

MAY
2022



AVAILABILITY REPORT





FOR LEASE

INDUSTRIAL

OFFICE

RETAIL

FOR SALE

INDUSTRIAL

OFFICE

RETAIL

LAND & INVESTMENT



INDUSTRIAL FOR LEASE

220 SAULTEAUX CRESCENT

(+/-) 30,662 sf on 2.19 Acres

PROPERTY HIGHLIGHTS





- Warehouse/office space located within CentrePort Canada and Murray Industrial Park
- Dock & grade loading
- Ceiling height (+/-) 18'6"
- Recent upgrades include LED lighting throughout and new loading doors
- 3 phase 1200 amp electrical service
- Fully sprinklered
- Professionally managed
- Zoned M2

FOR MORE DETAILS CONTACT

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
560 CAMIEL SYS STREET									
	TYSON PRESENTANZ 204 928 5002	M2		43,327		22'	\$13.50	\$3.31	<ul style="list-style-type: none"> • Close proximity to major transportation routes • 25 overhead doors (mix of dock & grade) • Fully sprinklered • 3 phase 600 amp 347/600 volt • Fully fenced and paved compound • Recent building expansion • Site coverage 15.67%
	CHRIS MACSYMIC 204 928 5019								
220 CREE CRESCENT									
	TYSON PRESENTANZ 204 928 5002	M2	C	2,000	1	18'	\$8.95	TBD	COMPOUND SPACE AVAILABLE <ul style="list-style-type: none"> • Conveniently located within Murray Industrial Park in close proximity to major trucking routes • 18' ceiling height • Ample parking on-site • Zoned M2
	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"> • 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								
1555 DUBLIN AVENUE									
	TYSON PRESENTANZ 204 928 5002	M3	4-5	5,486	1	1	18'	\$8.95	\$4.85
	RYAN MUNT 204 928 5015								<ul style="list-style-type: none"> • Office/warehouse space located in the heart of St. James Industrial area • Interior layout includes front reception and open work area, 3 private offices, 3 meeting rooms, large training room/boardroom, kitchenette and warehouse space • Dock & grade loading • Ample parking on-site

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400 FORT WHYTE WAY										
	CHRIS HOURIHAN 204 934 6215	ML	UNIT A	8,438	1		20'	\$15.00	\$4.27	CLICK HERE FOR A VIRTUAL TOUR <ul style="list-style-type: none"> • Convenient access to Southwest Winnipeg and surrounding rural area • 3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node • Suitable for a variety of office, retail or industrial • T-5 lighting throughout • Pylon signage available • No city of Winnipeg business tax
		ML	UNIT B	6,075	1		20'	\$15.00	\$4.27	
		ML	UNIT C	6,072	1		20'	\$15.00	\$4.27	
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237		COMBINED	20,585	3		20'	\$15.00	\$4.27	
	JAMES TOKER 204 934 6210									
1725 INKSTER BOULEVARD										
	CHRIS MACSYMIC 204 928 5019	M2	D	30,650	1	3	30'5" COND LEASED	COND LEASED		<ul style="list-style-type: none"> • Great exposure to Inkster Blvd • Unit D has 30 ft. x 30 ft. column spacing • Fully sprinklered • Ample parking • Signage opportunities • Close proximity to major trucking routes • Zoned M2
		M2	E	24,276 - 43,183	1	2	21'	\$6.95	\$2.70	
	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		COMPOUND SPACE AVAILABLE <ul style="list-style-type: none"> • Situated just east of the City of Winnipeg • Located 2 minutes from Dugald Rd and 4 minutes from the Perimeter Hwy • Units can be combined • 200 Amp service per unit • Grade door size: 14'x14' • CAM & Tax: \$375 per Month
		M1	3	1,500	1		18'	\$1,750 PER MONTH		
		M1	4	1,500	1		18'	LEASED		
	RYAN MUNT 204 928 5015									
359 JOHNSON AVENUE										
	STEPHEN SHERLOCK 204 928 5011	M	A	1,800	1		10'	\$7.95	\$6.00	<ul style="list-style-type: none"> • Located on the corner of Johnson Ave & Watt St • (+/-) 10' clear ceiling height • Zoned M1 • Grade level loading door • Available immediately

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KEEWATIN SQUARE										
	MURRAY GOODMAN 204 928 5009	M1	300 4-350	4,920 5,197				\$8.95 \$9.95	\$4.99 \$4.99	<ul style="list-style-type: none"> • Single storey building located in Inkster Industrial Park in northwest Winnipeg • Easy access to Route 90, Inkster Blvd and the Perimeter Hwy • Good on-site parking available • Close proximity to many amenities • Available immediately • Professionally managed
1137 KEEWATIN STREET										
	RYAN MUNT 204 928 5015	M2		2,475	1		18'	\$7.95	\$3.76	<ul style="list-style-type: none"> • Located in the heart of Inkster Industrial Park in close proximity to major trucking routes and retail amenities • Excellent frontage on Kewatin St • Professionally managed • Ample parking on-site
	MURRAY GOODMAN 204 928 5009									
289 KING STREET										
	STEPHEN SHERLOCK 204 928 5011	M	MAIN FLOOR 3RD FLOOR	3,727 2,976				\$7.00 \$6.00	\$3.05 \$3.05	<ul style="list-style-type: none"> • Located in central Winnipeg at the Intersection of King St and Henry Ave • 30 parking stalls with additional parking • 1 freight elevator • Fully sprinklered • Sheltered loading dock • 3rd floor - sub-dividable • Utilities included
	CHRIS HOURIHAN 204 934 6215									
102 KING EDWARD STREET										
	TYSON PREISENTANZ 204 928 5002	M1		11,802	3		15'	\$8.95	\$4.47	<ul style="list-style-type: none"> • Interior includes an open showroom, private offices, a kitchen, boardroom, and open warehouse space • Great exposure off Route 90 • 5 minute drive to Polo Park Shopping Centre • Direct access to major transportation routes
	RYAN MUNT 204 928 5015									

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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

STERLING LYON BUSINESS PARK 940-950 LORIMER BOULEVARD



STEPHEN SHERLOCK
204 928 5011

M2

UNIT 1 - 950

2,977

\$14.95

\$6.51

- Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and Waverley
- Excellent opportunity in a newer facility allowing for flexible use of space
- Site has a variety of amenities in the neighborhood
- Ample parking
- Zoned M2

RYAN MUNT
204 928 5015

M2

UNIT 2 - 950

3,033

\$14.95

\$6.51

M2

UNIT 3 - 950

3,032

\$14.95

\$6.51

CHRIS MACSYMIC
204 928 5019

M2

UNIT 4 - 950

2,599


1

\$14.95

\$6.51

955 LAGIMODIERE BOULEVARD

NEW



TYSON PRESENTANZ
204 928 5002

M2

OPTION 1

47,900

26'4"

\$8.95

\$2.70

- Large industrial space with excellent exposure on the Southeast corner of Lagimodiere Blvd and Dugald Rd
- Located within the St. Boniface Industrial Park
- (+/-) 26'4" clear ceiling height
- 20 ft x 40 ft column spacing
- Dock and grade loading available
- Large compound space available
- Ample parking on site

M2

OPTION 2

55,400

26'4"

\$8.95

\$2.70

M2

OPTION 3

67,178


26'4"

\$8.95

\$2.70

RYAN MUNT
204 928 5015

500 MADISON STREET



CHRIS MACSYMIC
204 928 5019

M1

52,500

6

17'


\$8.95

TBD

- Great warehouse/office space situated at the northwest corner of Madison St and St. Matthews Ave
- (+/-) 47,000 sf warehouse space
- (+/-) 5,500 sf office space
- Situated on (+/-) 3.1 acres
- Grade loading available
- Refrigeration capabilities within the warehouse area

TYSON PRESENTANZ
204 928 5002

MURRAY PARK TRADE CENTRE - 328-346 SAULTEAUX CRESCENT



MURRAY GOODMAN
204 928 5009

M2

57

4,693

1

14'

\$8.95

\$4.61

- Located in Murray Industrial Park, situated on the corner of Murray Park Rd & Saulteaux Cres
- In close proximity to major trucking routes, CentrePort and the Winnipeg Richardson International Airport
- Unit is comprised of a showroom, private offices, open work area, lunch room, warehouse area and mezzanine

