

DECEMBER 2022



AVAILABILITY REPORT





FOR LEASE

INDUSTRIAL

OFFICE

RETAIL

FOR SALE

INDUSTRIAL

OFFICE

RETAIL

LAND & INVESTMENT



INDUSTRIAL FOR LEASE

21 A MURRAY PARK ROAD

(+/-) 4,082 sf Available

PROPERTY HIGHLIGHTS

- Office space located on Murray Park Road 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
- Zoned M2

FOR MORE DETAILS CONTACT

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*Please click the property image for more details.

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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
500 15TH STREET NW - PORTAGE LA PRAIRIE										
<div>NEW</div> 	TYSON PRESENTANZ 204 928 5002	M2	21.27	162,763			18.5' - 22'	TBD	TBD	<ul style="list-style-type: none"> Industrial warehousing facility in the thriving community of Portage la Prairie, located 85 km West of Winnipeg Dock & Grade Loading Compound space surrounded by security fencing around perimeter of the site Former Campbell Soup Company manufacturing and canning facility 2,000 amp dedicated transformer on site
	RYAN MUNT 204 928 5015									
560 CAMIEL SYS STREET										
	TYSON PRESENTANZ 204 928 5002	M2		43,327			22'	\$13.50	\$3.31	<ul style="list-style-type: none"> Close proximity to major transportation routes 25 overhead doors (mix of dock & grade) Fully sprinklered 3 phase 600 amp 347/600 volt Fully fenced and paved compound Recent building expansion Site coverage 15.67%
	CHRIS MACSYMIC 204 928 5019									
1865 BURROWS AVENUE										
	TYSON PRESENTANZ 204 928 5002	M2	B	23,792	1	1	18'6"	\$7.95	\$2.75	<ul style="list-style-type: none"> Located in the heart of Inkster Industrial Park on Burrows Avenue between Keewatin Street and Plymouth Street Compound space available 1,140 sf of built out office space 22,652 sf of warehouse space Fully sprinklered (ESFR) Heavy power
	RYAN MUNT 204 928 5015									
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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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"> • 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'	\$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	104	2,000		20'	TBD	\$4.27	
		ML	110	12,063	1	20'	\$15.95	\$4.27	
MCGILLIVRAY BUSINESS PARK - 2 HIGH LEVEL ROAD									
	RYAN MUNT 204 928 5015	ML	UNIT 1	2,760	1		\$14.95	TBD	<ul style="list-style-type: none"> • Brand new industrial/flex development in McGillivray Business Park • 14' x 14' Grade loading door available in each unit • No City of Winnipeg business taxes • New fully controlled intersection at McGillivray Blvd & South Landing Dr/Progress Way • Convenient access to Kenaston & McGillivray, Southwest Winnipeg's most dominant commercial node
		ML	UNIT 5	2,760	1		\$14.95	TBD	
	SHAE HALPIN 204 560 2536								
	CHRIS HOURIHAN 204 934 6215								
21 JOHN HIEBERT DRIVE - RM OF SPRINGFIELD									
	TYSON PRESENTANZ 204 928 5002	M1	2	1,500	1	18'	\$1,750 PER MONTH	COMPOUND SPACE AVAILABLE <ul style="list-style-type: none"> • Situated just east of the City of Winnipeg • Located 2 minutes from Dugald Rd and 4 minutes from the Perimeter Hwy • Units can be combined • 200 Amp service per unit • Grade door size: 14'x14' • CAM & Tax: \$375 per Month 	
		M1	3	1,500	1	18'	\$1,750 PER MONTH		
	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"> • 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
		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	

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289 KING STREET										
	STEPHEN SHERLOCK 204 928 5011	M	MAIN FLOOR	3,727				\$7.00	\$3.05	<ul style="list-style-type: none"> • Located in central Winnipeg at the Intersection of King St and Henry Ave • 30 parking stalls with additional parking • 1 freight elevator • Fully sprinklered • Sheltered loading dock • 3rd floor - sub-dividable • Utilities included
	CHRIS HOURIHAN 204 934 6215		3RD FLOOR	2,976				\$6.00	\$3.05	
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	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"> • 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 PREISANTANZ 204 928 5002									





