

# NOVEMBER

## 2022



# AVAILABILITY REPORT







**FOR LEASE**

**INDUSTRIAL**

**OFFICE**

**RETAIL**

**FOR SALE**

**INDUSTRIAL**

**OFFICE**

**RETAIL**

**LAND & INVESTMENT**





# INDUSTRIAL FOR LEASE

## 1865 BURROWS AVENUE

(+/-) 23,792 sf Available

### PROPERTY HIGHLIGHTS





- Located in the heart of Inkster Industrial Park on Burrows Avenue between Keewatin Street and Plymouth Street
- Compound space available
- Unit B is situated at the rear of the building
- 1,140 sf of built out office space
- 22,652 sf of warehouse space
- 18'6" clear ceiling height
- Dock and grade loading
- Fully sprinklered (ESFR)
- Heavy power
- Zoned M2

### FOR MORE DETAILS CONTACT

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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
<b>560 CAMIEL SYS STREET</b>									
	TYSON PRESENTANZ 204 928 5002  CHRIS MACSYMIC 204 928 5019	M2		43,327		22'	\$13.50	\$3.31	<ul style="list-style-type: none"> <li>• Close proximity to major transportation routes</li> <li>• 25 overhead doors (mix of dock &amp; grade)</li> <li>• Fully sprinklered</li> <li>• 3 phase 600 amp 347/600 volt</li> <li>• Fully fenced and paved compound</li> <li>• Recent building expansion</li> <li>• Site coverage 15.67%</li> </ul>
<b>1865 BURROWS AVENUE</b>									
	TYSON PRESENTANZ 204 928 5002  RYAN MUNT 204 928 5015	M2	B	23,792	1 1	18'6"	\$7.95	\$2.75	<ul style="list-style-type: none"> <li>• Located in the heart of Inkster Industrial Park on Burrows Avenue between Keewatin Street and Plymouth Street</li> <li>• Compound space available</li> <li>• 1,140 sf of built out office space</li> <li>• 22,652 sf of warehouse space</li> <li>• Fully sprinklered (ESFR)</li> <li>• Heavy power</li> </ul>
<b>220 CREE CRESCENT</b>									
	TYSON PRESENTANZ 204 928 5002  CHRIS MACSYMIC 204 928 5019	M2	C	2,000	1	18'	LEASED		<b>COMPOUND SPACE AVAILABLE</b> <ul style="list-style-type: none"> <li>• Conveniently located within Murray Industrial Park in close proximity to major trucking routes</li> <li>• 18' ceiling height</li> <li>• Ample parking on-site</li> <li>• Zoned M2</li> </ul>
<b>FORT GARRY PLACE</b>									
	RYAN MUNT 204 928 5015  BRETT INTRATER 204 934 6229		5007	9,849	1		TBD	\$7.75	<ul style="list-style-type: none"> <li>• Located in an amenity-rich area</li> <li>• Fully furnished – seating for 100+ staff members</li> <li>• Direct elevator access off Fort St</li> <li>• Easy access to parkade from suite</li> <li>• Up to 75 scramble parkade parking stalls available</li> <li>• Rooftop patio access</li> <li>• 24-7 on-site security</li> <li>• Several great restaurants on site</li> </ul>

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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'	\$13.95	\$4.27	<ul style="list-style-type: none"> <li>• Convenient access to Southwest Winnipeg and surrounding rural area</li> <li>• 3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node</li> <li>• Suitable for a variety of office, retail or industrial</li> <li>• T-5 lighting throughout</li> <li>• Pylon signage available</li> <li>• No city of Winnipeg business tax</li> </ul>
		ML	UNIT B	6,075	1	20'	\$13.95	\$4.27	
	JAMES TOKER 204 934 6210	ML	UNIT C	6,072	1	20'	\$13.95	\$4.27	
		ML	COMBINED	20,585	3	20'	\$13.95	\$4.27	
	BRANDI ELOQUENCE 204 934 6246	ML	110	12,063	1	20'	\$15.95	\$4.27	
21 JOHN HIEBERT DRIVE - RM OF SPRINGFIELD									
	TYSON PREISANTANZ 204 928 5002	M1	2	1,500	1	18'	\$1,750 PER MONTH	<b>COMPOUND SPACE AVAILABLE</b> <ul style="list-style-type: none"> <li>• Situated just east of the City of Winnipeg</li> <li>• Located 2 minutes from Dugald Rd and 4 minutes from the Perimeter Hwy</li> <li>• Units can be combined</li> <li>• 200 Amp service per unit</li> <li>• Grade door size: 14'x14'</li> <li>• CAM &amp; Tax: \$375 per Month</li> </ul>	
		M1	3	1,500	1	18'	\$1,750 PER MONTH		
	RYAN MUNT 204 928 5015								
KEEWATIN SQUARE									
	MURRAY GOODMAN 204 928 5009	M1	300	4,920		16'	\$8.95	\$4.79	<ul style="list-style-type: none"> <li>• Single storey building located in Inkster Industrial Park in NW Winnipeg</li> <li>• Easy access to Route 90, Inkster Blvd and the Perimeter Hwy</li> <li>• Good on-site parking available</li> <li>• Close proximity to many amenities</li> <li>• Available immediately</li> <li>• Professionally managed</li> </ul>
		M1	302	4,565		16'	\$8.95	\$4.79	
		M1	300-302	9,485		16'	\$8.95	\$4.79	
		M1	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"> <li>• Located in central Winnipeg at the Intersection of King St and Henry Ave</li> <li>• 30 parking stalls with additional parking</li> <li>• 1 freight elevator</li> <li>• Fully sprinklered</li> <li>• Sheltered loading dock</li> <li>• 3rd floor - sub-dividable</li> <li>• Utilities included</li> </ul>
			3RD FLOOR	2,976			\$6.00	\$3.05	
	CHRIS HOURIHAN 204 934 6215								

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955 LAGIMODIERE BOULEVARD										
	TYSON PRESENTANZ 204 928 5002	M2	OPTION 1	11,812	3		26'	\$8.95	\$2.90	<ul style="list-style-type: none"> <li>• Excellent high exposure location at the southeast corner of Lagimodiere Blvd and Dugald Rd</li> <li>• Excess land provides potential for compound</li> <li>• Total land area is (+/-) 9.86 acres</li> <li>• 20 ft x 40 ft column spacing</li> <li>• Ample parking on site</li> <li>• Potential for additional grade and dock loading</li> </ul>
		M2	OPTION 2	8,265	1		26'	\$8.95	\$2.90	
		M2	OPTION 3	20,077	4		26'	\$8.95	\$2.90	
	RYAN MUNT 204 928 5015									
975 MARION STREET										
	STEPHEN SHERLOCK 204 928 5011	M3		15,276	1	1	24'	\$13.95	\$3.71	<ul style="list-style-type: none"> <li>• High exposure location on Marion St close to Lagimodiere Blvd with excellent access</li> <li>• Main floor office, warehouse, showroom space and second floor office and storage.</li> <li>• Newer construction; building built in 2013</li> <li>• Second floor storage space could be converted to office and has forklift access directly to the warehouse</li> <li>• Dock and grade loading</li> </ul>
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"> <li>• Build-to-suit opportunity in the heart of Murray Industrial Park</li> <li>• Located on Murray Park Rd between Sturgeon Rd and Moray St</li> <li>• Close proximity to Winnipeg Richardson International Airport and major transportation routes</li> <li>• Six (6) 12'x14' Grade loading doors</li> <li>• 24' clear ceiling height</li> <li>• Zoned M2</li> </ul>
	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"> <li>• Located in Murray Industrial Park, situated on the corner of Murray Park Rd &amp; Saulteaux Cres</li> <li>• In close proximity to major trucking routes, CentrePort and the Winnipeg Richardson International Airport</li> <li>• Unit is comprised of a showroom, private offices, open work area, lunch room, warehouse area and mezzanine</li> </ul>
		M2	346	5,151		1	20'	\$9.95	\$4.61	

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391 OAK POINT HIGHWAY										
	MURRAY GOODMAN 204 928 5009	M1		11,160		22	12' - 14'	\$16.00	TBD	<ul style="list-style-type: none"><li>• Cross dock facility located on Oak Point Hwy</li><li>• Close proximity to major trucking routes and the Winnipeg Richardson International Airport</li><li>• Located on (+/-) 5 acres of land</li><li>• Large compound area</li><li>• Close to many amenities</li><li>• Available immediately</li></ul>
	RYAN MUNT 204 928 5015									
90-120 PARAMOUNT ROAD										
	TYSON PRESENTANZ 204 928 5002	M2	98	2,000				\$7.95	\$4.35	<ul style="list-style-type: none"><li>• Located one block north of Inkster Blvd in the Inkster Park in NW Winnipeg</li><li>• Within close proximity to major transportation corridors</li><li>• Brick facade with glazed storefronts</li><li>• Unit 110 has one grade door</li><li>• Ample parking on-site</li><li>• Zoned M2 - Industrial</li></ul>
	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"	\$7.50	\$4.95	<ul style="list-style-type: none"><li>• Located in the West End of Winnipeg, South of Notre Dame and West of Erin St</li><li>• Approximately 50% office and 50% warehouse with 2 private offices and open workspaces</li><li>• Professionally managed and maintained</li><li>• In close proximity to public transportation routes</li></ul>
6 RYAN WIRTH WAY										
	RYAN MUNT 204 928 5015	CH		1,500	1		24'	\$14.95	\$4.50	<ul style="list-style-type: none"><li>• Located just off the Perimeter Hwy between Wenzel St and McGregor Farm Rd in the RM of East St. Paul</li><li>• 3 (+/-) 1,500 sf units</li><li>• 1 (+/-) 2,000 sf unit</li><li>• Option to combine units</li><li>• Grade loading available in each unit</li><li>• No City of Winnipeg business taxes</li><li>• Fully controlled intersection underway at Wenzel St &amp; Perimeter Hwy</li></ul>
				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	

