

APRIL 2023



AVAILABILITY REPORT





FOR LEASE

INDUSTRIAL

OFFICE

RETAIL

FOR SALE

INDUSTRIAL

OFFICE

RETAIL

LAND & INVESTMENT



INDUSTRIAL FOR LEASE

17 GEE TEE WAY

(+/-) 10,120 sf Available

PROPERTY HIGHLIGHTS

- Join a quickly growing industrial park just 5 minutes from the Perimeter Highway in the RM of Springfield
- 10,120 square feet available split approximately 50/50 between office and warehouse
- Move-in ready with beautiful office buildout
- 4 drive through grade doors with electric openers
- Floor drains in the warehouse
- Security cameras on the exterior of the building
- (+/-) 16' to 19' clear ceiling height
- Fenced compound space approximately 13,000 sq. ft.
- Zoned MG

FOR MORE DETAILS CONTACT





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Associate

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Senior Vice President

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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
500 15TH STREET NW - PORTAGE LA PRAIRIE									
	<p>TYSON PRESENTANZ 204 928 5002</p> <p>RYAN MUNT 204 928 5015</p>	M2		162,763	1 2	18.5' - 22'	\$4.95	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
1338 BORDER STREET									
	<p>RYAN MUNT 204 928 5015</p> <p>CHRIS MACSYMIC 204 928 5019</p>	M2		18,900		16' - 18'	\$8.00 - \$8.50	\$2.14	<ul style="list-style-type: none"> Single-tenant office/warehouse space available in the heart of the St. James industrial area Well-located in close proximity to major transportation routes and the Winnipeg Richardson International Airport 2 dock doors: 8'x10' & 9'8' 1 ramped grade door: 10'x12' Office buildout includes 10 private offices, 2 storage rooms, 1 large boardroom and a kitchen Available December 2023
1865 BURROWS AVENUE									
	<p>TYSON PRESENTANZ 204 928 5002</p> <p>RYAN MUNT 204 928 5015</p>	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
220 CREE CRESCENT									
	<p>TYSON PRESENTANZ 204 928 5002</p> <p>CHRIS MACSYMIC 204 928 5019</p>	M2		10,720	1	18'	\$12	\$8.92	<ul style="list-style-type: none"> Conveniently located within Murray Industrial Park in close proximity to major trucking routes 9,200 sq. ft. built out office including private offices, open works areas, boardroom, and a kitchenette 1,500 sq. ft. warehouse space Grade loading door Ample parking available on-site Partially paved compound space available





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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
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								
400 FORT WHYTE WAY									
	CHRIS HOURIHAN 204 934 6215	ML	UNIT A	8,438	1	20'	COND LEASED		<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'	COND LEASED		
		ML	UNIT C	6,072	1	20'	COND LEASED		
	JAMES TOKER 204 934 6210	ML	COMBINED	20,585	3	20'	COND LEASED		
		ML	104	2,000	1	20'	\$13.95	\$4.27	
	BRANDI ELOQUENCE 204 934 6246	ML	111	5,498	1	20'	\$13.95	\$4.27	
17 GEE TEE WAY - RM OF SPRINGFIELD									
	JAMES TOKER 204 934 6210	MG		10,120	4	16'-19'	\$15.95	\$3.00	FENCED COMPOUND SPACE <ul style="list-style-type: none"> • Join a quickly growing industrial park just 5 minutes from the Perimeter Hwy • 10,120 square feet available split approximately 50/50 between office and warehouse • Move-in ready with beautiful office buildout • 4 drive through grade doors with electric openers • Security cameras on the exterior of the building • (+/-) 16' to 19' clear ceiling height
	RYAN MUNT 204 928 5015								
MCGILLIVRAY BUSINESS PARK - 2 HIGH LEVEL ROAD									
	RYAN MUNT 204 928 5015	ML	UNIT 5	2,760	1	20'	\$14.95	\$4.95	<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
	SHAE HALPIN 204 558 6071								
	CHRIS HOURIHAN 204 934 6215								

