

OCTOBER 2022



AVAILABILITY REPORT





FOR LEASE

INDUSTRIAL

OFFICE

RETAIL

FOR SALE

INDUSTRIAL

OFFICE

RETAIL

LAND & INVESTMENT



INDUSTRIAL FOR LEASE

1470 WILLSON PLACE

(+/-) 10,105 sf Warehouse With 6 Grade Doors

PROPERTY HIGHLIGHTS

- Shell warehouse ready for office/storefront buildout
- Column free clear span building
- Located in the heart of SW Winnipeg one of the cities most desirable areas with convenient access to Waverley Street and McGillivray Boulevard
- Ideal for light manufacturing, machine shop, warehousing, etc. with heavy duty air make up system
- Insulated to R20
- Six grade level overhead doors (five 20'x16' and one 16'x14')
- (+/-) 18' - 21' clear ceiling height
- (+/-) 6,500 sf fenced compound

FOR MORE DETAILS CONTACT



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Vice President

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James Toker
Associate

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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 PREISENTANZ 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 PREISENTANZ 204 928 5002	M2	C	2,000	1		18'	COND LEASED		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									
FORT GARRY PLACE										
	RYAN MUNT 204 928 5015		5007	9,849	1			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 • 24-7 on-site security • Several great restaurants on site
	BRETT INTRATER 204 934 6229									




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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
400 FORT WHYTE WAY										
	CHRIS HOURIHAN 204 934 6215	ML	UNIT A	8,438	1		20'	\$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
		ML	UNIT B	6,075	1		20'	\$15.00	\$4.27	
	JAMES TOKER 204 934 6210	ML	UNIT C	6,072	1		20'	\$15.00	\$4.27	
		ML	COMBINED	20,585	3		20'	\$15.00	\$4.27	
	BRANDI ELOQUENCE 204 934 6246									
400 FORT WHYTE WAY										
	CHRIS HOURIHAN 204 934 6215	ML	110	12,063	1		20'	\$15.95	\$4.27	<ul style="list-style-type: none"> • Available December 1st, 2022 • Turnkey flex space in desirable SW Winnipeg • Modern office buildout includes reception area, private offices, open work space, boardrooms & kitchenette • 50/50 office to warehouse split • 3-minute drive to Kenaston and McGillivray and 5 minutes to the Perimeter
	JAMES TOKER 204 934 6210									
	BRANDI ELOQUENCE 204 934 6246									
21 JOHN HIEBERT DRIVE - RM OF SPRINGFIELD										
	TYSON PREISANTANZ 204 928 5002	M1	2	1,500	1		18'	\$1,750 PER MONTH		<div>COMPOUND SPACE AVAILABLE</div> <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		
	RYAN MUNT 204 928 5015									




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KEEWATIN SQUARE									
	MURRAY GOODMAN 204 928 5009	M1	300	4,920		16'	\$8.95	\$4.79	<ul style="list-style-type: none"> • Single storey building located in Inkster Industrial Park in NW 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
			302	4,565		16'	\$8.95	\$4.79	
			300-302	9,485		16'	\$8.95	\$4.79	
			4-350	5,197		16'	\$9.95	\$4.79	
289 KING STREET									
	STEPHEN SHERLOCK 204 928 5011	M	MAIN FLOOR	3,727			\$7.00	\$3.05	<ul style="list-style-type: none"> • Located in central Winnipeg at the Intersection of King St and Henry Ave • 30 parking stalls with additional parking • 1 freight elevator • Fully sprinklered • Sheltered loading dock • 3rd floor - sub-dividable • Utilities included
			3RD FLOOR	2,976			\$6.00	\$3.05	
	CHRIS HOURIHAN 204 934 6215								
955 LAGIMODIERE BOULEVARD									
	TYSON PREISANTANZ 204 928 5002	M2	OPTION 1	11,812	3	26'	\$8.95	\$2.90	<ul style="list-style-type: none"> • Excellent high exposure location at the southeast corner of Lagimodiere Blvd and Dugald Rd • Excess land provides potential for compound • Total land area is (+/-) 9.86 acres • 20 ft x 40 ft column spacing • Ample parking on site • Potential for additional grade and dock loading
		M2	OPTION 2	8,265	1	26'	\$8.95	\$2.90	
		M2	OPTION 3	20,077		26'	\$8.95	\$2.90	
	RYAN MUNT 204 928 5015								

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975 MARION STREET										
<div>PRICE REDUCED</div> 	STEPHEN SHERLOCK 204 928 5011	M3		15,276	1	1	24'	\$13.95	\$3.71	<ul style="list-style-type: none"> • High exposure location on Marion St close to Lagimodiere Blvd with excellent access • Main floor office, warehouse, showroom space and second floor office and storage. • Newer construction; building built in 2013 • Second floor storage space could be converted to office and has forklift access directly to the warehouse • Dock and grade loading
21 MURRAY PARK ROAD										
	CHRIS MACSYMIC 204 928 5019	M1	BUILD-TO-SUIT	7,840 - 15,680	6			\$14.95	TBD	<ul style="list-style-type: none"> • Build-to-suit opportunity in the heart of Murray Industrial Park • Located on Murray Park Rd between Sturgeon Rd and Moray St • Close proximity to Winnipeg Richardson International Airport and major transportation routes • Six (6) 12'x14' Grade loading doors • 24' clear ceiling height • Zoned M2
	TYSON PRESENTANZ 204 928 5002									
MURRAY PARK TRADE CENTRE - 328-346 SAULTEAUX CRESCENT										
	MURRAY GOODMAN 204 928 5009	M2	57	4,693	1		12'	\$9.95	\$4.61	<ul style="list-style-type: none"> • Located in Murray Industrial Park, situated on the corner of Murray Park Rd & Saulteaux Cres • In close proximity to major trucking routes, CentrePort and the Winnipeg Richardson International Airport • Unit is comprised of a showroom, private offices, open work area, lunch room, warehouse area and mezzanine
		M2	346	5,151		1	20'	\$9.95	\$4.61	
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									