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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"> <li>Warehouse/office space located within CentrePort Canada and Murray Industrial Park</li> <li>Dock &amp; Grade loading</li> <li>Loading doors recently renovated</li> <li>Lighting upgraded to LED</li> <li>Fully sprinklered</li> <li>Professionally managed</li> </ul>
	RYAN MUNT 204 928 5015									
	CHRIS MACSYMIC 204 928 5019									
965 SHERWIN ROAD										
	RYAN MUNT 204 928 5015	M2	975	9,940		2	18'	LEASED	LEASED	<a href="#">965 SHERWIN VIRTUAL TOUR</a> <ul style="list-style-type: none"> <li>Located on Sherwin Rd in Northwest Winnipeg, in very close proximity to the Winnipeg Richardson International Airport</li> <li>Potential to add more loading doors to 965 Sherwin</li> <li>961 Sherwin is fully sprinklered</li> </ul>
	CHRIS MACSYMIC 204 928 5019	M2	965	38,700		6	19'4"	\$7.50	\$5.17	
	TYSON PREISENTANZ 204 928 5002									
STEELE BUSINESS PARK										
	STEPHEN SHERLOCK 204 928 5011		PHASE I	6,075 - 18,225			28'	TBD	\$3.50	<b>PHASE I 70% LEASED</b> <b>PHASE II READY FOR FIXTURING</b> <ul style="list-style-type: none"> <li>Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air)</li> <li>Dock and grade loading</li> <li>Brand new construction</li> <li>Excellent exposure on CentrePort Canada Way</li> <li>All major amenities nearby</li> <li>Quick access to major highways and key corridors</li> </ul>
	RYAN MUNT 204 928 5015		PHASE II	5,425 - 65,715			28'	TBD	\$3.50	
	TYSON PREISENTANZ 204 928 5002									
86 WHEATFIELD ROAD										
	TYSON PREISENTANZ 204 928 5002		UNIT 7	2,996	1		16' - 20'	LEASED	LEASED	<ul style="list-style-type: none"> <li>Located in CentrePort Canada, Canada's only tri-modal inland port and foreign trade zone</li> <li>In close proximity to and ease of access onto CentrePort Canada Way and Route 90</li> <li>No City of Winnipeg business taxes</li> <li>Warehouse is heated by a combination of in-floor, over head radiant and unit heaters</li> <li>Ceiling height: (+/-) 16' - (+/-) 20' clear</li> <li>Available immediately</li> </ul>
	RYAN MUNT 204 928 5015		UNIT 8	3,850	2		16' - 20'	\$8.50	\$4.11	

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<b>1470 WILLSON PLACE</b>									
	STEPHEN SHERLOCK 204 928 5011	M2		10,105	6	18' - 21'	\$12.95	\$4.65	<ul style="list-style-type: none"> <li>• Shell warehouse ready for office/storefront</li> <li>• Column free clear span building</li> <li>• Located in the heart of SW Winnipeg one of the cities most desirable areas with convenient access to Waverley St and McGillivray Blvd</li> <li>• Ideal for light manufacturing, machine shop, warehousing, etc.</li> <li>• Insulated to R20</li> <li>• (+/-) 6,500 sf fenced compound</li> <li>• 400 AMP 600 volt power</li> </ul>
	JAMES TOKER 204 934 6210								

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# INDUSTRIAL FOR SALE

## 961-975 SHERWIN ROAD

(+/-) 82,463 sf Available on 4.55 Acres

### PROPERTY HIGHLIGHTS

- Owner-User Opportunity with strong, long term holding income and stable cash flows
- Well located, close proximity to major transportation routes and the Winnipeg Richardson International Airport
- Opportunity to acquire an institutional quality property well below replacement cost
- 1 Single-Tenant and 1 Multi-Tenant Industrial Building
- 16 dock loading doors
- 42% site coverage
- Property Taxes \$138,656.76


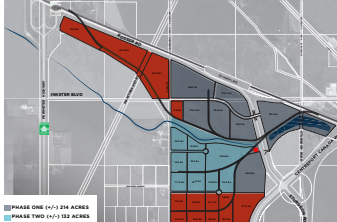


### FOR MORE DETAILS CONTACT

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**Chris Macsymic**  
**Senior Vice President & Principal**  
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C 204 997 6547  
[chris.macsymic@cwstevenson.ca](mailto:chris.macsymic@cwstevenson.ca)



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

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SQ FT +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
<b>560 CAMIEL SYS STREET</b>								
	TYSON PRESENTANZ 204 928 5002	M2	6.35	43,327		22'	UNCOND SOLD	<ul style="list-style-type: none"> <li>• Close proximity to major transportation routes</li> <li>• 25 overhead doors (mix of dock &amp; grade)</li> <li>• Fully sprinklered</li> <li>• 3 phase 600 amp 347/600 volt</li> <li>• Fully fenced and paved compound</li> <li>• Recent building expansion</li> <li>• Site coverage 15.67%</li> </ul>
	CHRIS MACSYMIC 204 928 5019							
<b>CENTREPORT RAIL PARK</b>								
	CHRIS MACSYMIC 204 928 5019	I3 I3	6.9 - 644 21.01				CONTACT AGENT COND SOLD	<b>SERVICING CURRENTLY UNDERWAY</b> <ul style="list-style-type: none"> <li>• Fully-serviced lots from 6.9 to 46.5+ acres</li> <li>• Lots can be combined</li> <li>• Developer will consider build-to-suit projects</li> <li>• Access to interstate-quality highways on both east and west sides of the Park, allowing for 5 mins to 90 km/55 mph</li> <li>• Developer motivated to provide preferential pricing for Phase I projects</li> </ul>
	MURRAY GOODMAN 204 928 5009							
<b>68 CRANE STREET - THOMPSON, MB</b>								
	RYAN MUNT 204 928 5015		1.34	17,000			\$495,000.00	<ul style="list-style-type: none"> <li>• (+/-) 17,000 sf Industrial building situated on 1.34 acres of land</li> <li>• Located in Thompson, the largest city in the Northern Region of Manitoba, situated along the Burntwood River</li> <li>• Close access to Provincial Trunk Hwy 6 and the Thompson Train Station</li> <li>• Grade loading</li> </ul>
	CHRIS MACSYMIC 204 928 5019							
	TYSON PRESENTANZ 204 928 5002							
<b>220 CREE CRESCENT</b>								
	TYSON PRESENTANZ 204 928 5002	M2	1.69	18,000	5	18'	\$3,450,000	<b>NOW FULLY LEASED</b> <ul style="list-style-type: none"> <li>• Conveniently located within Murray Industrial Park in close proximity to major trucking routes</li> <li>• Large compound space</li> <li>• Ample parking on-site</li> <li>• Unit A/B: Interior buildout includes an executive office with an attached bathroom, 8 private offices, full kitchen, reception area, flex area and a large open office area</li> <li>• Unit C: Interior includes reception area with a bathroom and warehouse space</li> </ul>
	CHRIS MACSYMIC 204 928 5019							

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1280 NOTRE DAME AVENUE									
	BRETT INTRATER 204 934 6229	M1	2.69	8,768				\$3,950,000	<ul style="list-style-type: none"><li>1.69 Acre site with two buildings developed</li><li>Building 1: (+/-) 2,618 sf building currently leased to Juvian Restaurant</li><li>Building 2: (+/-) 6,060 sf brand new building currently vacant</li><li>(+/-) 1 Acre excess land for development</li><li>Architectural stamped drawings completed for two additional buildings</li><li>Underground services in place</li></ul>
	RYAN MUNT 204 928 5015								
249-271 OAK POINT HIGHWAY									
	<div>CONDITIONALLY SOLD</div>	M1	5.82	29,198				COND SOLD	<ul style="list-style-type: none"><li>Property features 4 buildings with total rentable area of 30,323 sq. ft.</li><li>Property is 100% leased</li><li>+/- 5.83 acre site with frontage on Oak Point</li><li>Fronting a major transportation corridor</li><li>Very low site coverage with development potential</li><li>Short-term holding income provides maximum flexibility and immediate upside potential</li></ul>
	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"><li>New State-of-the-art commercial condominium complex located just west of the Perimeter Hwy and south of Roblin Blvd</li><li>Units ranging from 880 sf - 1040 sf suitable for both small business and hobbyist users</li><li>Option to combine adjacent units, potential for drive through access</li><li>Large residential development planned just west of this site</li><li>No City of Winnipeg business taxes</li></ul>
		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"><li>Industrial complex located adjacent to the Winnipeg Richardson International Airport</li><li>Located within CentrePort Canada, North America's largest tri-modal inland port</li><li>Centrally located with close proximity to major transportation routes</li><li>Ideal space for manufacturing, wholesale and distribution users</li><li>Flexible bay sizes</li></ul>
		M2	305	2,658		1	16'	COND SOLD	
		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'	COND SOLD	
		M2	601	2,347		1	16'	\$425,000	
	TYSON PRESENTANZ 204 928 5002								

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ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SQ FT +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
<b>961-975 SHERWIN ROAD</b> 	BRETT INTRATER 204 934 6229  CHRIS MACSYMIC 204 928 5019	M2	4.55	82,463	16		\$8,000,000	<ul style="list-style-type: none"> <li>Owner-User Opportunity with strong, long term holding income and stable cash flows</li> <li>Well located, close proximity to major transportation routes and the Winnipeg Richardson International Airport</li> <li>Opportunity to acquire an institutional quality property well below replacement cost</li> </ul>