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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			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									
90-120 PARAMOUNT ROAD										
	TYSON PREISENTANZ 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
		M2	110	2,684		1		\$8.50	\$4.35	
	RYAN MUNT 204 928 5015									
1201 RICHARD AVENUE										
	CHRIS HOURIHAN 204 934 6215	M2	1201	1,925	1		11'5"	LEASED	LEASED	<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

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6 RYAN WIRTH WAY										
	RYAN MUNT	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	
	204 928 5015			1,500	1	24'	\$14.95	\$4.50		
	BRETT INTRATER			1,500	1	24'	\$14.95	\$4.50		
	204 934 6229			2,000	1	24'	\$14.95	\$4.50		
220 SAULTEAUX CRESCENT										
	MURRAY GOODMAN	M2		30,662	1	1	18'6"	\$8.95	<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	
	204 928 5009							TBD		
	RYAN MUNT									
	204 928 5015									
	CHRIS MACSYMIC									
	204 928 5019									
965 SHERWIN ROAD										
	RYAN MUNT	M2	965	38,700		6	19'4"	\$7.50	\$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
	204 928 5015									
	CHRIS MACSYMIC									
	204 928 5019									
	TYSON PRESENTANZ									
	204 928 5002									
STEELE BUSINESS PARK PHASE I										
	STEPHEN SHERLOCK		PHASE I	6,075 - 18,225			28'	TBD	\$3.50	PHASE I 70% LEASED <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
	204 928 5011									
	RYAN MUNT									
	204 928 5015									
	TYSON PRESENTANZ									
	204 928 5002									

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STEELE BUSINESS PARK PHASE I									
	STEPHEN SHERLOCK 204 928 5011		PHASE II	5,425 - 65,715		28'	TBD	\$3.50	PHASE II READY FOR FIXTURING <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 8	3,850	2	16' - 20'	\$8.50	\$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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INDUSTRIAL FOR SALE

560 CAMIEL SYS STREET

(+/-) 43,327 sf on 6.35 Acres

PROPERTY HIGHLIGHTS



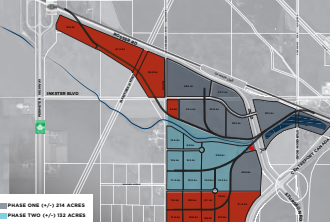

- Within close proximity to major transportation routes: Dugald Road, Lagimodiere Boulevard and the Perimeter Highway
- 22' clear ceiling height
- 25 overhead doors (mix of dock & grade)
- Fully sprinklered
- Recent building expansion
- 3 phase 600 amp 347/600 volt
- Fully fenced and paved compound
- Ample parking on-site
- Zoned M2
- Site coverage 15.67%
- Property Taxes: \$139,114.77 (2021)

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
500 15TH STREET NW - PORTAGE LA PRAIRIE									
<div>NEW</div> 	TYSON PRESENTANZ 204 928 5002	M2	21.27	162,763			18.5' - 22'	TBD	<ul style="list-style-type: none">Industrial warehousing facility in the thriving community of Portage la Prairie, located 85 km West of WinnipegDock & Grade LoadingCompound space surrounded by security fencing around perimeter of the siteFormer Campbell Soup Company manufacturing and canning facility2,000 amp dedicated transformer on site
	RYAN MUNT 204 928 5015								
560 CAMIEL SYS STREET									
<div>PRICE REDUCED</div> 	TYSON PRESENTANZ 204 928 5002	M2	6.35	43,327			22'	\$9,600,000	<ul style="list-style-type: none">Close proximity to major transportation routes25 overhead doors (mix of dock & grade)Fully sprinklered3 phase 600 amp 347/600 voltFully fenced and paved compoundRecent building expansionSite coverage 15.67%
	CHRIS MACSYMIC 204 928 5019								
CENTREPORT RAIL PARK									
	CHRIS MACSYMIC 204 928 5019	I3	6.9 - 665					CONTACT AGENT	SERVICING CURRENTLY UNDERWAY <ul style="list-style-type: none">Fully-serviced lots from 6.9 to 46.5+ acresLots can be combinedDeveloper will consider build-to-suit projectsAccess to interstate-quality highways on both east and west sides of the Park, allowing for 5 mins to 90 km/55 mphDeveloper motivated to provide preferential pricing for Phase I projects
	MURRAY GOODMAN 204 928 5009								
68 CRANE STREET - THOMPSON, MB									
	RYAN MUNT 204 928 5015		1.34	17,000				\$495,000.00	<ul style="list-style-type: none">(+/-) 17,000 sf Industrial building situated on 1.34 acres of landLocated in Thompson, the largest city in the Northern Region of Manitoba, situated along the Burntwood RiverClose access to Provincial Trunk Hwy 6 and the Thompson Train StationGrade loading
	CHRIS MACSYMIC 204 928 5019								
	TYSON PRESENTANZ 204 928 5002								