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KEEWATIN SQUARE										
	MURRAY GOODMAN 204 928 5009	M1	300	4,920			16'	COND LEASED		<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'	LEASED		
		M1	4-350	5,197			16'	LEASED		
1099B KEEWATIN STREET										
	MURRAY GOODMAN 204 928 5009	M1	B	4,958		2	18'	\$9.25	\$3.98	<ul style="list-style-type: none"> Located in the heart of Inkster Industrial Park in close proximity to major trucking routes and retail amenities Excellent frontage on Kewatin St and good on-site parking Unit is fully sprinklered Space includes open office area, kitchen, two washrooms and one private office Phase 3, 4, wire & 200 amp power
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 PRESENTANZ 204 928 5002	M2	OPTION 1	11,812	3		26'	LEASED	LEASED	<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
	RYAN MUNT 204 928 5015	M2	OPTION 2	8,265	1		26'	\$8.95	\$2.90	





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21 MURRAY PARK ROAD											
	CHRIS MACSYMIC 204 928 5019	M1	BUILD-TO-SUIT	7,840 - 15,680	6			\$14.95	TBD	<ul style="list-style-type: none"> • Build-to-suit opportunity in the heart of Murray Industrial Park • Located on Murray Park Rd between Sturgeon Rd and Moray St • Close proximity to Winnipeg Richardson International Airport and major transportation routes • Six (6) 12'x14' Grade loading doors • 24' clear ceiling height • Zoned M2 	
	TYSON PRESENTANZ 204 928 5002										
MURRAY PARK TRADE CENTRE - 328-346 SAULTEAUX CRESCENT											
	MURRAY GOODMAN 204 928 5009	M2	57	4,693	1		12'	COND LEASED		<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	59	5,236	1		12'	COND LEASED			
		M2	324	10,975	2		18'	\$8.95			
		M2	330	11,177	1		20'	LEASED			
			346	5,151			20'	LEASED			
2030 NOTRE DAME AVENUE											
	MURRAY GOODMAN 204 928 5009	M2	2	SUBLEASE 27,461			3	21'	\$7.25	\$4.06	<ul style="list-style-type: none"> • Warehouse/distribution space located in CentrePort Canada • Great access to major transportation routes with close proximity to Route 90 • Approximate column spacing 30' x 50' • Approximate ceiling height +/-21' (feet) • (3) +/- 8' x 10' dock doors with levelers • One office and lunch room on mezzanine • Professionally managed • Fully sprinklered
391 OAK POINT HIGHWAY											
	MURRAY GOODMAN 204 928 5009	M1		11,160			22	12' - 14'	\$16.00	TBD	<ul style="list-style-type: none"> • Cross dock facility located on Oak Point Hwy • Close proximity to major trucking routes and the Winnipeg Richardson International Airport • Located on (+/-) 5 acres of land • Large compound area • Close to many amenities • Available immediately
	RYAN MUNT 204 928 5015										

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199 OMANDS CREEK BOULEVARD										
	TYSON PRESENTANZ 204 928 5002	M2	17	2,592			18'	\$8.95	\$4.39	<ul style="list-style-type: none"> • Conveniently located within Omands Creek Industrial on Omands Creek Blvd between Brookside Blvd and Logan Ave • Within close proximity to the Winnipeg James A. Richardson International Airport and major transportation routes including Route 90 • Grade loading • Compound space available
	RYAN MUNT 204 928 5015									
90-120 PARAMOUNT ROAD										
	TYSON PRESENTANZ 204 928 5002	M2	110	2,684	1			\$8.95	\$5.00	<ul style="list-style-type: none"> • Located one block north of Inkster Blvd in the Inkster Park in NW Winnipeg • Within close proximity to major transportation corridors • Brick facade with glazed storefronts • Unit 110 has one grade door • Ample parking on-site • Zoned M2 - Industrial
	RYAN MUNT 204 928 5015									
367 POPLAR AVENUE										
	CHRIS HOURIHAN 204 934 6215	M1	2	3,000				\$4.00	\$2.60	<ul style="list-style-type: none"> • Spacious and open warehouse providing ample storage or manufacturing space • Shared grade and dock loading and access to freight elevator • 60amp single phase service, currently being upgraded to 3 phase • Unit 8 has stairwell access and private entrance
		M1	8	4,175				\$7.00	\$2.60	
6 RYAN WIRTH WAY - RM OF EAST ST PAUL										
	RYAN MUNT 204 928 5015	CH		1,500	1		24'	\$14.95	\$4.50	FIXTURING SPRING 2023 <ul style="list-style-type: none"> • Located just off the Perimeter Hwy between Wenzel St and McGregor Farm Rd • 3 (+/-) 1,500 sf units • 1 (+/-) 2,000 sf unit • Option to combine units • Grade loading available in each unit • No City of Winnipeg business taxes • Fully controlled intersection underway at Wenzel St & Perimeter Hwy
				1,500	1		24'	\$14.95	\$4.50	
				1,500	1		24'	\$14.95	\$4.50	
	BRETT INTRATER 204 934 6229			2,000	1		24'	\$14.95	\$4.50	