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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 NW Winnipeg• Within close proximity to major transportation corridors• Brick facade with glazed storefronts• Unit 110 has one grade door• Ample parking on-site• Zoned M2 - Industrial
	RYAN MUNT 204 928 5015	M2	110	2,684	1			\$7.95	\$4.35	
1201 RICHARD AVENUE										
	CHRIS HOURIHAN 204 934 6215	M2	1201	1,925	1		11'5"	\$8.50	\$4.95	<ul style="list-style-type: none">• Located in the West End of Winnipeg, South of Notre Dame and West of Erin St• Approximately 50% office and 50% warehouse with 2 private offices and open workspaces• Professionally managed and maintained• In close proximity to public transportation routes
6 RYAN WIRTH WAY										
	RYAN MUNT 204 928 5015	CH		1,500	1		24'	\$14.95	\$4.50	<ul style="list-style-type: none">• Located just off the Perimeter Hwy between Wenzel St and McGregor Farm Rd in the RM of East St. Paul• 3 (+/-) 1,500 sf units• 1 (+/-) 2,000 sf unit• Option to combine units• Grade loading available in each unit• No City of Winnipeg business taxes• Fully controlled intersection underway at Wenzel St & Perimeter Hwy
				1,500	1		24'	\$14.95	\$4.50	
				1,500	1		24'	\$14.95	\$4.50	
	BRETT INTRATER 204 934 6229			2,000	1		24'	\$14.95	\$4.50	
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									

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965 SHERWIN ROAD									
	RYAN MUNT 204 928 5015	M2	975 965	9,940 38,700	2 6	18' 19'4"	LEASED \$7.50	LEASED \$5.17	965 SHERWIN VIRTUAL TOUR <ul style="list-style-type: none">• Located on Sherwin Rd in Northwest Winnipeg, in very close proximity to the Winnipeg Richardson International Airport• Potential to add more loading doors to 965 Sherwin• 961 Sherwin is fully sprinklered
	CHRIS MACSYMIC 204 928 5019								
	TYSON PRESENTANZ 204 928 5002								
STEELE BUSINESS PARK									
	STEPHEN SHERLOCK 204 928 5011		PHASE I PHASE II	6,075 - 18,225 5,425 - 65,715		28' 28'	TBD TBD	\$3.50 \$3.50	PHASE I 70% LEASED PHASE II FIXTURING FALL 2022 <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		UNIT 7 UNIT 8 COMBINED	2,996 3,850 6,846	1 2 3	16' - 20' 16' - 20' 16' - 20'	\$8.50 \$8.50 \$8.50	\$4.11 \$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								
1470 WILLSON PLACE									
	STEPHEN SHERLOCK 204 928 5011	M2		10,105	6	18' - 21'	\$12.95	\$4.65	<ul style="list-style-type: none">• Shell warehouse ready for office/storefront• Column free clear span building• Located in the heart of SW Winnipeg one of the cities most desirable areas with convenient access to Waverley St and McGillivray Blvd• Ideal for light manufacturing, machine shop, warehousing, etc.• Insulated to R20• (+/-) 6,500 sf fenced compound• 400 AMP 600 volt power
	JAMES TOKER 204 934 6210								

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CentrePort Canada Way

INDUSTRIAL FOR SALE

CENTREPORT RAIL PARK

(+/-) 6.9 to 644 Acres Available

PROPERTY HIGHLIGHTS


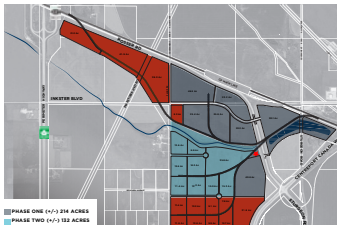


- Fully-serviced lots from 6.9 to 46.5+ acres
- Lots can be combined
- Developer will consider build-to-suit projects
- Strategically located adjacent to the City of Winnipeg
- Located south of the Canadian Pacific Carberry sub (CP's main east-west line across Canada)
- Within the federal interswitching zones for access to three class one rail carriers from the site
- Increased efficiency with the intersection of tri-modal transportation, allowing goods to move seamlessly between rail, truck and air cargo
- Located in CentrePort North in the R.M of Rosser
- Zoned I3 (Heavy Industrial)

FOR MORE DETAILS CONTACT

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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									
	<p>CHRIS MACSYMIC 204 928 5019</p> <p>MURRAY GOODMAN 204 928 5009</p>	<p>I3</p> <p>I3</p>	<p>6.9 - 644</p> <p>21.01</p>					<p>CONTACT AGENT</p> <p>COND SOLD</p>	<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				\$495,000.00	<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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1280 NOTRE DAME AVENUE									
	BRETT INTRATER 204 934 6229	M1	2.69	8,768				\$3,950,000	<ul style="list-style-type: none">1.69 Acre site with two buildings developedBuilding 1: (+/-) 2,618 sf building currently leased to Juvian RestaurantBuilding 2: (+/-) 6,060 sf brand new building currently vacant(+/-) 1 Acre excess land for developmentArchitectural stamped drawings completed for two additional buildingsUnderground services in place
	RYAN MUNT 204 928 5015								
249-271 OAK POINT HIGHWAY									
	CONDITIONALLY SOLD		M1	5.82	29,198			COND SOLD	<ul style="list-style-type: none">Property features 4 buildings with total rentable area of 30,323 sq. ft.Property is 100% leased+/- 5.83 acre site with frontage on Oak PointFronting a major transportation corridorVery low site coverage with development potentialShort-term holding income provides maximum flexibility and immediate upside potential
	MURRAY GOODMAN 204 928 5009								
	RYAN MUNT 204 928 5015								
	BRETT INTRATER 204 934 6229								
ROCKALL PARK COMMERCIAL CONDOS									
	RYAN MUNT 204 928 5015	IB		880	1		18'	\$230,000	<ul style="list-style-type: none">New State-of-the-art commercial condominium complex located just west of the Perimeter Hwy and south of Roblin BlvdUnits ranging from 880 sf - 1040 sf suitable for both small business and hobbyist usersOption to combine adjacent units, potential for drive through accessLarge residential development planned just west of this siteNo City of Winnipeg business taxes
		IB		960	1		18'	\$247,000	
		IB		1,040	1		18'	\$270,000	
	BRETT INTRATER 204 934 6229								
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">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	305	2,658		1	16'	\$480,000	
		M2	306-307	5,327		2	16'	\$900,000	
	CHRIS MACSYMIC 204 928 5019	M2	501-503	6,416	1	2	16'	\$1,085,000	
		M2	504-505	4,352		2	16'	\$740,000	
		M2	601	2,347		1	16'	\$425,000	
	TYSON PRESENTANZ 204 928 5002								