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220 CREE CRESCENT									
	TYSON PRESENTANZ 204 928 5002	M2	1.69	18,000	5		18'	\$3,450,000	<div>NOW FULLY LEASED</div> <ul style="list-style-type: none">Conveniently located within Murray Industrial Park in close proximity to major trucking routesLarge compound spaceAmple parking on-siteUnit 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 areaUnit C: Interior includes reception area with a bathroom and warehouse space
	CHRIS MACSYMIC 204 928 5019								
1280 NOTRE DAME AVENUE									
<div>CONDITIONALLY SOLD</div> 	BRETT INTRATER 204 934 6229	M1	2.69	8,768				COND SOLD	<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									
<div>UNCONDITIONALLY SOLD</div> 	MURRAY GOODMAN 204 928 5009	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
	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	<div>40% PRE-SOLD!</div> <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	
	SHAE HALPIN 204 560 2536	IB		1,040	1		18'	\$270,000	

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ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SQ FT +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
SHERWIN PARK - INDUSTRIAL CONDOS FOR SALE								
	RYAN MUNT 204 928 5015	M2	UNIT 203-204	5,828		2	\$975,000	<ul style="list-style-type: none"> Industrial complex located adjacent to the Winnipeg Richardson International Airport Located within CentrePort Canada, North America's largest tri-modal inland port Centrally located with close proximity to major transportation routes Ideal space for manufacturing, wholesale and distribution users Flexible bay sizes
		M2	305	2,658		1	COND SOLD	
	CHRIS MACSYMIC 204 928 5019	M2	306-307	5,327		2	\$900,000	
		M2	501-503	6,416	1	2	\$1,100,000	
	TYSON PRESENTANZ 204 928 5002	M2	504-505	4,352		2	COND SOLD	
		M2	601	2,347		1	\$425,000	
961-975 SHERWIN ROAD								
	BRETT INTRATER 204 934 6229	M2	4.55	82,463		16	\$8,000,000	<ul style="list-style-type: none"> 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
	CHRIS MACSYMIC 204 928 5019							

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OFFICE FOR LEASE

440 DOVERCOURT DRIVE

(+/-) 2,600 to 9,660 sf of nicely developed office and shop space

PROPERTY HIGHLIGHTS

- Located in heart of Southwest Winnipeg, one of the city's most desirable areas near Kenaston Boulevard and McGillivray Boulevard
- Close to many amenities in a highly desirable area
- Ample parking available
- Bright space full of plenty of natural light
- Shop space could stay as is or be converted to more office
- Fenced compound space
- Can be subdivided
- 20 private offices, open office area, kitchen, boardroom and shop space

FOR MORE DETAILS CONTACT





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Vice President

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Senior Vice President & Principal

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
280 BROADWAY						
	TYSON PRESENTANZ 204 928 5002	101	5,077	\$12.50	\$14.05	<ul style="list-style-type: none">• 6 MONTHS BASE RENT FREE ON A QUALIFIED 5 YEAR TERM• Located in the heart of Downtown at the corner of Broadway and Smith St• Free Rent: Negotiable• Easy access from South and North entrances• Over \$5 million in building upgrades since 2010• Large floor plate attractive to a variety of tenants• Exterior building signage opportunities• 3 Phase 2,000 amp electrical
		102	3,055	\$12.50	\$14.05	
	CHRIS MACSYMIC 204 928 5019	101-102	8,132	\$12.50	\$14.05	
		3RD FLOOR	6,188	\$12.50	\$14.05	
379 BROADWAY						
	CHRIS HOURIHAN 204 934 6215	303	1,657	\$11.75	\$9.35	<ul style="list-style-type: none">• Move-in ready offices with floor to ceiling windows offering an abundance of natural light• Public transportation access• Accessible facility with elevator access• Professionally managed• Quick occupancy• Perfect for law offices or professional services• Remaining office is a corner office with abundant natural light from two sides
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 Ave• Directly across from the RBC Convention Centre• Connection to downtown's climate-controlled skywalk and concourse systems• 24/7 Security on site• Top of Building Signage Opportunity• Ample parking available at Lakeview Square Parkade• Unit 1410 & 1420 can be combined
		1100	11,109	\$15.50	\$14.58	
	RYAN MUNT 204 928 5015	1410	8,690	\$15.50	\$14.58	
		1420	2,419	\$15.50	\$14.58	
	SHAE HALPIN 204 560 2536	1550	1,554	\$15.50	\$14.58	
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