M2

330

11,177

18'

\$9.95

\$4.61

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2030 NOTRE DAME AVENUE										
	TYSON PRESENTANZ 204 928 5002	M2	B	32,253		4	19' - 21.5'	COND LEASED	<ul style="list-style-type: none"> Warehouse/distribution space located in CentrePort Canada Great access to major transportation routes with close proximity to Route 90 30' x 50' column spacing (4) 8' x 10' Dock doors with levelers Fully sprinklered 	
	RYAN MUNT 204 928 5015									
391 OAK POINT HIGHWAY										
	MURRAY GOODMAN 204 928 5009	M1		11,160		22	12' - 14'	\$16.00	TBD	<ul style="list-style-type: none"> Cross dock facility located on Oak Point Hwy Close proximity to major trucking routes and the Winnipeg Richardson International Airport Located on (+/-) 5 acres of land Large compound area Close to many amenities Available immediately
	RYAN MUNT 204 928 5015									
90-120 PARAMOUNT ROAD										
	TYSON PRESENTANZ 204 928 5002	M2	98	2,000			\$7.95	\$4.35	<ul style="list-style-type: none"> Located one block north of Inkster Blvd in the Inkster Park in Northwest Winnipeg Within close proximity to major transportation corridors Brick facade with glazed storefronts Unit 110 has one grade door Unit 112 has 2 grade doors Ample parking on-site Zoned M2 - Industrial 	
		M2	110	2,684			\$7.95	\$4.35		
	RYAN MUNT 204 928 5015	M2	112	3,455			LEASED	LEASED		
1345 REDWOOD AVENUE										
	CHRIS MACSYMIC 204 928 5019	M2		112,132	13	4	23'3	COND LEASED	<ul style="list-style-type: none"> Immaculately maintained industrial building located in Inkster Industrial Park on the corner of Redwood Ave and Fife St 48' x 42' column spacing (+/-) 4 acres of excess land Potential to add onto the building or an additional 4 acre compound Fully sprinklered Fully fenced truck court 1,200 amp 600 volt electrical service 	
	TYSON PRESENTANZ 204 928 5002									
	RYAN MUNT 204 928 5015									

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220 SAULTEAUX CRESCENT									
	MURRAY GOODMAN 204 928 5009	M2		30,662	1 1	18'6"	\$8.95	TBD	<ul style="list-style-type: none"> • Warehouse/office space located within CentrePort Canada and Murray Industrial Park • Dock & Grade loading • Loading doors recently renovated • Lighting upgraded to LED • Fully sprinklered • Professionally managed
	RYAN MUNT 204 928 5015								
	CHRIS MACSYMIC 204 928 5019								
25 SCURFIELD BOULEVARD									
	STEPHEN SHERLOCK 204 928 5011	M1	2	3,180		24'	\$14.95	\$6.37	<ul style="list-style-type: none"> • Located in the heart of Southwest Winnipeg, one of the city's most desirable areas near Kenaston and Bishop Grandin Blvd • Just 1 block east of Waverley St with excellent exposure • Ample parking
	RYAN MUNT 204 928 5015								
	CHRIS MACSYMIC 204 928 5019								
STEELE BUSINESS PARK									
	STEPHEN SHERLOCK 204 928 5011			6,075 - 12,150		28'	TBD	\$3.50	<p>PHASE I 70% LEASED PHASE II FIXTURING SUMMER 2022</p> <ul style="list-style-type: none"> • Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air) • Dock and grade loading • Brand new construction • Excellent exposure on CentrePort Canada Way • All major amenities nearby • Quick access to major highways and key corridors
	RYAN MUNT 204 928 5015								
	TYSON PRESENTANZ 204 928 5002								
86 WHEATFIELD ROAD									
	TYSON PRESENTANZ 204 928 5002			2,996 9,174	1 4	16' - 20' 16' - 20'	\$8.50 \$8.50	\$4.11 \$4.11	<ul style="list-style-type: none"> • Located in CentrePort Canada, Canada's only tri-modal inland port and foreign trade zone • In close proximity to and ease of access onto CentrePort Canada Way and Route 90 • No City of Winnipeg business taxes • Warehouse is heated by a combination of in-floor, over head radiant and unit heaters • Ceiling height: (+/-) 16' - (+/-) 20' clear • Available immediately
	RYAN MUNT 204 928 5015								

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INDUSTRIAL FOR SALE

SHERWIN PARK



Industrial Condos in CentrePort Canada

PROPERTY HIGHLIGHTS

- Industrial complex located adjacent to the James A Richardson International Airport
- Located within CentrePort Canada, North America's largest inland port
- Centrally located with close proximity to major transportation routes
- Ideal space for manufacturing, wholesale and distribution users
- Units starting at (+/-) 2,200 sq ft
- Flexible bay sizes

FOR MORE DETAILS CONTACT

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Tyson Preisentanz
Senior Vice President & Principal
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ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SQ FT +/-)	LOADING GRADE	DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
560 CAMIEL SYS STREET									
	<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"> • 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%
CENTREPORT RAIL PARK									
	CHRIS MACSYMIC 204 928 5019	I3		6.9 - 665 ACRES				CONTACT AGENT	<p>SERVICING CURRENTLY UNDERWAY</p> <ul style="list-style-type: none"> • Fully-serviced lots from 6.9 to 46.5+ acres • Lots can be combined • Developer will consider build-to-suit projects • Access to interstate-quality highways on both east and west sides of the Park, allowing for 5 mins to 90 km/55 mph • Developer motivated to provide preferential pricing for Phase I projects
68 CRANE STREET - THOMPSON, MB									
	<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"> • (+/-) 17,000 sf Industrial building situated on 1.34 acres of land • Located in Thompson, the largest city in the Northern Region of Manitoba, situated along the Burntwood River • Close access to Provincial Trunk Hwy 6 and the Thompson Train Station • Grade loading
220 CREE CRESCENT									
	<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"> • Conveniently located within Murray Industrial Park in close proximity to major trucking routes • Large compound space • Ample parking on-site • Unit A/B: Interior buildout includes an executive office with an attached bathroom, 8 private offices, full kitchen, reception area, flex area and a large open office area • Unit C: Interior includes reception area with a bathroom and warehouse space

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1383 DUGALD ROAD									
<div>CONDITIONALLY SOLD</div> 	RYAN MUNT 204 928 5015	M1	1.5	6,500				COND SOLD	<ul style="list-style-type: none">Located on Dugald Rd between Terracon Pl and Mazenod Rd on the periphery of St. Boniface Industrial ParkExcellent visibility off Dugald RdGrade loadingAll interior contents included – desks, chairs, tables, draft tables, filing cabinetsSite coverage: 10%Fenced and gated compound with excess land
	TYSON PREISENTANZ 204 928 5002								
SHERWIN PARK - INDUSTRIAL CONDOS FOR SALE									
	RYAN MUNT 204 928 5015	M2	203-204	5,828		2	16'	\$975,000	<ul style="list-style-type: none">Industrial complex located adjacent to the Winnipeg Richardson International AirportLocated within CentrePort Canada, North America's largest tri-modal inland portCentrally located with close proximity to major transportation routesIdeal space for manufacturing, wholesale and distribution usersFlexible bay sizes
		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'	SOLD	
		M2	501-503	6,416	1	2	16'	\$1,085,000	
	TYSON PREISENTANZ 204 928 5002								
1200 SHERWIN ROAD UNIT 707									
<div>CONDITIONALLY SOLD</div> 	RYAN MUNT 204 928 5015	M2	707	2,869		1	16'	COND SOLD	<ul style="list-style-type: none">Located within CentrePort Canada, North America's largest tri-modal inland portCentrally located with close proximity to major transportation routesIdeal space for manufacturing, wholesale and distribution usersInterior layout includes one private office, open work space, kitchenette, potential boardroom space and an open warehouse8'x10' dock loading door
	CHRIS MACSYMIC 204 928 5019								
	TYSON PREISENTANZ 204 928 5002								
1 WARMAN ROAD									
<div>UNCONDITIONALLY SOLD</div> 	CHRIS MACSYMIC 204 928 5019	M3	23	120,000	2	12	21'	UNCOND SOLD	<ul style="list-style-type: none">Institutional quality facilityWell located within Mission Industrial, alongside St. Boniface Industrial Park in east WinnipegMain building is ideal for manufacturing, warehousing and distribution usersAdditional (+/-) 16,000 sf hybrid indoor greenhouse on-site built in 2020Low site coverage allows for expansion capabilitiesExisting building power: 3000KVA transformer
	TYSON PREISENTANZ 204 928 5002								