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# OFFICE FOR LEASE

## 100 PAQUIN ROAD

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

### PROPERTY HIGHLIGHTS

- Located in the St. Boniface Industrial Park on the east side of Winnipeg, with easy access to Lagimodiere Boulevard, Plessis Road and the Perimeter Highway
- 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
- 50+ parking stalls

### FOR MORE DETAILS CONTACT

**Tyson Preisentanz**  
**Senior Vice President & Principal**  
T 204 928 5002  
C 204 782 6183  
[tyson.preisentanz@cwstevenson.ca](mailto:tyson.preisentanz@cwstevenson.ca)

**Ryan Munt**  
**Senior Vice President**  
T 204 928 5015  
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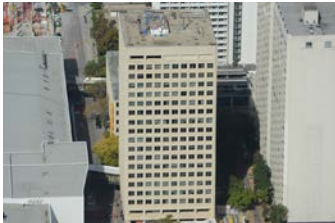
PAQUIN  
BUSINESS

**Bockstael**  
Manitoba's Builder

100



\*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>1313 BORDER STREET</b>			<b>SUBLEASE</b>			
	RYAN MUNT 204 928 5015	94	930	LEASED	LEASED	<ul style="list-style-type: none"> <li>Office/Retail space for sublease in Border Place located in the heart of St. James Industrial</li> <li>2 private offices, open work area, washroom and storage</li> <li>4 reserved parking stalls with additional scramble stalls available</li> <li>Excellent transit access</li> <li>Close proximity to Route 90, Winnipeg's main North to South thoroughfare</li> </ul>
	SHAE HALPIN 204 560 2536					
<b>280 BROADWAY</b>						<b>6 MONTHS BASE RENT FREE ON A QUALIFIED 5 YEAR TERM</b> <ul style="list-style-type: none"> <li>Located in the heart of Downtown at the corner of Broadway and Smith St</li> <li>Free Rent: Negotiable</li> <li>Easy access from South and North entrances</li> <li>Over \$5 million in building upgrades since 2010</li> <li>Large floor plate attractive to a variety of tenants</li> <li>Exterior building signage opportunities</li> <li>3 Phase 2,000 amp electrical</li> </ul>
	TYSON PREISANTANZ 204 928 5002	101	5,077	\$12.50	\$14.05	
		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	
<b>379 BROADWAY</b>						
	CHRIS HOURIHAN 204 934 6215	303	1,657	\$11.75	\$9.35	<ul style="list-style-type: none"> <li>Move-in ready offices with floor to ceiling windows offering an abundance of natural light</li> <li>Public transportation access</li> <li>Accessible facility with elevator access</li> <li>Professionally managed</li> <li>Quick occupancy</li> <li>Perfect for law offices or professional services</li> <li>Remaining office is a corner office with abundant natural light from two sides</li> </ul>
<b>155 CARLTON STREET</b>						
	BRETT INTRATER 204 934 6229	307	2,966	\$15.50	\$14.58	<ul style="list-style-type: none"> <li>Located on the Northeast corner of Carlton St and York Ave</li> <li>Directly across from the RBC Convention Centre</li> <li>Connection to downtown's climate-controlled skywalk and concourse systems</li> <li>24/7 Security on site</li> <li>Top of Building Signage Opportunity</li> <li>Ample parking available at Lakeview Square Parkade</li> </ul>
		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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665 CENTURY STREET						
	MURRAY GOODMAN 204 928 5009		1,817	\$9.50	\$5.13	<ul style="list-style-type: none"><li>• Located in Northwest Winnipeg between Sargent Ave and Ellice Ave with excellent exposure on Century St</li><li>• In close proximity to Winnipeg Richardson International Airport and many amenities</li><li>• Average weekday daily traffic of 24,700+ vehicles on Century St (The City of Winnipeg, 2018)</li><li>• Professionally managed</li></ul>
1460 CLARENCE AVENUE						
	TYSON PREISENTANZ 204 928 5002		6,553	\$9.95	\$6.40	<ul style="list-style-type: none"><li>• Available immediately</li><li>• Located in Southwest Winnipeg on Clarence Ave off of Waverley St with easy access to McGillivray Blvd</li><li>• Nicely developed office space with 9 private offices, open work area, lunch room, washrooms and storage space</li><li>• Excellent natural light throughout</li><li>• Many restaurants and other amenities in close proximity</li></ul>
	RYAN MUNT 204 928 5015					
1700 CORYDON AVENUE						
	BRANDI ELOQUENCE 204 934 6246	6A	450	\$20.00	\$14.95	<ul style="list-style-type: none"><li>• Boutique retail/ office space in River Heights</li><li>• Join RBC, Kumon and Bernstein's Deli, a Winnipeg institution</li><li>• (+/-) 16,200 cars pass by per day (City of Winnipeg, 2015)</li><li>• Excellent visibility on key retail and commuter corridor</li><li>• Located in the heart of River Heights, a wealthy residential district in SW Winnipeg</li><li>• Unit 10B available October 1st</li></ul>
		10B	1,299	\$20.00	\$14.95	
	SHAE HALPIN 204 560 2536	14A	598	\$20.00	\$14.95	
		17	1,022	\$20.00	\$14.95	
		18	380	\$20.00	\$14.95	
	BRETT INTRATER 204 934 6229					
440 DOVERCOURT DRIVE						
	STEPHEN SHERLOCK 204 928 5011	UNIT 1	7,060	\$17.95	\$6.15	<ul style="list-style-type: none"><li>• Located in heart of SW Winnipeg, one of the city's most desirable areas near Kenaston Blvd and McGillivray Blvd</li><li>• Bright space full of plenty of natural light</li><li>• Fenced compound space</li><li>• Can be subdivided</li><li>• 20 private offices, open office area, kitchen, boardroom and shop space</li><li>• Ample parking available</li></ul>
		UNIT 2	2,600	\$17.95	\$6.15	
	MURRAY GOODMAN 204 928 5009	440	9,660	\$17.95	\$6.15	





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FORT GARRY PLACE						
	RYAN MUNT 204 928 5015	500	13,409	TBD	\$7.75	<ul style="list-style-type: none"><li>• Located in an amenity-rich area</li><li>• Fully furnished – seating for 100+ staff members</li><li>• Direct elevator access off Fort St</li><li>• Easy access to parkade from suite</li><li>• Up to 75 scramble parkade parking stalls available</li><li>• Rooftop patio access</li><li>• Unit 5007 has 1 grade loading door</li><li>• 24-7 on-site security</li><li>• Several great restaurants on site</li></ul>
	BRETT INTRATER 204 934 6229	5007	9,849	TBD	\$7.75	
400 FORT WHYTE WAY						
	CHRIS HOURIHAN 204 934 6215	UNIT A	8,438	\$13.95	\$4.27	<ul style="list-style-type: none"><li>• Convenient access to Southwest Winnipeg and surrounding rural area</li><li>• 3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node</li><li>• Suitable for a variety of office, retail or industrial</li><li>• T-5 lighting throughout</li><li>• Pylon signage available</li><li>• No city of Winnipeg business tax</li></ul>
		UNIT B	6,075	\$13.95	\$4.27	
		UNIT C	6,072	\$13.95	\$4.27	
	JAMES TOKER 204 934 6210	COMBINED	20,585	\$13.95	\$4.27	
		104	2,000	TBD	\$4.27	
	BRANDI ELOQUENCE 204 934 6246	110	12,063	\$15.95	\$4.27	
1534 GAMBLE PLACE						
	CHRIS MACSYMIC 204 928 5019	300	8,978	TBD	TBD	<ul style="list-style-type: none"><li>• Stand-alone professionally maintained office building in a beautiful campus setting</li><li>• 1+ acre of potential excess land for storage/yard/parking</li><li>• Rare opportunity to lease office space in SW with quality finishes</li><li>• Recently renovated reception area with both private offices and open-concept office space throughout</li><li>• (+/-) 8,978 sf over two stories, including reception, 2 meeting rooms, 19 offices and 3 open office areas</li></ul>
	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"><li>• Single storey building located in Inkster Industrial Park in Northwest Winnipeg</li><li>• Easy access to Route 90, Inkster Blvd and the Perimeter Hwy</li><li>• Dock and grade loading</li><li>• Good on site parking available</li><li>• Close proximity to many amenities</li><li>• Available immediately</li><li>• Professionally managed</li></ul>

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289 KING STREET						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	3,727	\$7.00	\$3.05	<ul style="list-style-type: none"><li>• Located in central Winnipeg at the intersection of King St and Henry Ave</li><li>• 30 parking stalls with additional parking</li><li>• 1 freight elevator</li><li>• Fully sprinklered</li><li>• Sheltered loading dock</li><li>• 3rd floor is sub-dividable</li><li>• Utilities included</li></ul>
	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	<b>LAST OFFICE UNIT AVAILABLE</b> <ul style="list-style-type: none"><li>• State-of-the-art office space at True North Square</li><li>• Situated in the heart of the SHED district</li><li>• Hargrave St. Market Food Hall on-site</li><li>• Over 200 heated underground parking stalls</li><li>• 24/7 on-site security</li><li>• Direct access to Winnipeg's skywalk</li><li>• Dynamic public plaza and green space</li></ul>
755 HENDERSON HIGHWAY						
	STEPHEN SHERLOCK 204 928 5011	THIRD FLOOR	5,750	\$20.00	\$8.29	<ul style="list-style-type: none"><li>• Located in Northeast Winnipeg</li><li>• In close proximity to downtown and Chief Peguis Trail</li><li>• Building features floor to ceiling windows</li><li>• Main entrance features glass atrium with three storey glazing and elevator access.</li><li>• Available immediately</li></ul>
333 MAIN STREET						
	RYAN MUNT 204 928 5015	10TH FLOOR	<b>SUBLEASE</b> 7,720	TBD	\$16.81	<ul style="list-style-type: none"><li>• 2 full floors available on the 10th and 11th floor</li><li>• Floorplates are approximately 7,720 sf</li><li>• Connection to downtown's climate controlled skywalk and concourse systems</li><li>• Direct elevator lobby exposure</li><li>• Headlease Expiry: December 27th, 2026</li></ul>
		11TH FLOOR	7,720	TBD	\$16.81	
	BRETT INTRATER 204 934 6229	COMBINED	15,440	TBD	\$16.81	