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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	\$20.00	\$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	\$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">• 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	
	MURRAY GOODMAN 204 928 5009	440	9,660	\$17.95	\$6.15	
FORT GARRY PLACE						
	RYAN MUNT 204 928 5015	500	13,409	TBD	\$7.75	<ul style="list-style-type: none">• Located in an amenity-rich area• Fully furnished – seating for 100+ staff members• Direct elevator access off Fort St• Easy access to parkade from suite• Up to 75 scramble parkade parking stalls available• Rooftop patio access• Unit 5007 has 1 grade loading door• 24-7 on-site security• Several great restaurants on site
	BRETT INTRATER 204 934 6229	5007	9,849	TBD	\$7.75	

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400 FORT WHYTE WAY						
	CHRIS HOURIHAN 204 934 6215	UNIT A	8,438	\$13.95	\$4.27	<ul style="list-style-type: none">• Convenient access to Southwest Winnipeg and surrounding rural area• 3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node• Suitable for a variety of office, retail or industrial• T-5 lighting throughout• Pylon signage available• No city of Winnipeg business tax
		UNIT B	6,075	\$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">• 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	

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TRUE NORTH SQUARE - 242 HARGRAVE STREET						
	RYAN MUNT 204 928 5015	13TH FLOOR	11,291	TBD	\$21.25	<div>LAST OFFICE UNIT AVAILABLE</div> <ul style="list-style-type: none">• 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
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
		11TH FLOOR	7,720	TBD	\$16.81	
	BRETT INTRATER 204 934 6229	COMBINED	15,440	TBD	\$16.81	
1924 MAIN STREET						
	RYAN MUNT 204 928 5015	7	1,274	TBD	TBD	<ul style="list-style-type: none">• Office opportunity on Main St between Leila Ave and Partridge Ave• Large open area with ample natural light• One reserved parking stall at rear of building• Excellent access to major public transportation routes
	SHAE HALPIN 204 560 2536	9	1,500	LEASED	LEASED	

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98 MARKET AVENUE						
	CHRIS HOURIHAN 204 934 6215 MURRAY GOODMAN 204 928 5009		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
470 RIVER AVENUE						
	BRETT INTRATER 204 934 6229 SHAE HALPIN 204 560 2536	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
6 RYAN WIRTH WAY						
	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"> 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 1,500 – 2,000 sf Option to combine units Grade loading No City of Winnipeg business taxes
21 MURRAY PARK ROAD						
	CHRIS MACSYMIC 204 928 5019 TYSON PREISENTANZ 204 928 5002	A BUILD-TO-SUIT	4,082 7,840 - 15,680	\$14.00 \$14.95	\$7.16 TBD	<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

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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	
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• 50+ parking stalls available
	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	2,656	UNCOND LEASED	UNCOND LEASED	<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	MAIN FLOOR	2,500 - 5,414	\$25.00	\$8.80	
	CHRIS MACSYMIC 204 928 5019	SECOND FLOOR	2,500 - 7,300	\$22.00	\$8.80	

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90-120 PARAMOUNT ROAD						
	TYSON PRESENTANZ 204 928 5002	98 110	2,000 2,684	\$7.95 \$8.50	\$4.35 \$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					
1365 PEMBINA HIGHWAY & 1000 WALLER AVENUE						
	BRETT INTRATER 204 934 6229	MAIN LEVEL LOWER LEVEL	4,500 3,433	\$18.00 \$10.00	\$10.00 \$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					
	TYSON PRESENTANZ 204 928 5002					
1859 PORTAGE AVENUE						
	CHRIS HOURIHAN 204 934 6215	1859	950	\$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
	BRETT INTRATER 204 934 6229					
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					