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OFFICE FOR LEASE

755 HENDERSON HIGHWAY

(+/-) 5,750 sf Available Immediately

PROPERTY HIGHLIGHTS

- Henderson Business Centre located in Northeast Winnipeg in East Kildonan
- High Traffic Counts: (+/-) 39,300 passing per day
- In close proximity to Downtown Winnipeg and Chief Peguis Trail
- Building features floor to ceiling windows allowing for maximum natural light exposure to all tenants
- Main entrance features glass atrium with three storey glazing and elevator access
- Tenant improvement allowance available for qualified tenants

FOR MORE DETAILS CONTACT





Stephen Sherlock
Vice President

T 204 928 5011

C 204 799 5526

steve.sherlock@cwstevenson.ca

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
90 ALEXANDER AVENUE						
	BRETT INTRATER 204 934 6229		1,000 - 2,700	\$28.00	\$10.00	<ul style="list-style-type: none">• Join an exciting and diverse neighborhood that inspires innovation, creativity, and connection• Ideal space for any retail/office users including professional services, start-ups, design agencies, coffee shops, restaurants, pubs, breweries, and more• Ground floor commercial units located in the heart of the vibrant Exchange District• Units are located below 209 rental apartments split between two sites; 1 brand new building wrapped around 1 restored heritage building
			1,000 - 3,500	\$28.00	\$10.00	
280 BROADWAY						
	TYSON PRESENTANZ 204 928 5002	101	5,077	\$12.50	\$14.05	6 MONTHS BASE RENT FREE ON A QUALIFIED 5 YEAR TERM <ul style="list-style-type: none">• Located in the heart of Downtown at the corner of Broadway and Smith St• Free Rent: Negotiable• Easy access from South and North entrances• Over \$5 million in building upgrades since 2010• Large floor plate attractive to a variety of tenants• Exterior building signage opportunities• 3 Phase 2,000 amp electrical
		102	3,055	\$12.50	\$14.05	
	CHRIS MACSYMIC 204 928 5019	101-102	8,132	\$12.50	\$14.05	
		3RD FLOOR	6,188	\$12.50	\$14.05	
379 BROADWAY						
	CHRIS HOURIHAN 204 934 6215	303	1,657	\$11.75	\$9.35	<ul style="list-style-type: none">• Move-in ready offices with floor to ceiling windows offering an abundance of natural light• Public transportation access• Accessible facility with elevator access• Professionally managed• Quick occupancy• Perfect for law offices or professional services• Remaining office is a corner office with abundant natural light from two sides
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237					
661 CENTURY STREET						
	RYAN MUNT 204 928 5015		2,700	\$13.00	TBD	<ul style="list-style-type: none">• High exposure office space located on Century St between Sargent Ave and Ellice Ave• Well situated in the heart of St. James Industrial Park in close proximity to major trucking routes• Interior layout includes 3 private offices, a boardroom, a kitchenette, open work space and storage• Ample parking available on site
	MURRAY GOODMAN 204 928 5009					

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665 CENTURY STREET						
	MURRAY GOODMAN 204 928 5009		1,817	\$12.50	\$5.12	<ul style="list-style-type: none">• Located in Northwest Winnipeg between Sargent Ave and Ellice Ave with excellent exposure on Century St• In close proximity to Winnipeg Richardson International Airport and many amenities• Average weekday daily traffic of 24,700+ vehicles on Century St (The City of Winnipeg, 2018)• Professionally managed
1460 CLARENCE AVENUE						
	TYSON PREISANTANZ 204 928 5002		6,553	\$9.95	\$6.64	<ul style="list-style-type: none">• Available immediately• Located in Southwest Winnipeg on Clarence Ave off of Waverley St with easy access to McGillivray Blvd• Nicely developed office space with 9 private offices, open work area, lunch room, washrooms and storage space• Excellent natural light throughout• Many restaurants and other amenities in close proximity
	RYAN MUNT 204 928 5015					
1700 CORYDON AVENUE						
	BRETT INTRATER 204 934 6229	9A	667	LEASED	LEASED	<ul style="list-style-type: none">• Boutique retail/ office space in River Heights• Join RBC, Kumon and Bernstein's Deli, a Winnipeg institution• (+/-) 16,200 cars pass by per day (City of Winnipeg, 2015)• Excellent visibility on key retail and commuter corridor• Located in the heart of River Heights, a wealthy residential district in Southwest Winnipeg
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237	14A 17	598 1,055	\$18.00 \$18.00	\$14.42 \$14.42	
440 DOVERCOURT DRIVE						
	STEPHEN SHERLOCK 204 928 5011	D-430 440	2,750 9,660	LEASED \$17.95	LEASED \$6.15	<ul style="list-style-type: none">• Located in heart of Southwest Winnipeg, one of the city's most desirable areas near Kenaston Blvd and McGillivray Blvd• Bright space full of plenty of natural light• Fenced compound space• Can be subdivided• 20 private offices, open office area, kitchen, boardroom and shop space• Ample parking available

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2954 DAY STREET						
	MURRAY GOODMAN 204 928 5009		9,200	\$12.00 GROSS		<ul style="list-style-type: none"> Desirable industrial building located on the east side of Day St in the RM of 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					
CENTURY BUSINESS PARK - 1680 ELLICE AVENUE						
	RYAN MUNT 204 928 5015	UNIT 7	6,750	LEASED	LEASED	<ul style="list-style-type: none"> Built-out office spaces Excellent location and exposure on route 90 Signage opportunities available Ample on-site parking Close proximity to the amenities of Polo Park and the Winnipeg Richardson International Airport Full fee to outside agent
	BRETT INTRATER 204 934 6229					
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237					
FORT GARRY PLACE						
	RYAN MUNT 204 928 5015	500	13,409	TBD	\$7.75	<ul style="list-style-type: none"> Located in an amenity-rich area Fully furnished – seating for 100+ staff members Direct elevator access off Fort St Easy access to parkade from suite Up to 75 scramble parkade parking stalls available Rooftop patio access Unit 5007 has 1 grade loading door 24-7 on-site security Several great restaurants on site
	BRETT INTRATER 204 934 6229	5007	9,849	TBD	\$7.75	
KEEWATIN SQUARE						
	MURRAY GOODMAN 204 928 5009	300	4,920	\$8.95	\$4.48	<ul style="list-style-type: none"> Single storey building located in Inkster Industrial Park in Northwest Winnipeg Easy access to Route 90, Inkster Blvd and the Perimeter Hwy Dock and grade loading Good on site parking available Close proximity to many amenities Available immediately Professionally managed

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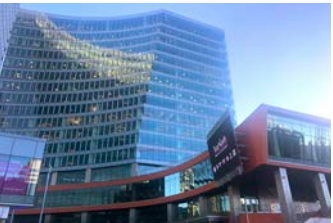