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<b>1924 MAIN STREET</b>						
	RYAN MUNT 204 928 5015  SHAE HALPIN 204 560 2536	9	1,500	TBD	TBD	<ul style="list-style-type: none"> <li>• 2nd floor office with private entrance directly off Main St</li> <li>• Two parking stalls allocated with additional lot &amp; street parking available</li> <li>• Two private offices, open work area, kitchen/lunch room, private bathroom</li> </ul>
<b>98 MARKET AVENUE</b>						
	CHRIS HOURIHAN 204 934 6215  MURRAY GOODMAN 204 928 5009		2,400	\$18.00	TBD	<ul style="list-style-type: none"> <li>• Blank canvas ready for tenant design and fit-up</li> <li>• Main floor of a modern design 6 storey, 64 suite property</li> <li>• Tucked away in the East Exchange District within close proximity to an array of amenities</li> <li>• Amazing walk-ability, close to local spots including Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Ave Pumphouse, The Forks and much more</li> <li>• Zoned D</li> </ul>
<b>470 RIVER AVENUE</b>						
	BRETT INTRATER 204 934 6229	3RD FLOOR	1,344	\$2,800 PER MONTH		<p><b>UNDER NEW OWNERSHIP</b></p> <ul style="list-style-type: none"> <li>• Situated in the heart of Osborne Village, one of Winnipeg's most desirable areas</li> <li>• Heavy pedestrian and vehicle traffic</li> <li>• Abundance of surrounding amenities</li> <li>• Convenient access to major public transportation routes</li> </ul>
<b>6 RYAN WIRTH WAY</b>						
	RYAN MUNT 204 928 5015  BRETT INTRATER 204 934 6229		1,500 1,500 1,500 2,000	\$14.95 \$14.95 \$14.95 \$14.95	\$4.50 \$4.50 \$4.50 \$4.50	<ul style="list-style-type: none"> <li>• Brand new industrial/office units available for lease</li> <li>• Located just off the Perimeter Hwy between Wenzel St and McGregor Farm Rd in the RM of East St. Paul</li> <li>• Units ranging from 1,500 – 2,000 sf</li> <li>• Option to combine units</li> <li>• Grade loading</li> <li>• No City of Winnipeg business taxes</li> </ul>

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<b>21 MURRAY PARK ROAD</b>						
	CHRIS MACSYMIC 204 928 5019	A BUILD-TO-SUIT	4,082 7,840 - 15,680	\$14.00 \$14.95	\$7.16 TBD	<ul style="list-style-type: none"> <li>Office space located on Murray Park Rd in the heart of Murray Industrial Park</li> <li>In close proximity to Winnipeg Richardson International Airport and major transportation routes</li> <li>Interior layout includes a large boardroom, private offices, an open work area, and a kitchenette</li> <li>Ample parking on-site</li> </ul>
	TYSON PREISANTANZ 204 928 5002					
<b>MUSE FLATS - 290 COLONY STREET</b>						
	CHRIS HOURIHAN 204 934 6215	CRU 1 CRU 3	1,172 1,066	\$17.65 \$15.50	\$9.79 \$9.79	<ul style="list-style-type: none"> <li>Brand new architecturally significant commercial space, ideal for restaurant, service, retail and professional uses</li> <li>Excellent patio opportunity to serve residential tenants and University of Winnipeg students</li> <li>Located at high exposure corner steps away from University of Winnipeg Campus, and WAG</li> </ul>
<b>100 PAQUIN ROAD</b>						
	TYSON PREISANTANZ 204 928 5002	MAIN FLOOR	7,327	\$15.00 GROSS		<ul style="list-style-type: none"> <li>Located just off of Dugald Rd in east Winnipeg</li> <li>Abundance of natural light throughout office space creating a desirable work environment</li> <li>Fiber optic cabling</li> <li>Excellent on-site electrified parking</li> <li>Convenient access to major public transportation routes</li> <li>Main floor consists of 12 offices and a large open area</li> <li>Outdoor patio space available for tenants</li> <li>50+ parking stalls available</li> </ul>
	RYAN MUNT 204 928 5015					
<b>SHOPS OF WEST ST PAUL</b>						
	BRETT INTRATER 204 934 6229		1,000 - 100,000	TBD	TBD	<ul style="list-style-type: none"> <li>The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. Paul</li> <li>Located on the NW corner of Main St and the Perimeter Hwy just East of the Sunova Centre, a (+/-) 17,000 sf recreation facility</li> <li>Excellent access off Main St, with a signalized intersection to be installed Q3 2021</li> </ul>
	CHRIS MACSYMIC 204 928 5019					

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
STERLING LYON BUSINESS PARK - 900 LORIMER BOULEVARD						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	2,500 - 8,070	\$25.00	\$8.80	<ul style="list-style-type: none"><li>• Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and Waverley</li><li>• Site has a variety of amenities in the neighborhood</li><li>• Rare opportunity in a brand new office building in SW Winnipeg</li><li>• Ample parking; both surface and heated underground parking available</li></ul>
	RYAN MUNT 204 928 5015	SECOND FLOOR	2,500 - 7,300	\$22.00	\$8.80	
	CHRIS MACSYMIC 204 928 5019					
90-120 PARAMOUNT ROAD						
	TYSON PREISSENTANZ 204 928 5002	98	2,000	\$7.95	\$4.35	<ul style="list-style-type: none"><li>• Located one block north of Inkster Blvd in the Inkster Park in Northwest Winnipeg</li><li>• Within close proximity to major transportation corridors</li><li>• Brick facade with glazed storefronts</li><li>• Unit 110 has one grade door</li><li>• Ample parking on-site</li><li>• Zoned M2 - Industrial</li></ul>
	RYAN MUNT 204 928 5015	110	2,684	\$7.95	\$4.35	
1365 PEMBINA HIGHWAY & 1000 WALLER AVENUE						
	BRETT INTRATER 204 934 6229	MAIN LEVEL	4,500	\$18.00	\$10.00	<a href="#">CLICK HERE TO TAKE A VIRTUAL TOUR</a> <ul style="list-style-type: none"><li>• Rare two-storey office building for sale</li><li>• Amazing exposure/visibility along Pembina Hwy</li><li>• Turnkey office with attractive existing improvements</li><li>• Ample parking</li><li>• Potential for owner to leaseback second level</li><li>• Currently has parking space for 8 cars</li><li>• Opportunity to develop additional parking on 1000 Waller Avenue site at rear (5,108 sf) to service office tenants</li></ul>
	RYAN MUNT 204 928 5015	LOWER LEVEL	3,433	\$10.00	\$10.00	
	TYSON PREISSENTANZ 204 928 5002					
1859 PORTAGE AVENUE						
	CHRIS HOURIHAN 204 934 6215	1857	2,700	LEASED	LEASED	<ul style="list-style-type: none"><li>• Fantastic exposure along the main artery of Portage Ave in a highly visible location</li><li>• Close proximity to Winnipeg Richardson International Airport and Polo Park</li><li>• On site parking in rear parking lot with street front parking on Portage Ave and side street parking on Collegiate St and Roseberry St • Perfect for office and professional services, salon services and many retail uses</li></ul>
	BRETT INTRATER 204 934 6229	1859	950	\$14.00	\$8.03	




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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
5120 ROBLIN BOULEVARD						
	RYAN MUNT 204 928 5015	1	675	\$15.00	\$9.98	<ul style="list-style-type: none"><li>• Excellent location for a neighborhood office in the heart of Charleswood</li><li>• Great exposure on Roblin Blvd located between Harstone Rd and Pepperloaf Cres</li><li>• Join Taverna Rodos Restaurant &amp; Lounge, Signature Pizza &amp; Salads and Royal Bank</li><li>• Space includes a reception area, 2 private offices, and washroom</li><li>• Professionally managed</li><li>• Zoned C2</li></ul>
	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"><li>• Join one of Canada's largest Private Multi-Specialty Medical Clinics at Winnipeg's largest state-of-the-art Manitoba Clinic</li><li>• Conveniently located adjacent to the Health Sciences Centre on the SW corner of Sherbrook St and McDermot Ave</li><li>• Turnkey medical space</li></ul>
	RYAN MUNT 204 928 5015	FULL FLOOR	20,000	\$28.00	\$14.35	
400 ST MARY AVENUE						
	RYAN MUNT 204 928 5015	100	1,831	\$16.00-\$18.00	\$17.57	<ul style="list-style-type: none"><li>• 11-storey Office Space located in the core of downtown Winnipeg</li><li>• 2 Contiguous upper tower full floors available</li><li>• 8th and 9th floor in base building condition with new lighting and ceiling grade</li><li>• Suite 100 has private access from St. Mary Ave</li></ul>
		105	1,818	\$16.00-\$18.00	\$17.57	
		200	1,461	\$16.00-\$18.00	\$17.57	
	CHRIS HOURIHAN 204 934 6215	800	14,495	\$16.00-\$18.00	\$17.57	
		900	14,495	\$16.00-\$18.00	\$17.57	
	BRETT INTRATER 204 934 6229					