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OFFICE FOR LEASE

155 CARLTON STREET

(+/-) 2,416 to 11,109 sf Available
Top of Building Signage Available

PROPERTY HIGHLIGHTS

- Located on the Northeast corner of Carlton Street and York Avenue
- Directly across from the RBC Convention Centre
- Connection to downtown's climate-controlled skywalk and concourse systems
- Under new ownership
- 24/7 Security on site
- 2 Full Floors Available
- Ample parking available at Lakeview Square Parkade
- Certified BOMA Best Silver

FOR MORE DETAILS CONTACT

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Senior Vice President

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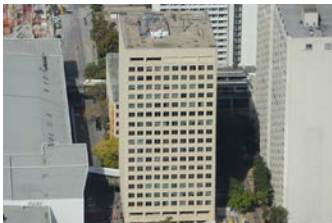
Ryan Munt
Senior Vice President

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 +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1313 BORDER STREET						
	RYAN MUNT 204 928 5015	94	SUBLEASE 930	COND LEASED	COND LEASED	<ul style="list-style-type: none">Office/Retail space for sublease in Border Place located in the heart of St. James Industrial2 private offices, open work area, washroom and storage4 reserved parking stalls with additional scramble stalls availableExcellent transit accessClose proximity to Route 90, Winnipeg's main North to South thoroughfare
	SHAE HALPIN 204 560 2536					
280 BROADWAY						
	TYSON PREISANTANZ 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 StFree Rent: NegotiableEasy access from South and North entrancesOver \$5 million in building upgrades since 2010Large floor plate attractive to a variety of tenantsExterior building signage opportunities3 Phase 2,000 amp electrical
		102	3,055	\$12.50	\$14.05	
		101-102	8,132	\$12.50	\$14.05	
	CHRIS MACSYMIC 204 928 5019	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 lightPublic transportation accessAccessible facility with elevator accessProfessionally managedQuick occupancyPerfect for law offices or professional servicesRemaining office is a corner office with abundant natural light from two sides
155 CARLTON STREET						
	BRETT INTRATER 204 934 6229	307	2,966	\$15.50	\$14.58	<ul style="list-style-type: none">Located on the Northeast corner of Carlton St and York AveDirectly across from the RBC Convention CentreConnection to downtown's climate-controlled skywalk and concourse systems24/7 Security on siteTop of Building Signage OpportunityAmple parking available at Lakeview Square Parkade
		1100	11,109	\$15.50	\$14.58	
		1410	8,690	\$15.50	\$14.58	
	RYAN MUNT 204 928 5015	1420	2,419	\$15.50	\$14.58	
		1550	1,554	\$15.50	\$14.58	
	SHAE HALPIN 204 560 2536					

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
665 CENTURY STREET						
	MURRAY GOODMAN 204 928 5009		1,817	\$9.50	\$5.13	<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 PREISENTANZ 204 928 5002		6,553	\$9.95	\$6.40	<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						
	BRANDI ELOQUENCE 204 934 6246	6A	450	\$18.00	\$14.95	<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 SW Winnipeg• Unit 10B available October 1st
		10B	1,299	\$18.00	\$14.95	
		14A	598	\$18.00	\$14.95	
	SHAE HALPIN 204 560 2536	17	1,022	\$18.00	\$14.95	
		18	380	\$18.00	\$14.95	
	BRETT INTRATER 204 934 6229					

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440 DOVERCOURT DRIVE						
	STEPHEN SHERLOCK 204 928 5011	UNIT 1	7,060	\$17.95	\$6.15	<ul style="list-style-type: none">• Located in heart of SW 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
		UNIT 2	2,600	\$17.95	\$6.15	
		440	9,660	\$17.95	\$6.15	
FORT GARRY PLACE						
	RYAN MUNT 204 928 5015 BRETT INTRATER 204 934 6229	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
		5007	9,849	TBD	\$7.75	
400 FORT WHYTE WAY						
	CHRIS HOURIHAN 204 934 6215 JAMES TOKER 204 934 6210 BRANDI ELOQUENCE 204 934 6246	110	12,063	\$15.95	\$4.27	<ul style="list-style-type: none">• Available December 1st, 2022• Turnkey flex space in desirable SW Winnipeg• Modern office buildout includes reception area, private offices, open work space, boardrooms & kitchenette• 50/50 office to warehouse split• 3-minute drive to Kenaston and McGillivray and 5 minutes to the Perimeter
400 FORT WHYTE WAY						
	CHRIS HOURIHAN 204 934 6215 JAMES TOKER 204 934 6210 BRANDI ELOQUENCE 204 934 6246	UNIT A	8,438	\$15.00	\$4.27	<ul style="list-style-type: none">• Convenient access to SW 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	
		COMBINED	20,585	\$15.00	\$4.27	

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1534 GAMBLE PLACE						
	CHRIS MACSYMIC 204 928 5019	300	8,978	TBD	TBD	<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 SW 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					
KEEWATIN SQUARE						
	MURRAY GOODMAN 204 928 5009	300	4,920	\$8.95	\$4.79	<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
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 sub-dividable• Utilities included
	CHRIS HOURIHAN 204 934 6215	3RD FLOOR	2,976	\$6.00	\$3.05	
TRUE NORTH SQUARE - 242 HARGRAVE STREET						
	RYAN MUNT 204 928 5015	13TH FLOOR	11,291	TBD	\$21.25	<p>LAST OFFICE UNIT AVAILABLE</p> <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

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755 HENDERSON HIGHWAY						
	STEPHEN SHERLOCK 204 928 5011	THIRD FLOOR	5,750	\$20.00	\$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
333 MAIN STREET						
	RYAN MUNT 204 928 5015	10TH FLOOR	SUBLEASE 7,720	TBD	\$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
	BRETT INTRATER 204 934 6229	11TH FLOOR	7,720	TBD	\$16.81	
		COMBINED	15,440	TBD	\$16.81	
1924 MAIN STREET						
	RYAN MUNT 204 928 5015	9	1,500	TBD	TBD	<ul style="list-style-type: none">• 2nd floor office with private entrance directly off Main St• Two parking stalls allocated with additional lot & street parking available• Two private offices, open work area, kitchen/lunch room, private bathroom
	SHAE HALPIN 204 560 2536					
98 MARKET AVENUE						
	CHRIS HOURIHAN 204 934 6215		2,400	\$18.00	TBD	<ul style="list-style-type: none">• Blank canvas ready for tenant design and fit-up• Main floor of a modern design 6 storey, 64 suite property• Tucked away in the East Exchange District within close proximity to an array of amenities• Amazing walk-ability, close to local spots including Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Ave Pumphouse, The Forks and much more• Zoned D
	MURRAY GOODMAN 204 928 5009					