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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
289 KING STREET						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	3,727	\$7.00	\$3.05	<ul style="list-style-type: none">• Located in central Winnipeg at the intersection of King St and Henry Ave• 30 parking stalls with additional parking• 1 freight elevator• Fully sprinklered• Sheltered loading dock• 3rd floor is subdividable• Utilities included
	CHRIS HOURIHAN 204 934 6215	3RD FLOOR	2,976	\$6.00	\$3.05	
102 KING EDWARD STREET						
	TYSON PRESENTANZ 204 928 5002		12,061	\$8.95	\$4.47	<ul style="list-style-type: none">• Interior includes an open showroom, private offices, a kitchen, boardroom, and open warehouse space• Great exposure off Route 90• 5 minute drive to Polo Park Shopping Centre• Direct access to major transportation routes• 3 dock loading doors• (+/-) 15' ceiling height
	RYAN MUNT 204 928 5015					
400 FORT WHYTE WAY						
	CHRIS HOURIHAN 204 934 6215	UNIT A	8,438	\$15.00	\$4.27	<ul style="list-style-type: none">• Convenient access to Southwest Winnipeg and surrounding rural area• 3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node• Suitable for a variety of office, retail or industrial• T-5 lighting throughout• Pylon signage available• No City of Winnipeg business tax
		UNIT B	6,075	\$15.00	\$4.27	
		UNIT C	6,072	\$15.00	\$4.27	
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237	COMBINED	20,585	\$15.00	\$4.27	
	JAMES TOKER 204 934 6210					
TRUE NORTH SQUARE - 242 HARGRAVE STREET						
	RYAN MUNT 204 928 5015	13TH FLOOR	11,291	TBD	\$21.25	LAST OFFICE UNIT AVAILABLE <ul style="list-style-type: none">• State-of-the-art office space at True North Square• Situated in the heart of the SHED district• Hargrave St. Market Food Hall on-site• Over 200 heated underground parking stalls• 24/7 on-site security• Direct access to Winnipeg's skywalk• Dynamic public plaza and green space
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237					

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755 HENDERSON HIGHWAY						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR THIRD FLOOR	1,329 5,750	LEASED \$20.00	LEASED \$8.29	<ul style="list-style-type: none"> • Located in Northeast Winnipeg • In close proximity to downtown and Chief Peguis Trail • Building features floor to ceiling windows • Main entrance features glass atrium with three storey glazing and elevator access. • Available immediately
350 KEEWATIN STREET						
	MURRAY GOODMAN 204 928 5009	3	1,654	\$8.95	\$4.24	<ul style="list-style-type: none"> • Single storey building located in Inkster Industrial Park in Northwest Winnipeg • Easy access to Route 90, Inkster Blvd and the Perimeter Hwy • Good on-site parking available • Close proximity to many amenities • Zoned M1 • Available immediately
333 MAIN STREET						
	RYAN MUNT 204 928 5015 BRETT INTRATER 204 934 6229	10TH FLOOR 11TH FLOOR COMBINED	SUBLEASE 7,720 7,720 15,440	TBD TBD TBD	\$16.81 \$16.81 \$16.81	<ul style="list-style-type: none"> • 2 full floors available on the 10th and 11th floor • Floorplates are approximately 7,720 sf • Connection to downtown's climate controlled skywalk and concourse systems • Direct elevator lobby exposure • Headlease Expiry: December 27th, 2026
1924 MAIN STREET						
	RYAN MUNT 204 928 5015		4,254	\$9.95	\$6.89	<ul style="list-style-type: none"> • Office/showroom and warehouse opportunity on Main St between Leila Ave and Patridge Ave • Building signage opportunity with frontage along Main St • Interior layout includes 2 offices, open work area or showroom and warehouse space • LED lighting throughout warehouse • (+/-) 17 - 18' clear ceiling height • 1 grade loading door • Excellent access to major public transportation routes

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240 PORTAGE AVENUE						
	CHRIS HOURIHAN 204 934 6215		2,220	\$13.50	\$8.70	<ul style="list-style-type: none"> Retail or office space fronting Portage Ave with dedicated entrance to unit Ideal for medical, convenience, restaurant, or other retail and professional uses Located two blocks east of Bell MTS Place and steps away from Portage & Main, Winnipeg's iconic intersection Unit ready for tenant fixturing with new sprinkler and HVAC system installed Beautifully renovated common area washrooms and Hallways
470 RIVER AVENUE						
	BRETT INTRATER 204 934 6229	3RD FLOOR	1,344	\$20,160.00 PER ANNUM	\$11.21	<p>UNDER NEW OWNERSHIP</p> <ul style="list-style-type: none"> Situated in the heart of Osborne Village, one of Winnipeg's most desirable areas Heavy pedestrian and vehicle traffic Abundance of surrounding amenities Convenient access to major public transportation routes
21 MURRAY PARK ROAD						
	CHRIS MACSYMIC 204 928 5019	A	4,082	\$14.00	\$6.63	<ul style="list-style-type: none"> Office space located on Murray Park Rd in the heart of Murray Industrial Park In close proximity to Winnipeg Richardson International Airport and major transportation routes Interior layout includes a large boardroom, private offices, an open work area, and a kitchenette Ample parking on-site
	TYSON PRESENTANZ 204 928 5002					
MUSE FLATS - 290 COLONY STREET						
	CHRIS HOURIHAN 204 934 6215	CRU 1 CRU 2 CRU 3	1,172 2,059 1,066	\$17.65 COND LEASED \$15.50	\$9.79 COND LEASED \$9.79	<ul style="list-style-type: none"> Brand new architecturally significant commercial space, ideal for restaurant, service, retail and professional uses Excellent patio opportunity to serve residential tenants and University of Winnipeg students Located at high exposure corner steps away from University of Winnipeg Campus, and WAG

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100 PAQUIN ROAD						
	TYSON PRESENTANZ 204 928 5002	MAIN FLOOR	7,327	\$15.00 GROSS		<ul style="list-style-type: none">• Located just off of Dugald Rd in east Winnipeg• Abundance of natural light throughout office space creating a desirable work environment• Fiber optic cabling• Excellent on-site electrified parking• Convenient access to major public transportation routes• Main floor consists of 12 offices and a large open area• Outdoor patio space available for tenants
	RYAN MUNT 204 928 5015					
25 SCURFIELD BOULEVARD						
	STEPHEN SHERLOCK 204 928 5011	2	3,180	\$14.95	\$6.39	<ul style="list-style-type: none">• Located in the heart of Southwest Winnipeg, one of the city's most desirable areas near Kenaston and Bishop Grandin Boulevard• Just 1 block east of Waverley with excellent exposure• Ample parking
	RYAN MUNT 204 928 5015					
	CHRIS MACSYMIC 204 928 5019					
SHOPS OF WEST ST PAUL						
	BRETT INTRATER 204 934 6229		1,000 - 100,000	TBD	TBD	<ul style="list-style-type: none">• The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. Paul• Located on the North West corner of Main St and the Perimeter Hwy just East of the Sunova Centre, a (+/-) 17,000 sf recreation facility• Excellent access off Main St, with a signalized intersection to be installed Q3 2021
	CHRIS MACSYMIC 204 928 5019					
STERLING LYON BUSINESS PARK - 900 LORIMER BOULEVARD						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	2,500 - 8,070	\$25.00	\$8.80	<ul style="list-style-type: none">• Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and Waverley• Site has a variety of amenities in the neighborhood• Rare opportunity in a brand new office building in SW Winnipeg• Ample parking; both surface and heated underground parking available
	RYAN MUNT 204 928 5015	SECOND FLOOR	2,500 - 7,300	\$22.00	\$8.80	
	CHRIS MACSYMIC 204 928 5019					

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STERLING LYON BUSINESS PARK 	STEPHEN SHERLOCK 204 928 5011	UNIT 1 - 950	2,977	\$14.95	\$6.53	<ul style="list-style-type: none"> • Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and Waverley • Excellent opportunity in a newer facility allowing for flexible use of space • Site has a variety of amenities in the neighborhood • Ample parking • Zoned M2
	RYAN MUNT 204 928 5015	UNIT 2 - 950	3,033	\$14.95	\$6.53	
		UNIT 3 - 950	3,032	\$14.95	\$6.53	
	CHRIS MACSYMIC 204 928 5019	UNIT 4 - 950	2,599	\$14.95	\$6.53	
90-120 PARAMOUNT ROAD 	TYSON PRESENTANZ 204 928 5002	98	2,000	\$7.95	\$4.35	<ul style="list-style-type: none"> • Located one block north of Inkster Blvd in the Inkster Park in Northwest Winnipeg • Within close proximity to major transportation corridors • Brick facade with glazed storefronts • Unit 110 has one grade door • Unit 112 has 2 grade doors • Ample parking on-site • Zoned M2 - Industrial
		110	2,684	\$7.95	\$4.35	
	RYAN MUNT 204 928 5015	112	3,455	LEASED	LEASED	
154 PARAMOUNT ROAD 	MURRAY GOODMAN 204 928 5009		4,000	\$14.00 GROSS		<ul style="list-style-type: none"> • Located on the corner of Paramount Rd and Keewatin St in the heart of Inkster Industrial Park • Features include multiple offices, kitchenette, large filing area, and open work area • Fully furnished office space • Spacious floorplan gives the option to customize the space as needed • Excellent on-site parking • Located on a (+/-) 1.4 acre lot
	CHRIS MACSYMIC 204 928 5019					
1365 PEMBINA HIGHWAY & 1000 WALLER AVENUE 	BRETT INTRATER 204 934 6229	MAIN LEVEL	4,500	\$18.00	\$10.00	<p>CLICK HERE TO TAKE A VIRTUAL TOUR</p> <ul style="list-style-type: none"> • Rare two-storey office building for sale • Amazing exposure/visibility along Pembina Hwy • Turnkey office with attractive existing improvements • Ample parking • Potential for owner to leaseback second level • Currently has parking space for 8 cars • Opportunity to develop additional parking on 1000 Waller Avenue site at rear (5,108 sf) to service office tenants
	RYAN MUNT 204 928 5015	LOWER LEVEL	3,433	\$10.00	\$10.00	
	TYSON PRESENTANZ 204 928 5002					