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>444 ST MARY AVENUE</b> 	RYAN MUNT 204 928 5015	135	8,221	\$16.00-\$18.00	\$17.31	<ul style="list-style-type: none"> <li>• (+/-) 160,000 + Total square feet including 8 full floors</li> <li>• (+/-) 72,318 sf contiguous in the lower tower</li> <li>• (+/-) 43,389 sf contiguous in the upper tower</li> <li>• Restaurant redevelopment opportunities</li> <li>• Building signage opportunity</li> <li>• Ample parking available</li> <li>• Main floor fitness facility &amp; showers</li> <li>• Main floor upgrades currently underway</li> <li>• 2nd floor café on site</li> </ul>
		203	1,430	\$16.00-\$18.00	\$17.31	
		220	3,999	\$16.00-\$18.00	\$17.31	
	CHRIS HOURIHAN 204 934 6215	300	14,463	\$16.00-\$18.00	\$17.31	
		400	6,700	\$16.00-\$18.00	\$17.31	
		401	7,763	\$16.00-\$18.00	\$17.31	
	BRETT INTRATER 204 934 6229	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	
		<b>1000</b>	<b>2,238</b>	<b>LEASED</b>	<b>LEASED</b>	
		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	

**1000 WAVERLEY STREET**

TYSON PRESENTANZ 204 928 5002	5,145	\$13.50	\$7.57	<ul style="list-style-type: none"> <li>• Open concept office layout in a 2-storey office building</li> <li>• Excellent exposure located between Taylor Ave &amp; McGillivray Blvd</li> <li>• Public transit access and on-site parking</li> <li>• Located in the Buffalo Industrial Park in the SW quadrant of Winnipeg</li> </ul>
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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>1150 WAVERLEY STREET</b>						
	RYAN MUNT 204 928 5015		5,138	\$15.95	\$7.98	<ul style="list-style-type: none"> <li>• Highly desirable suburban office located in SW Winnipeg, accessible via Waverley St and Buffalo Place</li> <li>• Nicely built-out office space, with kitchenette, boardroom and 12 private offices</li> <li>• Ample on-site parking</li> <li>• Move in ready</li> <li>• Close to many amenities</li> </ul>
	TYSON PRESENTANZ 204 928 5002					
<b>1280 WAVERLEY STREET</b>						
	RYAN MUNT 204 928 5015		UP TO 36,000	TBD	TBD	<ul style="list-style-type: none"> <li>• New suburban office to be developed</li> <li>• Excellent exposure to both Waverley and McGillivray</li> <li>• Approximate gross floor plate sizes are 12,000 sf</li> <li>• Highly desirable suburban office located in SW Winnipeg, accessible via Waverley St and Buffalo Pl</li> <li>• In close proximity to McGillivray and Kenaston Blvd, with access to a variety of amenities</li> <li>• Three storey office building</li> <li>• High density residential area immediately to the west</li> <li>• Commercial zoning: CMOFF</li> </ul>
	MURRAY GOODMAN 204 928 5009					
<b>763 WESTMINSTER AVENUE</b>						
	BRANDI ELOQUENCE 204 934 6246	MAIN FLOOR BASEMENT	512 512		LEASED	<ul style="list-style-type: none"> <li>• Bite-sized retail/office in the heart of Wolseley</li> <li>• Situated along the busy street of Westminister Ave</li> <li>• Located near quaint shops along Westminister and close walking distance to many restaurants and amenities "along Maryland St and Sherbrook St</li> <li>• Excellent location for small retail, personal services or office</li> <li>• Basement space included, along with a washer/dryer, bathroom, and shower</li> <li>• Parking spot included at the rear</li> <li>• Zoned C1</li> </ul>
	CHRIS HOURIHAN 204 934 6215					

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# OFFICE FOR SALE

## 483 BANNATYNE AVENUE

(+/-) 1,734 sf Available

### PROPERTY HIGHLIGHTS

- Incredibly well-maintained building ideal for use as a daycare centre
- Prime location in an established neighborhood within walking distance to Health Sciences Centre, schools, and multiple other amenities
- Numerous upgrades to the building within the last five years, including the roof in 2020
- Appliances and office furniture available as part of the sale
- Zoned C2 which allows for a variety of commercial uses
- Property taxes: \$256.15 (2022)

### FOR MORE DETAILS CONTACT



**James Toker**  
**Associate**

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**Brett Intrater**  
**Senior Vice President**

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
<b>309 3RD STREET - SOMERSET, MANITOBA</b>						
	BRETT INTRATER 204 934 6229		2,156	\$200,000.00	\$6,905.57	<ul style="list-style-type: none"> <li>Well maintained single tenant office/retail building for sale in Somerset Manitoba</li> <li>Former freestanding RBC retail branch located on 3rd St (Hwy 242), Somerset's main thoroughfare</li> <li>Main floor: Open area, 3 private offices, former ATM area, washrooms and vault</li> <li>Lower level: Washrooms, storage room, kitchen area, mechanical rooms, and a file storage area</li> <li>Parking is available in the front and behind the building</li> </ul>
<b>483 BANNATYNE AVENUE</b>						
	JAMES TOKER 204 934 6210  BRETT INTRATER 204 934 6229		1,734	\$350,000.00	\$256.16	<ul style="list-style-type: none"> <li>Incredibly well-maintained building ideal for use as a daycare centre</li> <li>Prime location in an established neighborhood within walking distance to Health Sciences Centre, schools, and multiple other amenities</li> <li>Numerous upgrades to the building within the last five years, including the roof in 2020</li> <li>Appliances and office furniture available as part of the sale</li> <li>Zoned C2 which allows for a variety of commercial uses</li> </ul>
<b>516 BURROWS RD - MCCREARY, MB</b>						
	BRETT INTRATER 204 934 6229		3,520	\$200,000.00	\$3,367.46	<ul style="list-style-type: none"> <li>2-Storey single tenant office/retail building for sale in McCreary Manitoba</li> <li>Former freestanding RBC retail branch located on the corner of Burrows Rd and 1 Avenue just off of Hwy 50</li> <li>Excellent exposure along Burrows Road, the town of McCreary's main thoroughfare</li> <li>Main Floor: 3 private offices, open area, 2 vaults and washrooms</li> <li>2nd Level: Kitchen, janitor room and an additional full bathroom</li> </ul>
<b>1280 NOTRE DAME AVENUE</b>						
	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"> <li>1.69 Acre site with two buildings developed</li> <li>Building 1: (+/-) 2,618 sf building currently leased to Juvian Restaurant</li> <li>Building 2: (+/-) 6,060 sf brand new building currently vacant</li> <li>(+/-) 1 Acre excess land for development</li> <li>Architectural stamped drawings completed for two additional buildings</li> <li>Underground services in place</li> </ul>

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
<b>1365 PEMBINA HIGHWAY &amp; 1000 WALLER AVENUE</b>						
	BRETT INTRATER 204 934 6229  RYAN MUNT 204 928 5015  TYSON PRESENTANZ 204 928 5002		11,389 SF	\$3,100,000.00	\$35,989.23	<p><a href="#">CLICK HERE TO TAKE A VIRTUAL TOUR</a></p> <ul style="list-style-type: none"> <li>• Rare two-storey office building for sale</li> <li>• Amazing exposure/visibility along Pembina Hwy</li> <li>• Turnkey office with attractive existing improvements</li> <li>• Ample parking</li> <li>• Potential for owner to leaseback second level</li> <li>• Currently has parking space for 8 cars</li> <li>• Opportunity to develop additional parking on 1000 Waller Avenue site at rear (5,108 sf) to service office tenants</li> </ul>
<b>1863 PORTAGE AVENUE</b>						
	BRETT INTRATER 204 934 6229  RYAN MUNT 204 928 5015  SHAE HALPIN 204 560 2536		4,480 SF	\$2,000,000.00	\$35,904.63	<ul style="list-style-type: none"> <li>• Single-tenant office/retail building for sale</li> <li>• Former freestanding RBC retail branch situated on the corner of Portage Ave and Collegiate St</li> <li>• Excellent exposure along Portage Ave, Winnipeg's main thoroughfare from the Trans Canada Hwy to Downtown Winnipeg</li> <li>• 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</li> </ul>
<b>68 RAILWAY ROAD - PIERSON, MANITOBA</b>						
	BRETT INTRATER 204 934 6229		2,000	\$150,000.00	\$2,572.80	<ul style="list-style-type: none"> <li>• Well maintained single tenant office/retail building for sale in Pierson Manitoba</li> <li>• Former freestanding RBC retail branch located on 68 Railway Ave Pierson's main commercial thoroughfare</li> <li>• Easy access from Hwy 3 and Hwy 256</li> <li>• Parking is available in the front and behind the building</li> <li>• Pylon signage available in front of the building</li> </ul>

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# RETAIL FOR LEASE

## 400 FORT WHYTE WAY

(+/-) 2,000 to 20,585 sf available

### PROPERTY HIGHLIGHTS

- Convenient access to Southwest Winnipeg and surrounding rural area, fastest growing and wealthiest section of Winnipeg metro
- New light controlled intersection to be installed at McCreary & McGillvary
- Ample parking on site
- No City of Winnipeg Business Tax
- Zoning: ML - Industrial Light
- 20' clear ceiling height
- Electrical Service: 200 AMP 3 Phase per unit
- 1 hour rated demising walls
- Multiple units ready for occupancy
- 189,000 people live within the trade area