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470 RIVER AVENUE						
	BRETT INTRATER 204 934 6229	3RD FLOOR	1,344	\$2,800 PER MONTH		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
6 RYAN WIRTH WAY						
	RYAN MUNT 204 928 5015		1,500	\$14.95	\$4.50	<ul style="list-style-type: none">• Brand new industrial/office units available for lease• Located just off the Perimeter Hwy between Wenzel St and McGregor Farm Rd in the RM of East St. Paul• Units ranging from 1,800 – 2,000 sf• Option to combine units• Grade loading• No City of Winnipeg business taxes
			1,500	\$14.95	\$4.50	
	BRETT INTRATER 204 934 6229		1,500	\$14.95	\$4.50	
			2,000	\$14.95	\$4.50	
21 MURRAY PARK ROAD						
	CHRIS MACSYMIC 204 928 5019	A	4,082	\$14.00	\$7.16	<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 PREISENTANZ 204 928 5002	BUILD-TO-SUIT	7,840 - 15,680	\$14.95	TBD	
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 uses• Excellent patio opportunity to serve residential tenants and University of Winnipeg students• Located at high exposure corner steps away from University of Winnipeg Campus, and WAG
		CRU 3	1,066	\$15.50	\$9.79	

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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					
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 NW 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					
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• Ample parking on-site• Zoned M2 - Industrial
	RYAN MUNT 204 928 5015	110	2,684	\$7.95	\$4.35	

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1365 PEMBINA HIGHWAY & 1000 WALLER AVENUE						
	BRETT INTRATER 204 934 6229	MAIN LEVEL	4,500	\$18.00	\$10.00	CLICK HERE TO TAKE A VIRTUAL TOUR <ul style="list-style-type: none">• Rare two-storey office building for sale• Amazing exposure/visibility along Pembina Hwy• Turnkey office with attractive existing improvements• Ample parking• Potential for owner to leaseback second level• Currently has parking space for 8 cars• Opportunity to develop additional parking on 1000 Waller Avenue site at rear (5,108 sf) to service office tenants
	RYAN MUNT 204 928 5015	LOWER LEVEL	3,433	\$10.00	\$10.00	
	TYSON PREISENTANZ 204 928 5002					
1853-1861 PORTAGE AVENUE						
	CHRIS HOURIHAN 204 934 6215	1857	2,700	\$14.00	\$8.03	<ul style="list-style-type: none">• Fantastic exposure along the main artery of Portage Ave in a highly visible location• Close proximity to Winnipeg Richardson International Airport and Polo Park• On site parking in rear parking lot with street front parking on Portage Ave and side street parking on Collegiate St and Roseberry St • Perfect for office and professional services, salon services and many retail uses
		1859	950	\$14.00	\$8.03	
	BRETT INTRATER 204 934 6229	COMBINED	3,650	\$14.00	\$8.03	
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 Charleswood• Great exposure on Roblin Blvd located between Harstone Rd and Pepperloaf Cres• Join Taverna Rodos Restaurant & Lounge, Signature Pizza & Salads and Royal Bank• Space includes a reception area, 2 private offices, and washroom• Professionally managed• Zoned C2
	BRETT INTRATER 204 934 6229					
MB CLINIC - 790 SHERBROOK STREET						
	BRETT INTRATER 204 934 6229	10TH FLOOR	13,000	\$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 SW corner of Sherbrook St and McDermot Ave• Turnkey medical space
	RYAN MUNT 204 928 5015	FULL FLOOR	20,000	\$28.00	\$14.35	

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400 ST MARY AVENUE						
	RYAN MUNT 204 928 5015	100	1,831	\$16.00-\$18.00	\$17.57	<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	\$17.57	
	CHRIS HOURIHAN 204 934 6215	200	1,461	\$16.00-\$18.00	\$17.57	
		800	14,495	\$16.00-\$18.00	\$17.57	
	BRETT INTRATER 204 934 6229	900	14,495	\$16.00-\$18.00	\$17.57	
444 ST MARY AVENUE						
	RYAN MUNT 204 928 5015	135	8,221	\$16.00-\$18.00	\$17.31	<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• Main floor upgrades currently underway• 2nd floor café on site
		203	1,430	\$16.00-\$18.00	\$17.31	
		CHRIS HOURIHAN 204 934 6215	220	3,999	\$16.00-\$18.00	
	300		14,463	\$16.00-\$18.00	\$17.31	
	400		6,700	\$16.00-\$18.00	\$17.31	
	BRETT INTRATER 204 934 6229		401	7,763	\$16.00-\$18.00	
		500	14,463	\$16.00-\$18.00	\$17.31	
		600	14,463	\$16.00-\$18.00	\$17.31	
		744	872	\$16.00-\$18.00	\$17.31	
		800	14,466	\$16.00-\$18.00	\$17.31	
		1000	2,238	COND LEASED	COND LEASED	
		1020	1,515	\$16.00-\$18.00	\$17.31	
		1050	7,467	\$16.00-\$18.00	\$17.31	
		1100	10,381	\$16.00-\$18.00	\$17.31	
		1130	3,322	\$16.00-\$18.00	\$17.31	
		1420	1,466	\$16.00-\$18.00	\$17.31	
		1450	3,332	\$16.00-\$18.00	\$17.31	
		1510	1,583	\$16.00-\$18.00	\$17.31	
		1515	3,814	\$16.00-\$18.00	\$17.31	
		1600	14,463	\$16.00-\$18.00	\$17.31	
	1700	14,463	\$16.00-\$18.00	\$17.31		
	1800	14,463	\$16.00-\$18.00	\$17.31		

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1000 WAVERLEY STREET 	TYSON PRESENTANZ 204 928 5002		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 SW quadrant of Winnipeg
1150 WAVERLEY STREET 	RYAN MUNT 204 928 5015 TYSON PRESENTANZ 204 928 5002		5,138	\$15.95	\$7.98	<ul style="list-style-type: none"> • Highly desirable suburban office located in SW Winnipeg, accessible via Waverley St and Buffalo Place • Nicely built-out office space, with kitchenette, boardroom and 12 private offices • Ample on-site parking • Move in ready • Close to many amenities
1280 WAVERLEY STREET 	RYAN MUNT 204 928 5015 MURRAY GOODMAN 204 928 5009		UP TO 36,000	TBD	TBD	<ul style="list-style-type: none"> • New suburban office to be developed • Excellent exposure to both Waverley and McGillivray • Approximate gross floor plate sizes are 12,000 sf • Highly desirable suburban office located in SW 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
763 WESTMINSTER AVENUE <div> <div>CONDITIONALLY LEASED</div>  </div>	BRANDI ELOQUENCE 204 934 6246 CHRIS HOURIHAN 204 934 6215	MAIN FLOOR BASEMENT	512 512	COND LEASED		<ul style="list-style-type: none"> • Bite-sized retail/office in the heart of Wolsley • Situated along the busy street of Westminister Ave • Located near quaint shops along Westminister and close walking distance to many restaurants and amenities "along Maryland St and Sherbrook St" • Excellent location for small retail, personal services or office • Basement space included, along with a washer/dryer, bathroom, and shower • Parking spot included at the rear • Zoned C1