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220 SAULTEAUX CRESCENT										
	MURRAY GOODMAN 204 928 5009	M2		30,662	1	1	18'6"	LEASED		<ul style="list-style-type: none">• Warehouse/office space located within CentrePort Canada and Murray Industrial Park• Dock & Grade loading• Loading doors recently renovated• Lighting upgraded to LED• Fully sprinklered• Professionally managed
	RYAN MUNT 204 928 5015									
	CHRIS MACSYMIC 204 928 5019									
965 SHERWIN ROAD										
	RYAN MUNT 204 928 5015	M2	965	38,700		6	19'4"	COND SOLD		965 SHERWIN VIRTUAL TOUR <ul style="list-style-type: none">• Located on Sherwin Rd in Northwest Winnipeg, in very close proximity to the Winnipeg Richardson International Airport• Potential to add more loading doors to 965 Sherwin• 961 Sherwin is fully sprinklered
	CHRIS MACSYMIC 204 928 5019									
	TYSON PREISENTANZ 204 928 5002									
SHERWIN PARK - 1200 SHERWIN ROAD										
	RYAN MUNT 204 928 5015	M2	505	3,264		1	16'4"	\$9.95	\$5.36	<ul style="list-style-type: none">• Located within an industrial complex adjacent to the Winnipeg Richardson International Airport• Well situated in CentrePort Canada, North America's largest inland port• 1 dock loading door with the ability for a 2nd dock loading door• Buildout includes front office/showroom area, 1 private office and open warehouse space• LED lighting in warehouse
	SHAE HALPIN 204 558 6071									
STEELE BUSINESS PARK PHASE I										
	STEPHEN SHERLOCK 204 928 5011		PHASE I	6,075 - 18,225			28'	TBD	\$3.70	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
	RYAN MUNT 204 928 5015									
	TYSON PREISENTANZ 204 928 5002									




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STEELE BUSINESS PARK PHASE II										
	STEPHEN SHERLOCK 204 928 5011		PHASE II	5,425 - 65,715			28'	TBD	\$3.70	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	M2	2-3	9,174	4		18' - 21'	\$8.95	\$5.62	<ul style="list-style-type: none"> Located within CentrePort Canada, North America's largest tri-modal inland port In close proximity to and ease of access onto CentrePort Canada Way and Route 90 Warehouse is heated by a combination of in-floor, over head radiant and unit heaters Newer building constructed in 2010, 2011 & 2012 No City of Winnipeg business taxes Available January 1, 2024
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

ROCKALL PARK COMMERCIAL CONDOS

60% Pre-Sold!