### FOR MORE DETAILS CONTACT

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**Associate**

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>1313 BORDER STREET</b>			<b>SUBLEASE</b>				
	RYAN MUNT 204 928 5015  SHAE HALPIN 204 560 2536		<b>94</b>	<b>930</b>	<b>LEASED</b>	<b>LEASED</b>	<ul style="list-style-type: none"> <li>Office/Retail space for sublease in Border Place located in the heart of St. James Industrial</li> <li>2 private offices, open work area, washroom and storage</li> <li>4 reserved parking stalls with additional scramble stalls available</li> <li>Excellent transit access</li> <li>Close proximity to Route 90, Winnipeg's main North to South thoroughfare</li> </ul>
<b>379 BROADWAY</b>							
	CHRIS HOURIHAN 204 934 6215		16	1,996	\$21.00	\$9.35	<ul style="list-style-type: none"> <li>Move-in-ready retail space with excellent exposure on the corner of Broadway and Edmonton St</li> <li>Unit facing Edmonton—beautifully built out space that is perfectly suited for retail use and professional services</li> <li>Unit facing Broadway – perfect for café, restaurant or retail use</li> <li>Close proximity to the Manitoba Courts and Skywalk connectivity starting at RBC Convention Centre</li> <li>Excellent access to public transportation</li> </ul>
<b>21 CLAYTON DRIVE</b>							
	BRETT INTRATER 204 934 6229		CRU 01 (DRIVE THRU) CRU 02 CRU 03 CRU 04 CRU 05 CRU 06	2,100 1,170 1,170 1,170 1,170 1,170	\$45.00 \$30.00 \$30.00 \$30.00 \$30.00 \$30.00	\$10.00 \$10.00 \$10.00 \$10.00 \$10.00 \$10.00	<ul style="list-style-type: none"> <li>Located along St. Anne's Rd, to the north of Clayton Dr</li> <li>Possession Q1 2024</li> <li>(+/-) 2,100 sf drive thru opportunity</li> <li>Up to (+/-) 3,850 sf CRU available</li> <li>New construction in the mature area of St. Vital</li> <li>Excellent exposure on the “going to work” side of the street</li> </ul>
<b>1700 CORYDON AVENUE</b>							
	BRANDI ELOQUENCE 204 934 6246  SHAE HALPIN 204 560 2536  BRETT INTRATER 204 934 6229		6A 10B 14A 17 18	450 1,299 598 1,022 380	\$20.00 \$20.00 \$20.00 \$20.00 \$20.00	\$14.95 \$14.95 \$14.95 \$14.95 \$14.95	<ul style="list-style-type: none"> <li>Boutique retail/ office space in River Heights</li> <li>Join RBC, Kumon and Bernstein's Deli, a Winnipeg institution</li> <li>(+/-) 16,200 cars pass by per day (City of Winnipeg, 2015)</li> <li>Excellent visibility on key retail and commuter corridor</li> <li>Located in the heart of River Heights, a wealthy residential district in SW Winnipeg</li> <li>Unit 10B available October 1st</li> </ul>

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400 FORT WHYTE WAY							
	CHRIS HOURIHAN 204 934 6215	ML	UNIT A	8,438	\$13.95	\$4.27	<ul style="list-style-type: none"><li>• Convenient access to Southwest Winnipeg and surrounding rural area</li><li>• 3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node</li><li>• Suitable for a variety of office, retail or industrial</li><li>• T-5 lighting throughout</li><li>• Pylon signage available</li><li>• No city of Winnipeg business tax</li></ul>
		ML	UNIT B	6,075	\$13.95	\$4.27	
		ML	UNIT C	6,072	\$13.95	\$4.27	
	JAMES TOKER 204 934 6210	ML	COMBINED	20,585	\$13.95	\$4.27	
	BRANDI ELOQUENCE 204 934 6246	ML	110	12,063	\$15.95	\$4.27	
MUSE FLATS - 290 COLONY STREET							
	CHRIS HOURIHAN 204 934 6215		CRU 1	1,172	\$17.65	\$9.79	<ul style="list-style-type: none"><li>• Brand new architecturally significant commercial space, ideal for restaurant, service, retail and professional uses</li><li>• Excellent patio opportunity to serve residential tenants and University of Winnipeg students</li><li>• Located at high exposure corner steps away from University of Winnipeg Campus, and WAG</li></ul>
			CRU 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"><li>• Blank canvas ready for tenant design and fit-up</li><li>• Main floor of a modern design 6 storey, 64 suite property</li><li>• Tucked away in the East Exchange District within close proximity to an array of amenities</li><li>• Amazing walk-ability, close to local spots including Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Avenue Pumphouse, The Forks and much more</li></ul>
	MURRAY GOODMAN 204 928 5009						
108 OSBORNE STREET							
	BRETT INTRATER 204 934 6229	C2	5	4,000	\$24.00	\$7.76	<ul style="list-style-type: none"><li>• Main floor and lower level available</li><li>• High visibility location in the heart of Osborne Village</li><li>• Former fitness facility</li><li>• HVAC includes 1x 10 ton and 1x 5 ton units</li><li>• Available immediately</li></ul>
	RYAN MUNT 204 928 5015						





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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>1859 PORTAGE AVENUE</b>							
	CHRIS HOURIHAN 204 934 6215	<b>C2</b> C2	<b>1857</b> 1859	<b>2,700</b> 950	<b>LEASED</b> \$14.00	<b>LEASED</b> \$8.25	<ul style="list-style-type: none"> <li>Fantastic exposure along the main artery of Portage Ave in a highly visible location</li> <li>Close proximity to Winnipeg Richardson International Airport and Polo Park</li> <li>On site parking in rear parking lot with street front parking on Portage Ave and side street parking on Collegiate St and Roseberry St</li> <li>Perfect for office and professional services, salon services and many retail uses</li> </ul>
	BRETT INTRATER 204 934 6229						
<b>REFINERY CRU - 428 BALLANTRAE DRIVE</b>							
	BRETT INTRATER 204 934 6229	RMU	BUILDING B	4,471	\$26.00	\$10.00	<ul style="list-style-type: none"> <li>Brand new commercial units available in the heart of SW Winnipeg anchoring a 2 building, 174 unit development</li> <li>Suitable for retail, commercial, office and professional services</li> <li>Units starting from (+/-) 875 sf</li> <li>Excellent access to major transportation routes</li> <li>Available August 2022</li> </ul>
	CHRIS HOURIHAN 204 934 6215						
<b>470 RIVER AVENUE</b>							
	BRETT INTRATER 204 934 6229		3RD FLOOR	1,344	\$2,800 PER MONTH		<p><b>UNDER NEW OWNERSHIP</b></p> <ul style="list-style-type: none"> <li>Situated in the heart of Osborne Village, one of Winnipeg's most desirable areas</li> <li>Heavy pedestrian and vehicle traffic</li> <li>Abundance of surrounding amenities</li> <li>Convenient access to major public transportation routes</li> </ul>
<b>SHOPS OF WEST ST PAUL</b>							
	BRETT INTRATER 204 934 6229			1,000 - 100,000	TBD	TBD	<ul style="list-style-type: none"> <li>The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. Paul</li> <li>Located on the North West corner of Main St and the Perimeter Hwy, just East of the Sunova Centre, a (+/-) 17,000 sf recreation facility</li> <li>Excellent access off Main St, with a signalized intersection to be installed Q3 2021</li> </ul>
	CHRIS MACSYMIC 204 928 5019						

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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		<b>MAIN FLOOR COMMERCIAL UNITS</b> <ul style="list-style-type: none"><li>• Storefront that sits below a luxury apartment complex with 251 new units and 20,000 sf of residential amenities</li><li>• Located close to Canada Life Centre events with high vehicular and pedestrian traffic</li><li>• Options to expand into the plaza are negotiable</li><li>• Additional features include: a 13' high exposed ceiling, industrial concrete finishes, architectural lighting and floor to ceiling glazing along the storefront</li></ul>
			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"><li>• Restaurant with atrium and patio opportunity in the core of downtown</li><li>• Steps from True North Square and the RBC Convention Centre</li><li>• Space can be subdivided</li></ul>
	RYAN MUNT 204 928 5015						
	CHRIS HOURIHAN 204 934 6215						
763 WESTMINSTER AVENUE							
	BRANDI ELOQUENCE 204 934 6246	C1	MAIN FLOOR	512	LEASED		<ul style="list-style-type: none"><li>• Bite-sized retail/office in the heart of Wolseley</li><li>• Situated along the busy street of Westminister Ave</li><li>• Located near quaint shops along Westminister and close walking distance to many restaurants and amenities " along Maryland St and Sherbrook St</li><li>• Excellent location for small retail, personal services or office</li><li>• Basement space included, along with a washer/dryer, bathroom, and shower</li><li>• Parking spot included at the rear</li><li>• Zoned C1</li></ul>
	CHRIS HOURIHAN 204 934 6215	C1	BASEMENT	512			

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# RETAIL FOR SALE

## 108 OSBORNE STREET

(+/-) 9,200 sf Available

### PROPERTY HIGHLIGHTS

- Located in the heart of Osborne Village
- Significant pedestrian and vehicle traffic
- Convenient access to major public transportation routes
- Close proximity to the various amenities of Osborne Village
- Main and lower level: 4,000 sf for lease, former fitness facility
- 2nd & 3rd level: 5,200 sf fully leased to a nightclub
- Zoned C2
- Property Taxes: \$44,489.01 (2022)


### FOR MORE DETAILS CONTACT

**Brett Intrater**  
**Senior Vice President**  
T 204 934 6229  
C 204 999 1238  
[brett.intrater@cwstevenson.ca](mailto:brett.intrater@cwstevenson.ca)

**Ryan Munt**  
**Senior Vice President**  
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C 204 298 1905  
[ryan.munt@cwstevenson.ca](mailto:ryan.munt@cwstevenson.ca)