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MB CLINIC - 790 SHERBROOK STREET						
	BRETT INTRATER 204 934 6229	UNIT 110	838	\$28.00	\$15.54	<ul style="list-style-type: none">Join one of Canada's largest Private Multi-Specialty Medical Clinics at Winnipeg's largest state-of-the-art Manitoba ClinicConveniently located adjacent to the Health Sciences Centre on the SW corner of Sherbrook St and McDermot AveTurnkey medical space
		6TH FLOOR	19,796	\$28.00	\$15.54	
	RYAN MUNT 204 928 5015	7TH FLOOR	7,342	\$28.00	\$15.54	
		10TH FLOOR	11,560	\$28.00	\$15.54	
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 Winnipeg2 Contiguous upper tower full floors available8th and 9th floor in base building condition with new lighting and ceiling gradeSuite 100 has private access from St. Mary Ave
		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	
	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 towerRestaurant redevelopment opportunitiesBuilding signage opportunityAmple parking availableMain floor fitness facility & showersMain floor upgrades currently underway2nd 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	\$17.31		
	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		
	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 PREISENTANZ 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 PREISENTANZ 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

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OFFICE FOR SALE

309 3RD STREET - SOMERSET, MANITOBA

(+/-) 2,156 sf on 5,400 sf of Land

PROPERTY HIGHLIGHTS

- Well maintained single tenant office/retail building for sale in Somerset Manitoba
- Former freestanding RBC retail branch located on 3rd Street (Highway 242), Somerset's main thoroughfare
- Main floor: Open area, 3 private offices, former ATM area, washrooms and a 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
- Property Taxes: \$6,905.57 (2021)

FOR MORE DETAILS CONTACT

Brett Intrater
Senior Vice President
T 204 934 6229
C 204 999 1238
brett.intrater@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	\$99,000.00	\$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
483 BANNATYNE AVENUE						
	JAMES TOKER 204 934 6210 BRETT INTRATER 204 934 6229		1,734	\$350,000.00	\$256.16	<ul style="list-style-type: none"> 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
516 BURROWS RD - MCCREARY, MB						
	BRETT INTRATER 204 934 6229		3,520	\$99,000.00	\$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	COND SOLD	COND SOLD	<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

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
1365 PEMBINA HIGHWAY & 1000 WALLER AVENUE						
	BRETT INTRATER 204 934 6229		11,389 SF	\$3,100,000.00	\$35,989.23	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					
	TYSON PRESENTANZ 204 928 5002					
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	\$99,000.00	\$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

98 MARKET AVENUE

(+/-) 2,400 sf beautifully designed office/retail unit

PROPERTY HIGHLIGHTS

- 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
- Very accessible with multiple transit stops and parking lots nearby
- Zoned D

FOR MORE DETAILS CONTACT




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Associate

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Murray Goodman
Senior Vice President & Principal

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C 204 990 4800
murray.goodman@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
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	\$20.00	\$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	\$20.00	\$14.95	
			14A	598	\$20.00	\$14.95	
			17	1,022	\$20.00	\$14.95	
			18	380	\$20.00	\$14.95	
	BRETT INTRATER 204 934 6229						

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
400 FORT WHYTE WAY							
	CHRIS HOURIHAN 204 934 6215	ML	UNIT A	8,438	\$13.95	\$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	\$13.95	\$4.27	
	JAMES TOKER 204 934 6210	ML	UNIT C	6,072	\$13.95	\$4.27	
		ML	COMBINED	20,585	\$13.95	\$4.27	
	BRANDI ELOQUENCE 204 934 6246	ML	104	2,000	TBD	\$4.27	
			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">• 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						
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						

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1859 PORTAGE AVENUE							
	CHRIS HOURIHAN 204 934 6215	C2	1859	950	\$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
	BRETT INTRATER 204 934 6229						
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
	SHAE HALPIN 204 560 2536						
SHOPS OF WEST ST PAUL							
	BRETT INTRATER 204 934 6229			1,000 - 100,000	TBD	TBD	<ul style="list-style-type: none"> The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. Paul Located on the North West corner of Main St and the Perimeter Hwy, just East of the Sunova Centre, a (+/-) 17,000 sf recreation facility Excellent access off Main St, with a signalized intersection to be installed Q3 2021
	CHRIS MACSYMIC 204 928 5019						