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1853-1861 PORTAGE AVENUE						
	CHRIS HOURIHAN 204 934 6215	1857	2,700	\$14.00	\$8.25	<ul style="list-style-type: none">Fantastic exposure along the main artery of Portage Ave in a highly visible locationClose proximity to James A. Richardson Airport and Polo ParkOn site parking in rear parking lot with street front parking on Portage Ave and side street parking on Collegiate St and Roseberry StPerfect for office and professional services, salon services and many retail uses
		1859	950	\$14.00	\$8.25	
	BRETT INTRATER 204 934 6229	COMBINED	3,650	\$14.00	\$8.25	
	5120 ROBLIN BOULEVARD					
	RYAN MUNT 204 928 5015	1	675	\$15.00	\$9.98	<ul style="list-style-type: none">Excellent location for a neighborhood office in the heart of CharleswoodGreat exposure on Roblin Blvd located between Harstone Rd and Pepperloaf CresJoin Taverna Rodos Restaurant & Lounge, Signature Pizza & Salads and Royal BankSpace includes a reception area, 2 private offices, and washroomProfessionally managedZoned C2
	BRETT INTRATER 204 934 6229					
1801 SARGENT AVENUE						
	STEPHEN SHERLOCK 204 928 5011		3,539	\$14.00 GROSS		<ul style="list-style-type: none">Located in the St. James Industrial areaClose proximity to the many amenities of the Polo Park area, Route 90 and Winnipeg Richardson International Airport(+/-) 3,539 sf of recently renovated office space availableVery bright space with plenty of windowsOpen workstation area, private offices, and reception area, and lunchroomOwner occupied building, landlord does not require office space
MB CLINIC - 790 SHERBROOK STREET						
	BRETT INTRATER 204 934 6229	CAFE	2,000	\$28.00	\$14.35	<ul style="list-style-type: none">Join one of Canada's largest Private Multi-Specialty Medical Clinics at Winnipeg's largest state-of-the-art Manitoba ClinicConveniently located adjacent to the Health Sciences Centre on the southwest corner of Sherbrook St and McDermot AveTurnkey medical spaceCafé includes full kitchen with all key equipment fridge, freezer, dishwasher and coolers
		103	844	\$28.00	\$14.35	
		110	838	\$28.00	\$14.35	
	RYAN MUNT 204 928 5015	10TH FLOOR	13,000	\$28.00	\$14.35	
		FULL FLOOR	20,000	\$28.00	\$14.35	

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
400 ST MARY AVENUE						
	RYAN MUNT 204 928 5015	100	1,831	\$16.00-\$18.00	\$16.72	<ul style="list-style-type: none">• 11-storey Office Space located in the core of downtown Winnipeg• 2 Contiguous upper tower full floors available• 8th and 9th floor in base building condition with new lighting and ceiling grade• Suite 100 has private access from St. Mary Ave
		105	1,818	\$16.00-\$18.00	\$16.72	
	CHRIS HOURIHAN 204 934 6215	200	1,461	\$16.00-\$18.00	\$16.72	
		800	14,495	\$16.00-\$18.00	\$16.72	
	BRETT INTRATER 204 934 6229	900	14,495	\$16.00-\$18.00	\$16.72	
444 ST MARY AVENUE						
	RYAN MUNT 204 928 5015	135	8,221	\$16.00-\$18.00	\$16.93	<ul style="list-style-type: none">• (+/-) 160,000 + Total square feet including 8 full floors• (+/-) 72,318 sf contiguous in the lower tower• (+/-) 43,389 sf contiguous in the upper tower• Restaurant redevelopment opportunities• Building signage opportunity• Ample parking available• Main floor fitness facility & showers• New 2nd floor conference centre under construction• 2nd floor café on site
		203	1,430	\$16.00-\$18.00	\$16.93	
	CHRIS HOURIHAN 204 934 6215	220	3,999	\$16.00-\$18.00	\$16.93	
		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	
		744	872	\$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	
		1515	3,814	\$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	

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1000 WAVERLEY STREET						
	<p>TYSON PRESENTANZ 204 928 5002</p> <p>TAYLOR TONI (ON MAT LEAVE) 204 934 6237</p>		5,145	\$13.50	\$7.57	<ul style="list-style-type: none"> • Open concept office layout in a 2-storey office building • Excellent exposure located between Taylor Ave & McGillivray Blvd • Public transit access and on-site parking • Located in the Buffalo Industrial Park in the southwest quadrant of Winnipeg
1150 WAVERLEY STREET						
	<p>RYAN MUNT 204 928 5015</p> <p>TYSON PRESENTANZ 204 928 5002</p>		5,138	\$15.95	\$7.98	<ul style="list-style-type: none"> • Highly desirable suburban office located in Southwest Winnipeg, accessible via Waverley St and Buffalo Place • Nicely built-out office space, with kitchenette, boardroom and 12 private offices • Ample on-site parking • Move in ready • Close to many amenities
1280 WAVERLEY STREET						
	<p>RYAN MUNT 204 928 5015</p> <p>MURRAY GOODMAN 204 928 5009</p>		UP TO 36,000	TBD	TBD	<ul style="list-style-type: none"> • New suburban office to be developed • Excellent exposure to both Waverley and McGillivray • Approximate gross floor plate sizes are 12,000 sf • Highly desirable suburban office located in Southwest Winnipeg, accessible via Waverley St and Buffalo Pl • In close proximity to McGillivray and Kenaston Blvd, with access to a variety of amenities • Three storey office building • High density residential area immediately to the west • Commercial zoning: CMOFF
710 WESTMINSTER AVENUE						
	<p>CHRIS HOURIHAN 204 934 6215</p> <p>TAYLOR TONI (ON MAT LEAVE) 204 934 6237</p>	<p>1</p> <p>2</p>	<p>1,797</p> <p>900 - 2,887</p>	<p>\$30.00</p> <p>\$26.00</p>	<p>\$12.00</p> <p>\$12.00</p>	<p>READY FOR OCCUPANCY</p> <ul style="list-style-type: none"> • Part of a larger mixed-use development complete with new construction, high-end apartment rentals • Energy efficient lighting, LED light fixtures • Large attractive windows • High open ceilings • Elevator service to second floor • Modern and attractive commercial space for a variety of retail and office users

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
WEST BROADWAY COMMONS - 167 COLONY ST						
	CHRIS HOURIHAN 204 934 6215		790	COND LEASED	COND LEASED	<ul style="list-style-type: none"> • Brand new architecturally significant commercial space ideal restaurant, service, retail and professional uses • Located at high exposure corner steps away from University of Winnipeg Campus, Winnipeg Art Gallery and Legislative Building • Excellent access to public transportation and ample nearby parking opportunities • In the heart of growing high density residential district

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OFFICE FOR SALE



1365 PEMBINA HWY & 1000 WALLER AVE

11,389 sf High Exposure Building For Sale/Lease

PROPERTY HIGHLIGHTS

- Prime location within Fort Garry with amazing exposure/visibility along Pembina Highway
- Opportunity to develop additional parking on 1000 Waller Avenue site at rear (5,108 sf) to service office tenants
- Rare two-storey office building
- Turnkey office with existing improvements
- Potential for owner to leaseback second level
- Multi-tenant potential; Basement space ideal for ghost kitchen operator
- Property Taxes: \$35,989
- 1000 Waller is rented out for \$1,900 per month