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





ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>309 3RD STREET - SOMERSET, MANITOBA</b> 	BRETT INTRATER 204 934 6229	C		2,156	5,400 SF	\$200,000	<ul style="list-style-type: none"> <li>Well maintained single tenant office/retail building for sale in Somerset Manitoba</li> <li>Former freestanding RBC retail branch located on 3rd St (Hwy 242), Somerset's main thoroughfare</li> <li>Main floor: Open area, 3 private offices, former ATM area, washrooms and vault</li> <li>Lower level: Washrooms, storage room, kitchen area, mechanical rooms, and a file storage area</li> <li>Parking is available in the front and behind the building</li> </ul>
<b>483 BANNATYNE AVENUE</b> 	JAMES TOKER 204 934 6210  BRETT INTRATER 204 934 6229	C2		1,734		\$350,000.00	<ul style="list-style-type: none"> <li>Incredibly well-maintained building ideal for use as a daycare centre</li> <li>Prime location in an established neighborhood within walking distance to Health Sciences Centre, schools, and multiple other amenities</li> <li>Numerous upgrades to the building within the last five years, including the roof in 2020</li> <li>Appliances and office furniture available as part of the sale</li> <li>Zoned C2 which allows for a variety of commercial uses</li> </ul>
<b>516 BURROWS RD - MCCREARY, MB</b> 	BRETT INTRATER 204 934 6229	C		3,520		\$200,000	<ul style="list-style-type: none"> <li>2-Storey single tenant office/retail building for sale in McCreary Manitoba</li> <li>Former freestanding RBC retail branch located on the corner of Burrows Rd and 1 Avenue just off of Hwy 50</li> <li>Excellent exposure along Burrows Road, the town of McCreary's main thoroughfare</li> <li>Main Floor: 3 private offices, open area, 2 vaults and washrooms</li> <li>2nd Level: Kitchen, janitor room and an additional full bathroom</li> </ul>
<b>629 CORYDON AVENUE</b> 	TYSON PREISANTANZ 204 928 5002  BRETT INTRATER 204 934 6229	C2		2,300		COND SOLD	<ul style="list-style-type: none"> <li>Mixed-use building located on the amenity rich Corydon Ave in the heart of Corydon Village, one of Winnipeg's most densely populated areas</li> <li>High vehicle and pedestrian traffic area</li> <li>Excellent exposure</li> <li>(+/-) 5 parking stalls at the rear of the building with additional street parking available</li> <li>Main level is currently tenant operating as a Nail Salon</li> <li>2nd level living quarters including 2 bedrooms, full bathroom, kitchen, living room and storage area</li> </ul>

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>627 ELLICE AVENUE</b>							
	STEPHEN SHERLOCK 204 928 5011	C2		2,460	12,937 SF	\$600,000	<ul style="list-style-type: none"> <li>• Vacant property well suited to a variety of restaurant and retail users</li> <li>• Ample parking</li> <li>• Located 4-6 minutes from Portage and Main, the HSC campus and the Polo Park commercial district</li> <li>• Property is well positioned to access large daytime trade populations</li> <li>• Excellent access and egress to Maryland St and Ellice Ave</li> <li>• Very strong visual presence with opportunities for signage on building and 2 prominent pylons</li> </ul>
<b>642 GOVERNMENT STREET - DRYDEN, ONTARIO</b>							
	BRETT INTRATER 204 934 6229	CH			2.395	\$700,000	<ul style="list-style-type: none"> <li>• Prime location next to Walmart and Red River Co-op</li> <li>• Across the highway from Tim Horton's and Extra Foods</li> <li>• Great visibility from Highway 17</li> <li>• Fully serviced land</li> <li>• Zoned CH - Commercial Highway</li> </ul>
	TYSON PRESENTANZ 204 928 5002						
<b>1280 NOTRE DAME AVENUE</b>							
	BRETT INTRATER 204 934 6229	M1		8,768	2.69	\$3,950,000	<ul style="list-style-type: none"> <li>• 1.69 Acre site with two buildings developed</li> <li>• Building 1: (+/-) 2,618 sf building currently leased to Juvian Restaurant</li> <li>• Building 2: (+/-) 6,060 sf brand new building currently vacant</li> <li>• (+/-) 1 Acre excess land for development</li> <li>• Architectural stamped drawings completed for two additional buildings</li> <li>• Underground services in place</li> </ul>
	RYAN MUNT 204 928 5015						
<b>108 OSBORNE STREET</b>							
	BRETT INTRATER 204 934 6229	C2		9,200 PLUS BASEMENT		\$2,750,000	<ul style="list-style-type: none"> <li>• High visibility location in the heart of Osborne Village</li> <li>• Main Floor: Former fitness facility</li> <li>• 2nd &amp; 3rd Floor: Fully leased night club</li> <li>• HVAC includes 1x 10 ton and 1x 5 ton units</li> <li>• Available immediately</li> </ul>
	RYAN MUNT 204 928 5015						

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>1379-1381 PORTAGE AVENUE</b>							
	CHRIS HOURIHAN 204 934 6215	C2		8,621		\$1,595,000	<ul style="list-style-type: none"> <li>1381 Portage Ave leased until November 14th, 2023</li> <li>1379 Portage Ave beautifully built out including new floors and kitchenette</li> <li>Excellent Portage Ave exposure from both eastbound and westbound traffic</li> <li>Located on the corner of Portage Ave and Strathcona St, along major transit routes</li> <li>Beside Polo Park retail node, offering nearby walking and driving amenities including many restaurants, shopping and services</li> </ul>
<b>1863 PORTAGE AVENUE</b>							
	BRETT INTRATER 204 934 6229  RYAN MUNT 204 928 5015  SHAE HALPIN 204 560 2536			4,480 SF	0.2	\$2,000,000.00	<ul style="list-style-type: none"> <li>Single-tenant office/retail building for sale</li> <li>Former freestanding RBC retail branch situated on the corner of Portage Ave and Collegiate St</li> <li>Excellent exposure along Portage Ave, Winnipeg's main thoroughfare from the Trans Canada Hwy to Downtown Winnipeg</li> <li>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</li> </ul>
<b>68 RAILWAY ROAD - PIERSON, MANITOBA</b>							
	BRETT INTRATER 204 934 6229			2,000		\$150,000.00	<ul style="list-style-type: none"> <li>Well maintained single tenant office/retail building for sale in Pierson Manitoba</li> <li>Former freestanding RBC retail branch located on 68 Railway Ave Pierson's main commercial thoroughfare</li> <li>Easy access from Hwy 3 and Hwy 256</li> <li>Parking is available in the front and behind the building</li> <li>Pylon signage available in front of the building</li> </ul>

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# LAND & INVESTMENT FOR SALE

## 325 WALLASEY STREET

(+/-) 6,110 sf Available on 0.78 Acres

### PROPERTY HIGHLIGHTS


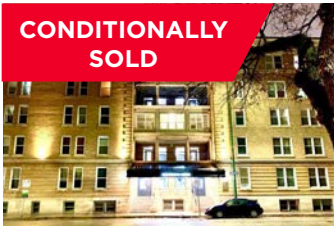
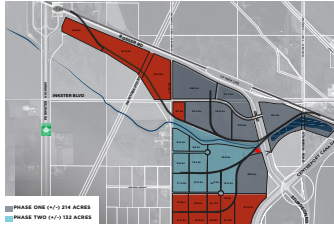

- Located in St. James in close proximity to Portage Ave and Moray St
- Former place of worship with ample land
- Built in 1959 and has been meticulously maintained
- (+/-) 50 parking stalls
- Large meeting area, private meeting rooms, kitchen, garage/storage area with overhead door

### FOR MORE DETAILS CONTACT

**Murray Goodman**  
**Senior Vice President & Principal**  
T 204 928 5009  
C 204 990 4800  
[murray.goodman@cwstevenson.ca](mailto:murray.goodman@cwstevenson.ca)

**Stephen Sherlock**  
**Vice President**  
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C 204 799 5526  
[steve.sherlock@cwstevenson.ca](mailto:steve.sherlock@cwstevenson.ca)

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>ASHBERRY PLACE, THOMPSON MB</b>						
	CHRIS MACSYMIC 204 928 5019			3.67	\$8,400,000	<ul style="list-style-type: none"> <li>• 108 residential units within 5 buildings</li> <li>• 100% leased</li> <li>• \$1,100 average monthly rent</li> <li>• Ample parking stalls</li> <li>• Closely located to the City Centre Mall and University</li> <li>• Recent unit renovations</li> </ul>
<b>AMBASSADOR MANOR - 379 &amp; 388 HARGRAVE STREET</b>						
	BRETT INTRATER 204 934 6229		D	0.40	COND SOLD	<ul style="list-style-type: none"> <li>• Turnkey investment opportunity - significant capital spent over recent years, all major components replaced/refurbished</li> <li>• 72 units</li> <li>• Near term upside based on RTB registered rent increases</li> <li>• Beautiful Heritage building</li> <li>• One of a kind heritage wedge-shaped building built to last - masonry concrete block and reinforced concrete floor construction</li> </ul>
<b>CENTREPORT RAIL PARK</b>						
	CHRIS MACSYMIC 204 928 5019		I3 I3	6.9 - 644 21.01	CONTACT AGENT COND SOLD	<b>SERVICING CURRENTLY UNDERWAY</b> <ul style="list-style-type: none"> <li>• Fully-serviced lots from 6.9 to 46.5+ acres</li> <li>• Lots can be combined</li> <li>• Developer will consider build-to-suit projects</li> <li>• Access to interstate-quality highways on both east and west sides of the Park, allowing for 5 mins to 90 km/55 mph</li> <li>• Developer motivated to provide preferential pricing for Phase I projects</li> </ul>
<b>220 CREE CRESCENT</b>						
	TYSON PRESENTANZ 204 928 5002		M2	1.69	\$3,450,000	<b>NOW FULLY LEASED</b> <ul style="list-style-type: none"> <li>• Conveniently located within Murray Industrial Park in close proximity to major trucking routes</li> <li>• Ample parking on-site</li> <li>• Unit A/B: Interior buildout includes an executive office with an attached bathroom, 8 private offices, full kitchen, reception area, flex area and a large open office area</li> <li>• Unit C: Interior includes reception area with a bathroom and warehouse space</li> </ul>