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
SMITH STREET LOFTS							
	BRETT INTRATER 204 934 6229	M	1	2,345	\$7,500 PER MONTH SEMI-GROSS		MAIN FLOOR COMMERCIAL UNITS <ul style="list-style-type: none">• Storefront that sits below a luxury apartment complex with 251 new units and 20,000 sf of residential amenities• Located close to Canada Life Centre events with high vehicular and pedestrian traffic• Options to expand into the plaza are negotiable• Additional features include: a 13' high exposed ceiling, industrial concrete finishes, architectural lighting and floor to ceiling glazing along the storefront
			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 downtown• Steps from True North Square and the RBC Convention Centre• Space can be subdivided
	RYAN MUNT 204 928 5015						
	CHRIS HOURIHAN 204 934 6215						

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RETAIL FOR SALE

1379-1381 PORTAGE AVENUE

(+/-) 8,621 sf Available

PROPERTY HIGHLIGHTS

- Two-tenant building with 4,394 sf available for owner/user or new tenant
- 1381 Portage Avenue leased until November 14th, 2023
- 1379 Portage Avenue beautifully built out including new floors and kitchenette
- Excellent Portage Avenue 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

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 +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
309 3RD STREET - SOMERSET, MANITOBA							
	BRETT INTRATER 204 934 6229	C		2,156	5,400 SF	\$99,000	<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
483 BANNATYNE AVENUE							
	JAMES TOKER 204 934 6210 BRETT INTRATER 204 934 6229	C2		1,734		\$350,000	<ul style="list-style-type: none"> 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
516 BURROWS RD - MCCREARY, MB							
	BRETT INTRATER 204 934 6229	C		3,520		\$99,000	<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 PREISANTANZ 204 928 5002 BRETT INTRATER 204 934 6229	C2		2,300		COND SOLD	<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

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
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
642 GOVERNMENT STREET - DRYDEN, ONTARIO							
	BRETT INTRATER 204 934 6229	CH			2.395	COND SOLD	<ul style="list-style-type: none"> • Prime location next to Walmart and Red River Co-op • Across the highway from Tim Horton's and Extra Foods • Great visibility from Highway 17 • Fully serviced land • Zoned CH - Commercial Highway
	TYSON PRESENTANZ 204 928 5002						
1280 NOTRE DAME AVENUE							
	BRETT INTRATER 204 934 6229	M1		8,768	2.69	COND SOLD	<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						

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND 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"> 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
1863 PORTAGE AVENUE							
	BRETT INTRATER 204 934 6229 RYAN MUNT 204 928 5015 SHAE HALPIN 204 560 2536			4,480 SF	0.2	\$2,000,000	<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
68 RAILWAY ROAD - PIERSON, MANITOBA							
	BRETT INTRATER 204 934 6229			2,000		\$99,000	<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

WESTPORT LOT 20

3.02 Acre Mixed-Use Multi-Family Development Site

PROPERTY HIGHLIGHTS


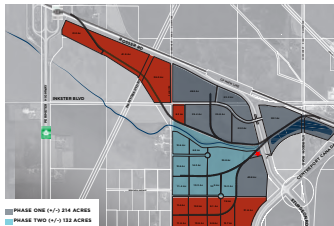

- Located on a prominent corner within the new Westport development just west of the Assiniboia Downs Horse Racing Track and Point West Auto Park, Manitoba's largest auto mall
- Additional surrounding amenities include the Red River Exhibition, Bell MTS Iceplex comprised of 4 rinks, and a new 12,000 sf Early Learning Child Care Centre
- Surrounded by significant residential development including Taylor Farm, Ridgewood South in addition to 8,000 proposed homes within CentrePort and the RM of Headingley
- Two signalized intersections along Trans Canada Hwy #1 providing convenient access to the site

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Chris Macsymic
Senior Vice President & Principal
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**Please click the property image for more details.*