FOR MORE DETAILS CONTACT

Brett Intrater

Senior Vice President

T 204 934 6229

C 204 999 1238

brett.intrater@cwstevenson.ca

Ryan Munt


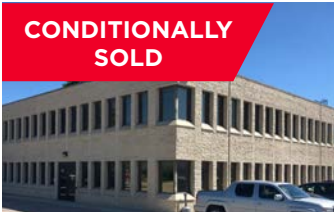

Senior Vice President

T 204 928 5015

C 204 298 1905

ryan.munt@cwstevenson.ca

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
454 EDMONTON STREET						
	STEPHEN SHERLOCK 204 928 5011		3,687	\$899,000.00	\$12,816.68	<ul style="list-style-type: none"> • Very well maintained heritage building built in 1903 converted to office space • Three storey with full basement, each level is (+/-)1,229 sf • Parking lot for (+/-) 14 vehicles • Basement is very clean and dry, lends itself to file storage • Boiler heat and air conditioning throughout • Sprinkler system with fire alarm boxes, including basement • All electrical and plumbing systems replaced/ upgraded
1534 GAMBLE PLACE						
	CHRIS MACSYMIC 204 928 5019		65,509	COND SOLD	COND SOLD	<ul style="list-style-type: none"> • Stand-alone professionally maintained office building in a beautiful campus setting • 1+ acre of potential excess land for storage/yard/parking • Rare opportunity to lease office space in southwest with quality finishes • Recently renovated reception area with both private offices and open-concept office space throughout • (+/-) 8,978 sf over two stories, including reception, 2 meeting rooms, 19 offices and 3 open office areas
	CHRIS HOURIHAN 204 934 6215					
1365 PEMBINA HIGHWAY & 1000 WALLER AVENUE						
	BRETT INTRATER 204 934 6229		11,389 SF	\$3,100,000.00	\$35,989.23	<p>CLICK HERE TO TAKE A VIRTUAL TOUR</p> <ul style="list-style-type: none"> • Rare two-storey office building for sale • Amazing exposure/visibility along Pembina Hwy • Turnkey office with attractive existing improvements • Ample parking • Potential for owner to leaseback second level • Currently has parking space for 8 cars • Opportunity to develop additional parking on 1000 Waller Avenue site at rear (5,108 sf) to service office tenants
	RYAN MUNT 204 928 5015					
	TYSON PRESENTANZ 204 928 5002					

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RETAIL FOR LEASE

240 PORTAGE AVENUE

Full Fee to Outside Agent! (+/-) 1,600 sf Available

PROPERTY HIGHLIGHTS

- Retail or office space fronting Portage Avenue with dedicated entrance to unit
- Ideal for medical, convenience, restaurant, or other retail and professional uses
- Located two blocks east of Canada Life Centre and steps away from Portage & Main, Winnipeg's iconic intersection
- Unit ready for tenant fixturing with new sprinkler and HVAC system
- Beautifully renovated common area washrooms and hallways (access shared with small number of commercial tenants)
- Major bus stop conveniently located in front
- Attached parkade (295 stalls) connected via rear door (fob-controlled)

FOR MORE DETAILS CONTACT





Chris Hourihan
Associate

T 204 934 6215

C 204 995 0225

chris.hourihan@cwstevenson.ca

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
90 ALEXANDER AVENUE							
	BRETT INTRATER 204 934 6229	D		1,000 - 2,700	\$28.00	\$10.00	<ul style="list-style-type: none">Join an exciting and diverse neighborhood that inspires innovation, creativity, and connectionIdeal space for any retail/office users including professional services, start-ups, design agencies, coffee shops, restaurants, pubs, breweries, and moreGround floor commercial units located in the heart of the vibrant Exchange DistrictUnits are located below 209 rental apartments split between two sites; 1 brand new building wrapped around 1 restored heritage building
		D		1,000 - 3,500	\$28.00	\$10.00	
16 BRITANNICA ROAD							
	CHRIS HOURIHAN 204 934 6215		16	1,278	\$18.00	\$10.98	<ul style="list-style-type: none">Good exposure from St. Mary's RdAvailable immediatelyClose to many amenitiesUnit has been opened up and ready for developmentOver 57,000 people live within a 2 km radius with an average household income of \$96,140.64
	MURRAY GOODMAN 204 928 5009						
379 BROADWAY							
	CHRIS HOURIHAN 204 934 6215			1,996	\$21.00	\$9.35	<ul style="list-style-type: none">Move-in-ready retail space with excellent exposure on the corner of Broadway and Edmonton StUnit facing Edmonton—beautifully built out space that is perfectly suited for retail use and professional servicesUnit facing Broadway – perfect for café, restaurant or retail useClose proximity to the Manitoba Courts and Skywalk connectivity starting at RBC Convention CentreExcellent access to public transportation
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237			1,711	\$21.00	\$12.47	
21 CLAYTON DRIVE							
	BRETT INTRATER 204 934 6229			1.2 ACRES	TBD	TBD	<ul style="list-style-type: none">(+/-) 1.2 acres of land along St. Anne's Rd, to the north of Clayton DrUp to (+/-) 2,800 sf drive thru opportunityUp to (+/-) 3,850 sf CRU availableNew construction in the mature area of St. VitalExcellent exposure on the “going to work” side of the street

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1700 CORYDON AVENUE							
	BRETT INTRATER 204 934 6229		9A	667	LEASED	LEASED	<ul style="list-style-type: none">Boutique retail/ office space in River HeightsJoin RBC, Kumon and Bernstein's Deli, a Winnipeg institution(+/-) 16,200 cars pass by per day (City of Winnipeg, 2015)Excellent visibility on key retail and commuter corridorLocated in the heart of River Heights, a wealthy residential district in Southwest Winnipeg
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237		14A	598	\$18.00	\$14.42	
			17	1,055	\$18.00	\$14.42	
400 FORT WHYTE WAY							
	CHRIS HOURIHAN 204 934 6215	ML	UNIT A	8,438	\$15.00	\$4.27	<ul style="list-style-type: none">Convenient access to Southwest Winnipeg and surrounding rural area3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial nodeSuitable for a variety of office, retail or industrialT-5 lighting throughoutPylon signage availableNo City of Winnipeg business tax
		ML	UNIT B	6,075	\$15.00	\$4.27	
		ML	UNIT C	6,072	\$15.00	\$4.27	
		ML	COMBINED	20,585	\$15.00	\$4.27	
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237						
755 HENDERSON HIGHWAY							
	STEPHEN SHERLOCK 204 928 5011		MAIN FLOOR	1,329	LEASED	LEASED	<ul style="list-style-type: none">Henderson Business Center located in Northeast Winnipeg in East KildonanIn close proximity to Downtown and Chief Peguis Trail on a bus traffic routeBuilding will feature floor to ceiling windows allowing for maximum natural light exposure to all tenantsMain entrance features glass atrium with three storey glazing and elevator access
MUSE FLATS - 290 COLONY STREET							
	CHRIS HOURIHAN 204 934 6215		CRU 1	1,172	\$17.65	\$9.79	<ul style="list-style-type: none">Brand new architecturally significant commercial space, ideal for restaurant, service, retail and professional usesExcellent patio opportunity to serve residential tenants and University of Winnipeg studentsLocated at high exposure corner steps away from University of Winnipeg Campus, and WAG
			CRU 2	2,059	COND LEASED	COND LEASED	
			CRU 3	1,066	\$15.50	\$9.79	

