND FOR LEASE - PORTAGE LA PRAIRIE</b>					
	TYSON PREISENTANZ 204 928 5002	C3	3.55	<b>\$96,000 ANNUALLY</b>	<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>
	RYAN MUNT 204 928 5015				
	BRETT INTRATER 204 934 6229				

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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
29 10TH STREET - BRANDON, MB						
	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>
ARCHIBALD LAND						
	KHUSH GREWAL 204 934 6210		M3	21,516 SF	\$360,000.00	<ul style="list-style-type: none"><li>• Located in Mission Industrial with great exposure onto Archibald St</li><li>• Pattison Outdoor billboard located on the property with an annual revenue of \$1,500</li><li>• Permitted uses include: Contractor establishment, heavy equipment sales, heavy manufacturing, truck yard, recycling plant, warehouse, etc.</li><li>• Approximately half of the property is already paved with an approach in place</li></ul>
ASHBERRY PLACE, THOMPSON MB						
	JANE ARNOT 204 928 5018			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>
	CHRIS MACSYMIC 204 928 5019					
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>• Bridgwater Centre is the master planned premium town centre zoned and designed as the heart of the Bridgwater Neighbourhoods in Waverley West</li><li>• Bridgwater Neighbourhoods are the fastest growing subdivision in Winnipeg</li></ul>
		9	CMU	1.88	UNCONDITIONALLY SOLD	
	CHRIS MACSYMIC 204 928 5019	14	CMU	2.01	UNCONDITIONALLY SOLD	
		19	CMU	1.81	UNCONDITIONALLY SOLD	
		BRETT INTRATER 204 934 6229				

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>325 BROADWAY &amp; 64 DONALD ST</b> 	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>
<b>647 BROADWAY</b> 	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>
<b>220 CREE CRESCENT</b> 	TYSON PRESENTANZ 204 928 5002  CHRIS MACSYMIC 204 928 5019		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>
<b>FOREST VIEW SUITES - THOMPSON, MB</b> 	BRETT INTRATER 204 934 6229  RYAN MUNT 204 928 5015  JANE ARNOT 204 928 5018		R4	8.29	COND SOLD	<ul style="list-style-type: none"> <li>• Two (2), nine-storey apartment buildings connected by common amenity space</li> <li>• Total gross building area 235,440 square feet</li> <li>• Built in 1972</li> <li>• 275 total suites</li> <li>• 6 bachelor, 199 1-bedroom, 70 2-bedroom suite mix</li> <li>• 252 parking stalls</li> </ul>

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
650 GOVERNMENT STREET - DRYDEN, ONTARIO						
	BRETT INTRATER 204 934 6229		CH	2.15	\$850,000.00	<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					
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	
748 KEEWATIN STREET						
	BRETT INTRATER 204 934 6229			2.15	\$3,750,000.00	<p>Offers to be received on or before February 18th at 12pm CST.</p> <ul style="list-style-type: none"><li>• Large-scale rare infill opportunity with high exposure on a major thoroughfare and transit route</li><li>• Potential to rezone to RMU or RMF-L to build a medium to high density multi-family or mixed-use project commercial/retail</li><li>• Historically low financing rates</li><li>• Demand for new rental housing with a lack of new supply in the northwest node</li></ul>
3247 PORTAGE AVENUE						
<div>UNCONDITIONALLY SOLD</div> 	BRETT INTRATER 204 934 6229			5,388 SF	UNCOND SOLD	<ul style="list-style-type: none"><li>• Freestanding single-tenant Scotiabank NNN Investment Opportunity</li><li>• Well-located with great exposure along west Portage Ave</li><li>• “Pandemic proof” essential service investment asset</li><li>• Schedule 1 lender covenant tenancy</li></ul>

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<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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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>

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<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 CONDITIONALLY SOLD	<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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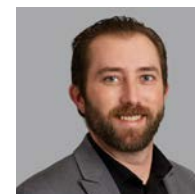
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