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OFFICE FOR SALE

1863 PORTAGE AVENUE

(+/-) 4,480 sf Building on (+/-) 0.2 Acres of Land

PROPERTY HIGHLIGHTS

- Single-tenant office/retail building for sale
- Former freestanding RBC retail branch situated on the corner of Portage Ave and Collegiate St
- Excellent exposure along Portage Avenue, Winnipeg's main thoroughfare from the TransCanada Highway to Downtown Winnipeg
- Close proximity to various amenities with great transit access
- Main Floor: 8 private offices, large open area, former ATM area, electrical and storage rooms, vault, large vestibule fronting Portage Avenue and large windows providing ample natural light throughout

FOR MORE DETAILS CONTACT





Brett Intrater
Senior Vice President

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C 204 999 1238
brett.intrater@cwstevenson.ca

Shae Halpin
Associate

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shaeli.halpin@cwstevenson.ca

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
309 3RD STREET - SOMERSET, MANITOBA						
	BRETT INTRATER 204 934 6229		2,156	\$200,000.00	\$6,905.57	<ul style="list-style-type: none"> Well maintained single tenant office/retail building for sale in Somerset Manitoba Former freestanding RBC retail branch located on 3rd St (Hwy 242), Somerset's main thoroughfare Main floor: Open area, 3 private offices, former ATM area, washrooms and vault Lower level: Washrooms, storage room, kitchen area, mechanical rooms, and a file storage area Parking is available in the front and behind the building
516 BURROWS RD - MCCREARY, MB						
	BRETT INTRATER 204 934 6229		3,520	\$200,000.00	\$3,367.46	<ul style="list-style-type: none"> 2-Storey single tenant office/retail building for sale in McCreary Manitoba Former freestanding RBC retail branch located on the corner of Burrows Rd and 1 Avenue just off of Hwy 50 Excellent exposure along Burrows Road, the town of McCreary's main thoroughfare Main Floor: 3 private offices, open area, 2 vaults and washrooms 2nd Level: Kitchen, janitor room and an additional full bathroom
1280 NOTRE DAME AVENUE						
	BRETT INTRATER 204 934 6229 RYAN MUNT 204 928 5015		8,768	\$3,950,000.00	\$36,419.06	<ul style="list-style-type: none"> 1.69 Acre site with two buildings developed Building 1: (+/-) 2,618 sf building currently leased to Juvian Restaurant Building 2: (+/-) 6,060 sf brand new building currently vacant (+/-) 1 Acre excess land for development Architectural stamped drawings completed for two additional buildings Underground services in place
1365 PEMBINA HIGHWAY & 1000 WALLER AVENUE						
	BRETT INTRATER 204 934 6229 RYAN MUNT 204 928 5015 TYSON PRESENTANZ 204 928 5002		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

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
1863 PORTAGE AVENUE						
	BRETT INTRATER 204 934 6229		4,480 SF	\$2,000,000.00	\$35,904.63	<ul style="list-style-type: none"> • Single-tenant office/retail building for sale • Former freestanding RBC retail branch situated on the corner of Portage Ave and Collegiate St • Excellent exposure along Portage Ave, Winnipeg's main thoroughfare from the Trans Canada Hwy to Downtown Winnipeg • Main Floor: 8 private offices, large open area, former ATM area, electrical and storage rooms, vault, large vestibule fronting Portage Ave and large windows providing ample natural light throughout
	RYAN MUNT 204 928 5015					
	SHAE HALPIN 204 560 2536					
68 RAILWAY ROAD - PIERSON, MANITOBA						
	BRETT INTRATER 204 934 6229		2,000	\$150,000.00	\$2,572.80	<ul style="list-style-type: none"> • Well maintained single tenant office/retail building for sale in Pierson Manitoba • Former freestanding RBC retail branch located on 68 Railway Ave Pierson's main commercial thoroughfare • Easy access from Hwy 3 and Hwy 256 • Parking is available in the front and behind the building • Pylon signage available in front of the building

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RETAIL FOR LEASE

MUSE FLATS - 290 COLONY STREET

(+/-) 1,066 and 1,172 sf Available

PROPERTY HIGHLIGHTS

- 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 Winnipeg Art Gallery
- Excellent access to public transportation, bike routes and ample nearby parking opportunities
- In the heart of growing high density residential district (almost 650 new units of new multi-family housing)

FOR MORE DETAILS CONTACT


Chris Hourihan
Associate

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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
1313 BORDER STREET			SUBLEASE				
	RYAN MUNT 204 928 5015		94	930	COND LEASED	COND LEASED	<ul style="list-style-type: none"> Office/Retail space for sublease in Border Place located in the heart of St. James Industrial 2 private offices, open work area, washroom and storage 4 reserved parking stalls with additional scramble stalls available Excellent transit access Close proximity to Route 90, Winnipeg's main North to South thoroughfare
	SHAE HALPIN 204 560 2536						
379 BROADWAY							
	CHRIS HOURIHAN 204 934 6215		16	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 St Unit facing Edmonton—beautifully built out space that is perfectly suited for retail use and professional services Unit facing Broadway – perfect for café, restaurant or retail use Close proximity to the Manitoba Courts and Skywalk connectivity starting at RBC Convention Centre Excellent access to public transportation
21 CLAYTON DRIVE							
	BRETT INTRATER 204 934 6229		CRU 01 (DRIVE THRU)	2,100	\$45.00	\$10.00	<ul style="list-style-type: none"> Located along St. Anne's Rd, to the north of Clayton Dr Possession Q1 2024 (+/-) 2,100 sf drive thru opportunity Up to (+/-) 3,850 sf CRU available New construction in the mature area of St. Vital Excellent exposure on the “going to work” side of the street
			CRU 02	1,170	\$30.00	\$10.00	
			CRU 03	1,170	\$30.00	\$10.00	
			CRU 04	1,170	\$30.00	\$10.00	
			CRU 05	1,170	\$30.00	\$10.00	
			CRU 06	1,170	\$30.00	\$10.00	
1700 CORYDON AVENUE							
	BRANDI ELOQUENCE 204 934 6246		6A	450	\$18.00	\$14.95	<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 SW Winnipeg Unit 10B available October 1st
			10B	1,299	\$18.00	\$14.95	
			14A	598	\$18.00	\$14.95	
	SHAE HALPIN 204 560 2536		17	1,022	\$18.00	\$14.95	
			18	380	\$18.00	\$14.95	
	BRETT INTRATER 204 934 6229						