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
130 OSBORNE STREET							
	BRETT INTRATER 204 934 6229	C2		1,447	LEASED	LEASED	<ul style="list-style-type: none"> • High profile corner location at Osborne St & Stradbrook Ave • Beautiful new facade and image update • One of the most densely populated neighborhoods in Canada • Ample on-site parking • 5 rooms, reception with gas fireplace and full basement • Pylon signage available
2835 PEMBINA HIGHWAY							
	BRETT INTRATER 204 934 6229	C2	5	2,005	\$28.00	\$12.44	<ul style="list-style-type: none"> • Former nail salon • Great southwest Winnipeg location with high visibility on Pembina Hwy S • Strong service-oriented co-tenancies • Pylon signage available • Traffic Count: Over 30,000 vehicles daily • Available immediately
240 PORTAGE AVENUE							
	CHRIS HOURIHAN 204 934 6215			2,220	\$13.50	\$8.70	<ul style="list-style-type: none"> • Retail or office space fronting Portage Ave with dedicated entrance to unit • Ideal for medical, convenience, restaurant, or other retail and professional uses • Located two blocks east of Bell MTS Place and steps away from Portage & Main, Winnipeg's iconic intersection • Unit ready for tenant fixturing with new sprinkler and HVAC system installed • Beautifully renovated common area washrooms and Hallways • Fantastic exposure along the main artery of Portage Ave in a highly visible location • Close proximity to James A. Richardson Airport and Polo Park • On site parking in rear parking lot with street front parking on Portage Ave and side street parking on Collegiate St and Roseberry St • Perfect for office and professional services, salon services and many retail uses
1853-1861 PORTAGE AVENUE							
	CHRIS HOURIHAN 204 934 6215	C2	1857	2,700	\$14.00	\$8.25	<ul style="list-style-type: none"> • Perfect for office and professional services, salon services and many retail uses
		C2	1859	950	\$14.00	\$8.25	
	BRETT INTRATER 204 934 6229	C2	COMBINED	3,650	\$14.00	\$8.25	

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
REFINERY CRU - 428 BALLANTRAE DRIVE							
	BRETT INTRATER 204 934 6229 CHRIS HOURIHAN 204 934 6215	RMU	BUILDING B	4,471	\$26.00	\$10.00	<ul style="list-style-type: none"> Brand new commercial units available in the heart of Southwest Winnipeg anchoring a 2 building, 174 unit development Suitable for retail, commercial, office and professional services Units starting from (+/-) 875 sf Excellent access to major transportation routes Available August 2022
470 RIVER AVENUE							
	BRETT INTRATER 204 934 6229		3RD FLOOR	1,344	\$20,160.00 PER ANNUM	\$11.21	UNDER NEW OWNERSHIP <ul style="list-style-type: none"> Situated in the heart of Osborne Village, one of Winnipeg's most desirable areas Heavy pedestrian and vehicle traffic Abundance of surrounding amenities Convenient access to major public transportation routes
MB CLINIC - 790 SHERBROOK STREET							
	BRETT INTRATER 204 934 6229 RYAN MUNT 204 928 5015		CAFE	2,000	\$28.00	\$14.35	<ul style="list-style-type: none"> Join one of Canada's largest Private Multi-Specialty Medical Clinics at Winnipeg's largest state-of-the-art Manitoba Clinic Conveniently located adjacent to the Health Sciences Centre on the southwest corner of Sherbrook St and McDermot Ave Turnkey medical space Café includes full kitchen with all key equipment fridge, freezer, dishwasher and coolers
SHOPS OF WEST ST PAUL							
	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 928 5019			1,000 - 100,000	TBD	TBD	<ul style="list-style-type: none"> The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. Paul Located on the North West corner of Main St and the Perimeter Hwy, just East of the Sunova Centre, a (+/-) 17,000 sf recreation facility Excellent access off Main St, with a signalized intersection to be installed Q3 2021

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
SMITH STREET LOFTS							
	BRETT INTRATER 204 934 6229	M	1	2,345	\$7,500 PER MONTH SEMI-GROSS		MAIN FLOOR COMMERCIAL UNITS <ul style="list-style-type: none"> • Storefront that sits below a luxury apartment complex with 251 new units and 20,000 sf of residential amenities • Located close to BellMTS Place events with high vehicular and pedestrian traffic • Options to expand into the plaza are negotiable • Additional features include: a 13' high exposed ceiling, industrial concrete finishes, architectural lighting and floor to ceiling glazing along the storefront
444 ST MARY AVENUE							
	BRETT INTRATER 204 934 6229			1,500 - 4,530	TBD	\$16.93	<ul style="list-style-type: none"> • Restaurant with atrium and patio opportunity in the core of downtown • Steps from True North Square and the RBC Convention Centre • Space can be subdivided
	RYAN MUNT 204 928 5015						
	CHRIS HOURIHAN 204 934 6215						
WEST BROADWAY COMMONS - 167 COLONY ST							
	CHRIS HOURIHAN 204 934 6215			790	COND LEASED	COND LEASED	<ul style="list-style-type: none"> • Brand new architecturally significant commercial space ideal restaurant, service, retail and professional uses • Located at high exposure corner steps away from University of Winnipeg Campus, Winnipeg Art Gallery and Legislative Building • Excellent access to public transportation and ample nearby parking opportunities • In the heart of growing high density residential district
710 WESTMINSTER AVENUE							
	CHRIS HOURIHAN 204 934 6215		1	1,797	\$30.00	\$12.00	READY FOR OCCUPANCY <ul style="list-style-type: none"> • Part of a larger mixed-use development complete with new construction, high-end apartment rentals • Energy efficient lighting, LED light fixtures • Large attractive windows • High open ceilings • Elevator service to second floor • Modern and attractive commercial space for a variety of retail and office users
	TAYLOR TONI (ON MAT LEAVE) 204 934 6237		2	900 - 2,887	\$26.00	\$12.00	

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RETAIL FOR SALE

SITE

650 GOVERNMENT STREET - DRYDEN ONTARIO

(+/-) 2.15 Acres Available

PROPERTY HIGHLIGHTS

- Prime location next to Walmart and Red River Co-op
- Across the highway from Tim Hortons and Extra Foods
- Great visibility from Highway 17
- Fully serviced land
- Zoned CH - Commercial Highway

FOR MORE DETAILS CONTACT

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tyson.preisentanz@cwstevenson.ca

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
650 GOVERNMENT STREET - DRYDEN, ONTARIO							
	BRETT INTRATER 204 934 6229	CH			2.15	COND SOLD	<ul style="list-style-type: none"> • Prime location next to Walmart and Red River Co-op • Across the highway from Tim Horton's and Extra Foods • Great visibility from Highway 17 • Fully serviced land • Zoned CH - Commercial Highway
	TYSON PRESENTANZ 204 928 5002						

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INVESTMENT FOR SALE

36 & 88 SUMKA ROAD

(+/-) 62.4 Acres Available

PROPERTY HIGHLIGHTS

- Over 60 acres of river front land primed for development
- Located in the City of Winnipeg on the east banks of the Seine River fronting the Perimeter Hwy
- Currently existing on site is a (+/-) 2,150 sf house and various size commercial buildings
- Excellent opportunity to hold for next phase of City servicing or to develop into single family parcels
- Partially serviced by well and holding tanks
- Zoning: RR5

FOR MORE DETAILS CONTACT

Brett Intrater





Senior Vice President

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
ASHBERRY PLACE, THOMPSON MB						
	CHRIS MACSYMIC 204 928 5019			3.67	\$8,400,000	<ul style="list-style-type: none">• 108 residential units within 5 buildings• 100% leased• \$1,100 average monthly rent• Ample parking stalls• Closely located to the City Centre Mall and University• Recent unit renovations
AMBASSADOR MANOR - 379 & 388 HARGRAVE STREET						
	BRETT INTRATER 204 934 6229		D	0.40	\$8,650,000	<ul style="list-style-type: none">• Turnkey investment opportunity – significant capital spent over recent years, all major components replaced/refurbished• 72 units• Near term upside based on RTB registered rent increases• Beautiful Heritage building• One of a kind heritage wedge-shaped building built to last – masonry concrete block and reinforced concrete floor construction
	CHRIS MACSYMIC 204 928 5019					
BRIDGWATER LANDS						
	CHRIS MACSYMIC 204 928 5019	8	CMU	1.49	CONDITIONALLY SOLD	<ul style="list-style-type: none">• Located in highly desirable Southwest Winnipeg• Direct access to Kenaston Blvd, Winnipeg’s most prominent north/south thoroughfare, connecting significant commercial growth nodes• Bridgewater Centre is the master planned premium town centre zoned and designed as the heart of the Bridgewater Neighbourhoods in Waverley West• Bridgewater Neighbourhoods are the fastest growing subdivision in Winnipeg
		9	CMU	1.88	UNCONDITIONALLY SOLD	
	BRETT INTRATER 204 934 6229	14	CMU	2.01	UNCONDITIONALLY SOLD	
		19	CMU	1.81	UNCONDITIONALLY SOLD	
325 BROADWAY & 64 DONALD ST						
<div>CONDITIONALLY SOLD</div> 	BRETT INTRATER 204 934 6229		M	95,140 SF	COND SOLD	<ul style="list-style-type: none">• Rare multi-family conversation opportunity• Built in 1993• 15,300 sf floor plate• Possibility for 70 total suites• Excellent transit access• 100 parking stalls with the opportunity to add more