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
ASHBERRY PLACE, THOMPSON MB						
	CHRIS MACSYMIC 204 928 5019			3.67	\$8,400,000	<ul style="list-style-type: none"> • 108 residential units within 5 buildings • 100% leased • \$1,100 average monthly rent • Ample parking stalls • Closely located to the City Centre Mall and University • Recent unit renovations
363 BROADWAY						
	CHRIS MACSYMIC 204 928 5019 BRETT INTRATER 204 934 6229		M	17,026 SF	\$38,000,000	<ul style="list-style-type: none"> • 190,948 sf downtown office building • 15 stories • Built in 1977 • Over 90% occupied • 135 parking stalls • Benefits from surrounding synergies with the Manitoba Legislature, Provincial Law Courts and wider Sports, Hospitality and Entertainment District
CENTREPORT RAIL PARK						
	CHRIS MACSYMIC 204 928 5019 MURRAY GOODMAN 204 928 5009		I3	6.9 - 665	CONTACT AGENT	<p>SERVICING CURRENTLY UNDERWAY</p> <ul style="list-style-type: none"> • Fully-serviced lots from 6.9 to 46.5+ acres • Lots can be combined • Developer will consider build-to-suit projects • Access to interstate-quality highways on both east and west sides of the Park, allowing for 5 mins to 90 km/55 mph • Developer motivated to provide preferential pricing for Phase I projects
220 CREE CRESCENT						
	TYSON PRESENTANZ 204 928 5002 CHRIS MACSYMIC 204 928 5019		M2	1.69	\$3,450,000	<p>NOW FULLY LEASED</p> <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

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400 FORT WHYTE WAY						
	BRETT INTRATER 204 934 6229		ML	4.46	\$14,000,000	<ul style="list-style-type: none"> Owner-User Opportunity with strong, long term holding income and stable cash flows 3 Multi-Tenant flex industrial buildings Located at McGillivray and McCreary Road Total building area 63,190 sf There may be a potential to acquire buildings on an individual basis New light controlled intersection at the properties access
	CHRIS MACSYMIC 204 928 5019					
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 Hwy 17 Fully serviced land Zoned CH - Commercial Highway
	TYSON PREISANTANZ 204 928 5002					
748 KEEWATIN STREET						
	BRETT INTRATER 204 934 6229			2.15	COND SOLD	<ul style="list-style-type: none"> Large-scale rare infill opportunity with high exposure on a major thoroughfare and transit route Potential to rezone to RMU or RMF-L to build a medium to high density multi-family or mixed-use project commercial/retail Historically low financing rates Demand for new rental housing with a lack of new supply in the northwest node
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

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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						
	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
1280 NOTRE DAME AVENUE						
	BRETT INTRATER 204 934 6229 RYAN MUNT 204 928 5015		M1	2.69	COND SOLD	<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)

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SOUTHWEST WINNIPEG DEVELOPMENT LAND						
<div>CONDITIONALLY SOLD</div> 	BRETT INTRATER 204 934 6229			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
	CHRIS MACSYMIC 204 928 5019					
	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
PORTAGE LA PRAIRIE MOTEL & LAND						
	TYSON PRESENTANZ 204 928 5002		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
	RYAN MUNT 204 928 5015					
	BRETT INTRATER 204 934 6229					
174 PROVENCHER BOULEVARD						
<div>UNCONDITIONALLY SOLD</div> 	BRETT INTRATER 204 934 6229		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
	CHRIS MACSYMIC 204 928 5019					

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510 PROVENCHER BOULEVARD & 209 ARCHIBALD STREET						
	STEPHEN SHERLOCK 204 928 5011 CHRIS MACSYMIC 204 928 5019		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.
961-975 SHERWIN ROAD						
	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 928 5019		M2	4.55	\$8,000,000	<ul style="list-style-type: none"> • 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
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

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WESTPORT LOT 20						
	BRETT INTRATER 204 934 6229		ML	3.02	\$3,900,000	<ul style="list-style-type: none"> Mixed-use multi-family development site Design plans in place for 228 suites over two 6-storey buildings Surrounded by 1M+ sf of planned development including multi-family, restaurants, retail, hotels, office and warehouse Two signalized intersections along Trans Canada Hwy #1 providing convenient access to the site
	CHRIS MACSYMIC 204 928 5019					
	SHAE HALPIN 204 560 2536					
1284 WILKES AVENUE						
	CHRIS MACSYMIC 204 928 5019		M2	21.56	\$950,000 PER ACRE	<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
	BRETT INTRATER 204 934 6229					
	CHRIS HOURIHAN 204 934 6215					
	BRANDI ELOQUENCE 204 934 6246					
325 WALLASEY STREET						
	MURRAY GOODMAN 204 928 5009		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
	STEPHEN SHERLOCK 204 928 5011					

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