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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 SW Winnipeg and surrounding rural area• 3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node• Suitable for a variety of office, retail or industrial• T-5 lighting throughout• Pylon signage available• No City of Winnipeg business tax
		ML	UNIT B	6,075	\$15.00	\$4.27	
		ML	UNIT C	6,072	\$15.00	\$4.27	
	JAMES TOKER 204 934 6210	ML	COMBINED	20,585	\$15.00	\$4.27	
	BRANDI ELOQUENCE 204 934 6246						
400 FORT WHYTE WAY							
	CHRIS HOURIHAN 204 934 6215	MG	110	12,063	\$15.95	\$4.27	<ul style="list-style-type: none">• Available December 1st, 2022• Turnkey flex space in desirable SW Winnipeg• Modern office buildout includes reception area, private offices, open work space, boardrooms & kitchenette• 50/50 office to warehouse split• 3-minute drive to Kenaston and McGillvary and 5 minutes to the Perimeter
	JAMES TOKER 204 934 6210						
	BRANDI ELOQUENCE 204 934 6246						
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 uses• Excellent patio opportunity to serve residential tenants and University of Winnipeg students• Located at high exposure corner steps away from University of Winnipeg Campus, and WAG
			CRU 3	1,066	\$15.50	\$9.79	
98 MARKET AVENUE							
	CHRIS HOURIHAN 204 934 6215	D		2,400	\$18.00	TBD	<ul style="list-style-type: none">• Blank canvas ready for tenant design and fit-up• Main floor of a modern design 6 storey, 64 suite property• Tucked away in the East Exchange District within close proximity to an array of amenities• Amazing walk-ability, close to local spots including Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Avenue Pumphouse, The Forks and much more
	MURRAY GOODMAN 204 928 5009						

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108 OSBORNE STREET							
	BRETT INTRATER 204 934 6229	C2	5	4,000	\$24.00	\$7.76	<ul style="list-style-type: none"> • Main floor and lower level available • High visibility location in the heart of Osborne Village • Former fitness facility • HVAC includes 1x 10 ton and 1x 5 ton units • Available immediately
	RYAN MUNT 204 928 5015						
1853-1861 PORTAGE AVENUE							
	CHRIS HOURIHAN 204 934 6215	C2	1857	2,700	\$14.00	\$8.25	<ul style="list-style-type: none"> • Fantastic exposure along the main artery of Portage Ave in a highly visible location • Close proximity to Winnipeg Richardson International Airport and Polo Park • On site parking in rear parking lot with street front parking on Portage Ave and side street parking on Collegiate St and Roseberry St • Perfect for office and professional services, salon services and many retail uses
		C2	1859	950	\$14.00	\$8.25	
	BRETT INTRATER 204 934 6229	C2	COMBINED	3,650	\$14.00	\$8.25	
REFINERY CRU - 428 BALLANTRAE DRIVE							
	BRETT INTRATER 204 934 6229	RMU	BUILDING B	4,471	\$26.00	\$10.00	<ul style="list-style-type: none"> • Brand new commercial units available in the heart of SW 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
	CHRIS HOURIHAN 204 934 6215						
470 RIVER AVENUE							
	BRETT INTRATER 204 934 6229		3RD FLOOR	1,344	\$2,800 PER MONTH		<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

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SHOPS OF WEST ST PAUL							
	BRETT INTRATER 204 934 6229			1,000 - 100,000	TBD	TBD	<ul style="list-style-type: none">The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. PaulLocated on the North West corner of Main St and the Perimeter Hwy, just East of the Sunova Centre, a (+/-) 17,000 sf recreation facilityExcellent access off Main St, with a signalized intersection to be installed Q3 2021
	CHRIS MACSYMIC 204 928 5019						
SMITH STREET LOFTS							
	BRETT INTRATER 204 934 6229	M	1	2,345	\$7,500 PER MONTH SEMI-GROSS		MAIN FLOOR COMMERCIAL UNITS <ul style="list-style-type: none">Storefront that sits below a luxury apartment complex with 251 new units and 20,000 sf of residential amenitiesLocated close to Canada Life Centre events with high vehicular and pedestrian trafficOptions to expand into the plaza are negotiableAdditional features include: a 13' high exposed ceiling, industrial concrete finishes, architectural lighting and floor to ceiling glazing along the storefront
			2	588	\$2,450 PER MONTH SEMI-GROSS		
444 ST MARY AVENUE							
	BRETT INTRATER 204 934 6229			1,500 - 4,530	TBD	TBD	<ul style="list-style-type: none">Restaurant with atrium and patio opportunity in the core of downtownSteps from True North Square and the RBC Convention CentreSpace can be subdivided
	RYAN MUNT 204 928 5015						
	CHRIS HOURIHAN 204 934 6215						
763 WESTMINSTER AVENUE							
	BRANDI ELOQUENCE 204 934 6246	C1	MAIN FLOOR	512	COND LEASED		<ul style="list-style-type: none">Bite-sized retail/office in the heart of WolseleySituated along the busy street of Westminster AveLocated near quaint shops along Westminster and close walking distance to many restaurants and amenities " along Maryland St and Sherbrook StExcellent location for small retail, personal services or officeBasement space included, along with a washer/dryer, bathroom, and showerParking spot included at the rearZoned C1
	CHRIS HOURIHAN 204 934 6215	C1	BASEMENT	512			

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RETAIL FOR SALE

629 CORYDON AVENUE

(+/-) 2,300 sf Available

PROPERTY HIGHLIGHTS





- Mixed-use building located on the amenity rich Corydon Avenue in the heart of Corydon
- High vehicle and pedestrian traffic area
- Excellent exposure
- (+/-) 5 parking stalls at the rear of the building with additional street parking available
- Main Level: 1,300 sf current tenant operating as a Nail Salon
- 2nd Level: 1,000 sf living quarters including 2 bedrooms, full bathroom, kitchen, living room and storage area
- Zoned C2