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
220 CREE CRESCENT						
	<p>TYSON PRESENTANZ 204 928 5002</p> <p>CHRIS MACSYMIC 204 928 5019</p>		M2	1.69	\$3,450,000	<ul style="list-style-type: none"> Conveniently located within Murray Industrial Park in close proximity to major trucking routes Ample parking on-site Unit A/B: Interior buildout includes an executive office with an attached bathroom, 8 private offices, full kitchen, reception area, flex area and a large open office area Unit C: Interior includes reception area with a bathroom and warehouse space
317 DONALD STREET						
	<p>BRETT INTRATER 204 934 6229</p> <p>CHRIS MACSYMIC 204 928 5019</p>			0.53	\$17,500,000	<ul style="list-style-type: none"> 5-storey class b office building (+/-) 80,986 sf rentable space Opportunity to acquire below replacement cost 100% occupied Stable cash flows with strong yields Historically low financing rates 60 underground parking stalls and 6 surface stalls
1740 FERMOR AVENUE						
	STEPHEN SHERLOCK 204 928 5011		C3	6.63	COND SOLD	<ul style="list-style-type: none"> Located just west of an approved 250+ acre commercial and residential development known as the Precinct J Plan Can potentially be developed with approximately 70,000 sf of commercial / retail space Target completion of Q1 2023
FOREST VIEW SUITES - THOMPSON, MB						
	<p>BRETT INTRATER 204 934 6229</p> <p>RYAN MUNT 204 928 5015</p>		R4	8.29	COND SOLD	<ul style="list-style-type: none"> Two (2), nine-storey apartment buildings connected by common amenity space Total gross building area 235,440 square feet Built in 1972 275 total suites 6 bachelor, 199 1-bedroom, 70 2-bedroom suite mix 252 parking stalls

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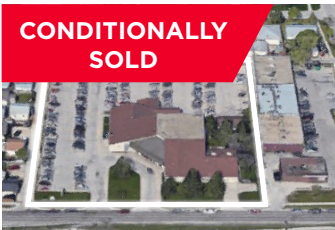


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650 GOVERNMENT STREET - DRYDEN, ONTARIO						
	BRETT INTRATER 204 934 6229		CH	2.15	COND SOLD	<ul style="list-style-type: none"> • Prime location next to Walmart and Red River Co-op • Across the highway from Tim Horton's and Extra Foods • Great visibility from Highway 17 • Fully serviced land • Zoned CH - Commercial Highway
	TYSON PRESENTANZ 204 928 5002					
748 KEEWATIN STREET						
	BRETT INTRATER 204 934 6229			2.15	COND SOLD	<ul style="list-style-type: none"> • Large-scale rare infill opportunity with high exposure on a major thoroughfare and transit route • Potential to rezone to RMU or RMF-L to build a medium to high density multi-family or mixed-use project commercial/retail • Historically low financing rates • Demand for new rental housing with a lack of new supply in the northwest node
KROMAR BUILDING- 725 PORTAGE AVENUE						
	CHRIS MACSYMIC 204 928 5019			1.24	\$5,500,000	<ul style="list-style-type: none"> • (+/-) 110,800 sf on 1.24 acres • Well situated asset with unique opportunity for redevelopment • Located on the Northeast corner of Portage Ave and Huntleigh St • Development potential for residential or self-storage (re-zoning required)
	BRETT INTRATER 204 934 6229					
SOUTHWEST WINNIPEG DEVELOPMENT LAND						
	BRETT INTRATER 204 934 6229			3.69	\$825,000 PER ACRE	<ul style="list-style-type: none"> • Highly desirable southwest land • Growing area being surrounded by new homes and multifamily buildings • Excellent visibility from Kenaston Blvd • Brand new development ideal for office, flex industrial/ office, car dealerships, self-storage and high-end commercial condos • Some development restrictions apply
	CHRIS MACSYMIC 204 928 5019			3.84	\$825,000 PER ACRE	
	RYAN MUNT 204 928 5015					

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PORTAGE LA PRAIRIE MOTEL & LAND						
	<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"> Access off of Trans-Canada Hwy (1A) Building can be removed at leaser's request to allow for multiple uses Zoned C3 12 rooms and one manager suite Located near all major amenities: Restaurant, gas, retail, and grocery
174 PROVENCHER BOULEVARD						
 <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"> High profile development site Rare opportunity for a mixed-use high exposure development Potential to build 6-storey building Historically low financing rates
510 PROVENCHER BOULEVARD & 209 ARCHIBALD STREET						
 <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"> Amazing redevelopment opportunity at a high traffic intersection Four separate lots to total 29,813 sf at the corner of Archibald and Provencher 122' of frontage on Provencher and 244' of frontage on Archibald 33,500 vehicles drive on Provencher and 32,500 on Archibald per day
6043 PTH 2E - OAK BLUFF						
	<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"> Access to services include municipal water, low pressure sewer and natural gas Extremely high visibility from both the Perimeter Hwy and McGillivray Blvd In close proximity to the town of Oak Bluff and the City of Winnipeg In the process of being designated for Commercial and Industrial use. Could also be used as Residential land.

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RM OF RITCHOT LAND						
	<p>RYAN MUNT 204 928 5015</p> <p>BRETT INTRATER 204 934 6229</p>		AG-L	407.09	SOLD	<ul style="list-style-type: none"> • Situated North of Ste Agathe in the RM of Ritchot • Easy access off of Hwy 75 • Located just 15 minutes from Winnipeg's South Perimeter Hwy
36 & 88 SUMKA ROAD						
	<p>BRETT INTRATER 204 934 6229</p>		RR5	62.4	\$3,650,000.00	<ul style="list-style-type: none"> • Over 60 acres of river front land primed for development • Located in the City of Winnipeg on the east banks of the Seine River fronting the Perimeter Hwy • Currently existing on site is a (+/-) 2,150 sf house and various size commercial buildings • Excellent opportunity to hold for next phase of city servicing or to develop into single family parcels • Partially serviced by well and holding tanks
14 WANDA WAY						
	<p>CHRIS MACSYMIC 204 928 5019</p> <p>RYAN MUNT 204 928 5015</p>		IG	5.06	COND SOLD	<ul style="list-style-type: none"> • Located in Headingley, North of Wilkes and off Hall Rd • Site has been significantly improved with compaction through majority of the site • Fully fenced yard • Weigh scale available for purchase separately • Permitted uses include: Contractor, Manufacturing, Self Storage, Trucking Operation, etc. • Excellent access to Perimeter Hwy • No City of Winnipeg business taxes
2257 WENZEL STREET						
	<p>RYAN MUNT 204 928 5015</p> <p>TYSON PREISENTANZ 204 928 5002</p>		MB	21.06	\$3,600,000.00	<ul style="list-style-type: none"> • Located on Wenzel St in the RM of Springfield • Controlled intersection underway • Zoned MB • Future access off Springfield Rd • Close proximity to CN rail line • No City of Winnipeg business taxes

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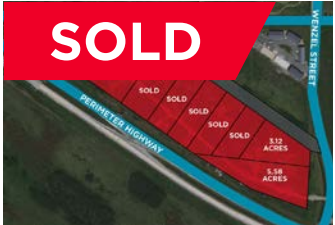
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2440 WENZEL STREET						
	RYAN MUNT 204 928 5015	2	CH	3.12	SOLD	ACCESS ROAD COMPLETE
	CHRIS MACSYMIC 204 928 5019					<ul style="list-style-type: none"> • Potential for immediate construction • Controlled intersection underway • Located just off the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

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