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<b>642 GOVERNMENT STREET - DRYDEN, ONTARIO</b>						
	BRETT INTRATER 204 934 6229  TYSON PRESENTANZ 204 928 5002		CH	2.395	\$700,000	<ul style="list-style-type: none"> <li>• Prime location next to Walmart and Red River Co-op</li> <li>• Across the highway from Tim Horton's and Extra Foods</li> <li>• Great visibility from Hwy 17</li> <li>• Fully serviced land</li> <li>• Zoned CH - Commercial Highway</li> </ul>
<b>748 KEEWATIN STREET</b>						
	BRETT INTRATER 204 934 6229			2.15	COND SOLD	<ul style="list-style-type: none"> <li>• Large-scale rare infill opportunity with high exposure on a major thoroughfare and transit route</li> <li>• Potential to rezone to RMU or RMF-L to build a medium to high density multi-family or mixed-use project commercial/retail</li> <li>• Historically low financing rates</li> <li>• Demand for new rental housing with a lack of new supply in the northwest node</li> </ul>
<b>1131 NAIRN AVENUE</b>						
	STEPHEN SHERLOCK 204 928 5011		C3	1.1	UNPRICED	<ul style="list-style-type: none"> <li>• High traffic retail opportunity</li> <li>• Property is well positioned with traffic counts of 40,100 cars passing by per day</li> <li>• Ample parking</li> <li>• 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</li> <li>• Access to Data Room will be provided to prospective Purchasers upon signing a Confidentiality Agreement</li> </ul>
<b>100 OAK POINT HIGHWAY</b>						
	STEPHEN SHERLOCK 204 928 5011		M1	4.17	MARKET	<ul style="list-style-type: none"> <li>• Expression of interest date: August 25th, 2022</li> <li>• Property boasts exceptional access and exposure along Winnipeg's prominent Route 90 corridor</li> <li>• Nearby Route 90 properties are home to a long-standing cluster of Winnipeg's transport truck sales/service and logistics users</li> <li>• Adjacent to CentrePort Canada</li> </ul>

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>249-271 OAK POINT HIGHWAY</b>						
	MURRAY GOODMAN 204 928 5009		M1	5.82	COND SOLD	<ul style="list-style-type: none"> <li>Property features 4 buildings with total rentable area of 30,323 sq. ft.</li> <li>Property is 100% leased</li> <li>+/- 5.83 acre site with frontage on Oak Point Highway</li> <li>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</li> <li>Well located fronting a major transportation corridor</li> <li>Very low site coverage with development potential</li> </ul>
	BRETT INTRATER 204 934 6229					
	RYAN MUNT 204 928 5015					
<b>1280 NOTRE DAME AVENUE</b>						
	BRETT INTRATER 204 934 6229		M1	2.69	\$3,950,000	<ul style="list-style-type: none"> <li>1.69 Acre site with two buildings developed</li> <li>Building 1: (+/-) 2,618 sf building currently leased to Juvian Restaurant</li> <li>Building 2: (+/-) 6,060 sf brand new building currently vacant</li> <li>(+/-) 1 Acre excess land for development</li> <li>Architectural stamped drawings completed for two additional buildings</li> <li>Underground services in place</li> </ul>
	RYAN MUNT 204 928 5015					
<b>KROMAR BUILDING - 725 PORTAGE AVENUE</b>						
	CHRIS MACSYMIC 204 928 5019			1.24	COND SOLD	<ul style="list-style-type: none"> <li>(+/-) 110,800 sf on 1.24 acres</li> <li>Well situated asset with unique opportunity for redevelopment</li> <li>Located on the NE corner of Portage Ave and Huntleigh St</li> <li>Development potential for residential or self-storage (re-zoning required)</li> </ul>
	BRETT INTRATER 204 934 6229					
<b>SOUTHWEST WINNIPEG DEVELOPMENT LAND</b>						
	BRETT INTRATER 204 934 6229			3.69	COND SOLD	<ul style="list-style-type: none"> <li>Highly desirable SW land</li> <li>Growing area being surrounded by new homes and multifamily buildings</li> <li>Excellent visibility from Kenaston Blvd</li> <li>Brand new development ideal for office, flex industrial/ office, car dealerships, self-storage and high-end commercial condos</li> <li>Some development restrictions apply</li> </ul>
	CHRIS MACSYMIC 204 928 5019			3.84	COND SOLD	
	RYAN MUNT 204 928 5015					

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
1379-1381 PORTAGE AVENUE						
	CHRIS HOURIHAN 204 934 6215		C2	8,621	\$1,595,000	<ul style="list-style-type: none"><li>• 1381 Portage Ave leased until November 14th, 2023</li><li>• 1379 Portage Ave beautifully built out including new floors and kitchenette</li><li>• Excellent Portage Ave exposure from both eastbound and westbound traffic</li><li>• Located on the corner of Portage Ave and Strathcona St, along major transit routes</li><li>• Beside Polo Park retail node, offering nearby walking and driving amenities including many restaurants, shopping and services</li></ul>
PORTAGE LA PRAIRIE MOTEL & LAND						
	TYSON PREISANTANZ 204 928 5002		C3	3.55	\$1,500,000.00	<ul style="list-style-type: none"><li>• Access off of Trans-Canada Hwy (1A)</li><li>• Building can be removed at leaser's request to allow for multiple uses</li><li>• Zoned C3</li><li>• 12 rooms and one manager suite</li><li>• Located near all major amenities: Restaurant, gas, retail, and grocery</li></ul>
	RYAN MUNT 204 928 5015					
	BRETT INTRATER 204 934 6229					
174 PROVENCHER BOULEVARD						
	BRETT INTRATER 204 934 6229		C2	.54	UNCOND SOLD	<ul style="list-style-type: none"><li>• High profile development site</li><li>• Rare opportunity for a mixed-use high exposure development</li><li>• Potential to build 6-storey building</li><li>• Historically low financing rates</li></ul>
	CHRIS MACSYMIC 204 928 5019					
510 PROVENCHER BOULEVARD & 209 ARCHIBALD STREET						
	STEPHEN SHERLOCK 204 928 5011		M2	29,813 SF	COND SOLD	<ul style="list-style-type: none"><li>• Amazing redevelopment opportunity at a high traffic intersection</li><li>• Four separate lots to total 29,813 sf at the corner of Archibald and Provencher</li><li>• 122' of frontage on Provencher and 244' of frontage on Archibald</li><li>• 33,500 vehicles drive on Provencher and 32,500 on Archibald per day</li></ul>
	CHRIS MACSYMIC 204 928 5019					

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**Stevenson**

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>6043 PTH 2E - OAK BLUFF</b>						
	BRETT INTRATER 204 934 6229			81.98	\$18,445,500.00 (\$225,000 PER ACRE)	<ul style="list-style-type: none"> <li>• Access to services include municipal water, low pressure sewer and natural gas</li> <li>• Extremely high visibility from both the Perimeter Hwy and McGillivray Blvd</li> <li>• In close proximity to the town of Oak Bluff and the City of Winnipeg</li> <li>• In the process of being designated for Commercial and Industrial use. Could also be used as Residential land.</li> </ul>
<b>961-975 SHERWIN ROAD</b>						
	BRETT INTRATER 204 934 6229  CHRIS MACSYMIC 204 928 5019		M2	4.55	\$8,000,000	<ul style="list-style-type: none"> <li>• Owner-User Opportunity with strong, long term holding income and stable cash flows</li> <li>• Well located, close proximity to major transportation routes and the Winnipeg Richardson International Airport</li> <li>• Opportunity to acquire an institutional quality property well below replacement cost</li> </ul>
<b>36 &amp; 88 SUMKA ROAD</b>						
	BRETT INTRATER 204 934 6229		RR5	62.4	\$3,650,000	<ul style="list-style-type: none"> <li>• Over 60 acres of river front land primed for development</li> <li>• Located in the City of Winnipeg on the east banks of the Seine River fronting the Perimeter Hwy</li> <li>• Currently existing on site is a (+/-) 2,150 sf house and various size commercial buildings</li> <li>• Excellent opportunity to hold for next phase of city servicing or to develop into single family parcels</li> <li>• Partially serviced by well and holding tanks</li> </ul>
<b>1284 WILKES AVENUE</b>						
	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	<ul style="list-style-type: none"> <li>• Highly sought-after development land in SW Winnipeg</li> <li>• 1,500 feet of frontage</li> <li>• Direct access off Wilkes Ave</li> <li>• Excellent Visibility with daily traffic count of 100,000 vehicles at corner of Kenaston and Sterling Lyon</li> <li>• Amenity rich area</li> <li>• Adjacent to Seasons of Tuxedo, The Outlet Collection and Winnipeg's newest luxury auto dealership corridor</li> </ul>


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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>325 WALLASEY STREET</b>						
	MURRAY GOODMAN 204 928 5009		R1M	0.78	\$1,200,000	<ul style="list-style-type: none"> <li>• 6,110 sf Available on 0.78 Acres</li> <li>• Located in St. James in close proximity to Portage Ave and Moray St</li> <li>• Former place of worship with ample land</li> <li>• Built in 1959 and has been meticulously maintained</li> <li>• (+/-)50 parking stalls</li> <li>• Large meeting area, private meeting rooms, kitchen, garage/storage area with overhead door</li> </ul>
	STEPHEN SHERLOCK 204 928 5011					

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