FOR MORE DETAILS CONTACT

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Brett Intrater
Senior Vice President
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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
309 3RD STREET - SOMERSET, MANITOBA							
	BRETT INTRATER 204 934 6229	C		2,156	5,400 SF	\$200,000	<ul style="list-style-type: none"> Well maintained single tenant office/retail building for sale in Somerset Manitoba Former freestanding RBC retail branch located on 3rd St (Hwy 242), Somerset's main thoroughfare Main floor: Open area, 3 private offices, former ATM area, washrooms and vault Lower level: Washrooms, storage room, kitchen area, mechanical rooms, and a file storage area Parking is available in the front and behind the building
516 BURROWS RD - MCCREARY, MB							
	BRETT INTRATER 204 934 6229	C		3,520		\$200,000	<ul style="list-style-type: none"> 2-Storey single tenant office/retail building for sale in McCreary Manitoba Former freestanding RBC retail branch located on the corner of Burrows Rd and 1 Avenue just off of Hwy 50 Excellent exposure along Burrows Road, the town of McCreary's main thoroughfare Main Floor: 3 private offices, open area, 2 vaults and washrooms 2nd Level: Kitchen, janitor room and an additional full bathroom
629 CORYDON AVENUE							
	TYSON PRESENTANZ 204 928 5002 BRETT INTRATER 204 934 6229	C2		2,300		\$680,000	<ul style="list-style-type: none"> Mixed-use building located on the amenity rich Corydon Ave in the heart of Corydon Village, one of Winnipeg's most densely populated areas High vehicle and pedestrian traffic area Excellent exposure (+/-) 5 parking stalls at the rear of the building with additional street parking available Main level is currently tenant operating as a Nail Salon 2nd level living quarters including 2 bedrooms, full bathroom, kitchen, living room and storage area
627 ELLICE AVENUE							
	STEPHEN SHERLOCK 204 928 5011	C2		2,460	12,937 SF	\$600,000	<ul style="list-style-type: none"> Vacant property well suited to a variety of restaurant and retail users Ample parking Located 4-6 minutes from Portage and Main, the HSC campus and the Polo Park commercial district Property is well positioned to access large daytime trade populations Excellent access and egress to Maryland St and Ellice Ave Very strong visual presence with opportunities for signage on building and 2 prominent pylons

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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
642 GOVERNMENT STREET - DRYDEN, ONTARIO							
	BRETT INTRATER 204 934 6229	CH			2.395	\$700,000	<ul style="list-style-type: none">• Prime location next to Walmart and Red River Co-op• Across the highway from Tim Horton's and Extra Foods• Great visibility from Highway 17• Fully serviced land• Zoned CH - Commercial Highway
	TYSON PREISSENTANZ 204 928 5002						
1280 NOTRE DAME AVENUE							
	BRETT INTRATER 204 934 6229	M1		8,768	2.69	\$3,950,000	<ul style="list-style-type: none">• 1.69 Acre site with two buildings developed• Building 1: (+/-) 2,618 sf building currently leased to Juvian Restaurant• Building 2: (+/-) 6,060 sf brand new building currently vacant• (+/-) 1 Acre excess land for development• Architectural stamped drawings completed for two additional buildings• Underground services in place
	RYAN MUNT 204 928 5015						
108 OSBORNE STREET							
	BRETT INTRATER 204 934 6229	C2		9,200 PLUS BASEMENT		\$2,750,000	<ul style="list-style-type: none">• High visibility location in the heart of Osborne Village• Main Floor: Former fitness facility• 2nd & 3rd Floor: Fully leased night club• HVAC includes 1x 10 ton and 1x 5 ton units• Available immediately
	RYAN MUNT 204 928 5015						
1379-1381 PORTAGE AVENUE							
	CHRIS HOURIHAN 204 934 6215	C2		8,621		\$1,595,000	<ul style="list-style-type: none">• 1381 Portage Ave leased until November 14th, 2023• 1379 Portage Ave beautifully built out including new floors and kitchenette• Excellent Portage Ave exposure from both eastbound and westbound traffic• Located on the corner of Portage Ave and Strathcona St, along major transit routes• Beside Polo Park retail node, offering nearby walking and driving amenities including many restaurants, shopping and services

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1863 PORTAGE AVENUE							
	BRETT INTRATER 204 934 6229			4,480 SF	0.2	\$2,000,000.00	<ul style="list-style-type: none"> • Single-tenant office/retail building for sale • Former freestanding RBC retail branch situated on the corner of Portage Ave and Collegiate St • Excellent exposure along Portage Ave, Winnipeg's main thoroughfare from the Trans Canada Hwy to Downtown Winnipeg • Main Floor: 8 private offices, large open area, former ATM area, electrical and storage rooms, vault, large vestibule fronting Portage Ave and large windows providing ample natural light throughout
	RYAN MUNT 204 928 5015						
	SHAE HALPIN 204 560 2536						
68 RAILWAY ROAD - PIERSON, MANITOBA							
	BRETT INTRATER 204 934 6229			2,000		\$150,000.00	<ul style="list-style-type: none"> • Well maintained single tenant office/retail building for sale in Pierson Manitoba • Former freestanding RBC retail branch located on 68 Railway Ave Pierson's main commercial thoroughfare • Easy access from Hwy 3 and Hwy 256 • Parking is available in the front and behind the building • Pylon signage available in front of the building

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LAND & INVESTMENT FOR SALE

1284 WILKES AVENUE

Bid Date: October 6th, 2022 at 12PM CST

(+/-) 1,500 Feet of Frontage on Kenaston Boulevard

PROPERTY HIGHLIGHTS


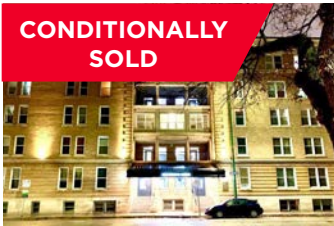
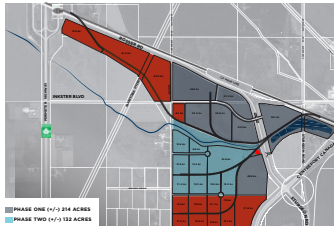
- Highly sought-after development land in SW Winnipeg
- 1,500 feet of frontage
- Direct access off Wilkes Ave
- Amenity rich area
- Excellent Visibility with daily traffic count of 100,000 vehicles at corner of Kenaston and Sterling Lyon
- Adjacent to Seasons of Tuxedo, The Outlet Collection and Winnipeg's newest luxury auto dealership corridor

FOR MORE DETAILS CONTACT

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Brett Intrater
Senior Vice President
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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	COND SOLD	<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
CENTREPORT RAIL PARK						
	CHRIS MACSYMIC 204 928 5019		I3 I3	6.9 - 644 21.01	CONTACT AGENT COND SOLD	SERVICING CURRENTLY UNDERWAY <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

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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
642 GOVERNMENT STREET - DRYDEN, ONTARIO						
	<p>BRETT INTRATER 204 934 6229</p> <p>TYSON PRESENTANZ 204 928 5002</p>		CH	2.395	\$700,000	<ul style="list-style-type: none"> • Prime location next to Walmart and Red River Co-op • Across the highway from Tim Horton's and Extra Foods • Great visibility from Hwy 17 • Fully serviced land • Zoned CH - Commercial Highway
748 KEEWATIN STREET						
	<p>BRETT INTRATER 204 934 6229</p>			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

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
1131 NAIRN AVENUE						
	STEPHEN SHERLOCK 204 928 5011		C3	1.1	UNPRICED	<ul style="list-style-type: none"> • High traffic retail opportunity • Property is well positioned with traffic counts of 40,100 cars passing by per day • Ample parking • Purchaser will be required to demolish the existing building within 6 months of closing, and will not be allowed to occupy the existing building post-closing • Access to Data Room will be provided to prospective Purchasers upon signing a Confidentiality Agreement
100 OAK POINT HIGHWAY						
	STEPHEN SHERLOCK 204 928 5011		M1	4.17	MARKET	<ul style="list-style-type: none"> • Expression of interest date: August 25th, 2022 • Property boasts exceptional access and exposure along Winnipeg's prominent Route 90 corridor • Nearby Route 90 properties are home to a long-standing cluster of Winnipeg's transport truck sales/service and logistics users • Adjacent to CentrePort Canada
249-271 OAK POINT HIGHWAY						
 <div>CONDITIONALLY SOLD</div>	MURRAY GOODMAN 204 928 5009 BRETT INTRATER 204 934 6229 RYAN MUNT 204 928 5015		M1	5.82	COND SOLD	<ul style="list-style-type: none"> • Property features 4 buildings with total rentable area of 30,323 sq. ft. • Property is 100% leased • +/- 5.83 acre site with frontage on Oak Point Highway • Would also be well suited to a user with an appetite for income-producing property as they would be able to enjoy investment income from the property • Well located fronting a major transportation corridor • Very low site coverage with development potential

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1280 NOTRE DAME AVENUE						
	BRETT INTRATER 204 934 6229 RYAN MUNT 204 928 5015		M1	2.69	\$3,950,000	<ul style="list-style-type: none"> 1.69 Acre site with two buildings developed Building 1: (+/-) 2,618 sf building currently leased to Juvian Restaurant Building 2: (+/-) 6,060 sf brand new building currently vacant (+/-) 1 Acre excess land for development Architectural stamped drawings completed for two additional buildings Underground services in place
KROMAR BUILDING - 725 PORTAGE AVENUE						
	CHRIS MACSYMIC 204 928 5019 BRETT INTRATER 204 934 6229			1.24	COND SOLD	<ul style="list-style-type: none"> (+/-) 110,800 sf on 1.24 acres Well situated asset with unique opportunity for redevelopment Located on the NE corner of Portage Ave and Huntleigh St Development potential for residential or self-storage (re-zoning required)
SOUTHWEST WINNIPEG DEVELOPMENT LAND						
	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 928 5019 RYAN MUNT 204 928 5015			3.69 3.84	COND SOLD COND SOLD	<ul style="list-style-type: none"> Highly desirable SW 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
1379-1381 PORTAGE AVENUE						
	CHRIS HOURIHAN 204 934 6215		C2	8,621	\$1,595,000	<ul style="list-style-type: none"> 1381 Portage Ave leased until November 14th, 2023 1379 Portage Ave beautifully built out including new floors and kitchenette Excellent Portage Ave exposure from both eastbound and westbound traffic Located on the corner of Portage Ave and Strathcona St, along major transit routes Beside Polo Park retail node, offering nearby walking and driving amenities including many restaurants, shopping and services

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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>UNCONDITIONALLY SOLD</div>	<p>BRETT INTRATER 204 934 6229</p> <p>CHRIS MACSYMIC 204 928 5019</p>		C2	.54	UNCOND 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						
	BRETT INTRATER 204 934 6229			81.98	\$18,445,500.00 (\$225,000 PER ACRE)	<ul style="list-style-type: none"> • Access to services include municipal water, low pressure sewer and natural gas • Extremely high visibility from both the Perimeter Hwy and McGillivray Blvd • In close proximity to the town of Oak Bluff and the City of Winnipeg • In the process of being designated for Commercial and Industrial use. Could also be used as Residential land.

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36 & 88 SUMKA ROAD						
	BRETT INTRATER 204 934 6229		RR5	62.4	\$3,650,000	<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
1284 WILKES AVENUE						
	CHRIS MACSYMIC 204 928 5019 BRETT INTRATER 204 934 6229 CHRIS HOURIHAN 204 934 6215 BRANDI ELOQUENCE 204 934 6246		M2	21.56	\$950,000 PER ACRE	<p>BIDS DUE: OCTOBER 6TH, AT 12PM CST</p> <ul style="list-style-type: none"> • Highly sought-after development land in SW Winnipeg • 1,500 feet of frontage • Direct access off Wilkes Ave • Excellent Visibility with daily traffic count of 100,000 vehicles at corner of Kenaston and Sterling Lyon • Amenity rich area • Adjacent to Seasons of Tuxedo, The Outlet Collection and Winnipeg's newest luxury auto dealership corridor
325 WALLASEY STREET						
	MURRAY GOODMAN 204 928 5009 STEPHEN SHERLOCK 204 928 5011		R1M	0.78	\$1,200,000	<ul style="list-style-type: none"> • 6,110 sf Available on 0.78 Acres • Located in St. James in close proximity to Portage Ave and Moray St • Former place of worship with ample land • Built in 1959 and has been meticulously maintained • (+/-)50 parking stalls • Large meeting area, private meeting rooms, kitchen, garage/storage area with overhead door

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