PROPERTY HIGHLIGHTS

- New State-of-the-art commercial condominium complex located just west of the Perimeter Highway and south of Roblin Boulevard
- Units ranging from 880 sf - 1040 sf suitable for both small business and hobbyist users
- Option to combine adjacent units, potential for drivethrough access
- Large residential development planned just west of this site
- No City of Winnipeg business taxes
- Site fully serviced with water, sewer, gas, hydro and MTS fibre
- Zoned IB - Industrial Business Zone

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									
	<p>TYSON PREISENTANZ 204 928 5002</p> <p>RYAN MUNT 204 928 5015</p>	M2	21.27	162,763			18.5' - 22'	\$6,400,000	<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
68 CRANE STREET - THOMPSON, MB									
	<p>RYAN MUNT 204 928 5015</p> <p>CHRIS MACSYMIC 204 928 5019</p> <p>TYSON PREISENTANZ 204 928 5002</p>		1.34	17,000				\$395,000.00	<ul style="list-style-type: none"> (+/-) 17,000 sf Industrial building situated on 1.34 acres of land Located in Thompson, the largest city in the Northern Region of Manitoba, situated along the Burntwood River Close access to Provincial Trunk Hwy 6 and the Thompson Train Station Grade loading
220 CREE CRESCENT									
	<p>TYSON PREISENTANZ 204 928 5002</p> <p>CHRIS MACSYMIC 204 928 5019</p>	M2	1.69	18,000	5		18'	\$3,450,000	<ul style="list-style-type: none"> Conveniently located within Murray Industrial Park in close proximity to major trucking routes Large compound space Ample parking on-site Unit A/B: Interior buildout includes an executive office with an attached bathroom, 8 private offices, full kitchen, reception area, flex area and a large open office area Unit C: Interior includes reception area with a bathroom and warehouse space
818 MAIN STREET - SELKIRK MB									
<div>NEW</div> 	<p>BRANDI ELOQUENCE 204 934 6246</p> <p>STEPHEN SHERLOCK 204 928 5011</p>	M1	3.32	14,596	5	2	22'	\$1,500,000	<ul style="list-style-type: none"> Single tenant industrial building for sale with two storey office space of (+/-) 2,528 sf per floor consisting of offices, boardroom, lunch room, locker-room and storage Sale includes two 5-tonne cranes 10% site coverage Compacted gravel compound Reinforced concrete grade beam on piles foundation Energy efficient lighting

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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								
ROCKALL PARK COMMERCIAL CONDOS									
	RYAN MUNT 204 928 5015	IB		880	1		18'	\$230,000	60% PRE-SOLD! <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 - 1,040 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 204 558 6071	IB		1,040	1		18'	\$265,000	
SHERWIN PARK - INDUSTRIAL CONDOS FOR SALE									
	RYAN MUNT 204 928 5015		UNIT						<ul style="list-style-type: none">Industrial complex located adjacent to the Winnipeg Richardson International AirportLocated within CentrePort Canada, North America's largest tri-modal inland portCentrally located with close proximity to major transportation routesIdeal space for manufacturing, wholesale and distribution usersFlexible bay sizes
		M2	205-206	5,671	1	2	16'	\$975,000	
		M2	306	2,665		1	16'	SOLD	
	CHRIS MACSYMIC 204 928 5019	M2	307	2,661		1	16'	\$495,000	
		M2	407-412	13,130	1	3	16'	\$2,150,000	
		M2	501-503	6,416	1	2	16'	\$1,100,000	
	TYSON PRESENTANZ 204 928 5002	M2	504-505	4,352		2	16'	SOLD	
		M2	601	2,347		1	16'	\$430,000	
961-975 SHERWIN ROAD									
<div>CONDITIONALLY SOLD</div> 	BRETT INTRATER 204 934 6229	M2	4.55	82,463		16		COND SOLD	<ul style="list-style-type: none">Owner-User Opportunity with strong, long term holding income and stable cash flowsWell located, close proximity to major transportation routes and the Winnipeg Richardson International AirportOpportunity to acquire an institutional quality property well below replacement cost
	CHRIS MACSYMIC 204 928 5019								

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OFFICE FOR LEASE

1450 MOUNTAIN AVENUE

(+/-) 2,923 to 16,183 sf Available

PROPERTY HIGHLIGHTS

- Fully developed main floor and 2nd floor office space available in the heart of Inkster Industrial Park
- Situated on the south side of Mountain Avenue between Bentall Street and Sheppard Street in close proximity to major transportation routes
- Building signage opportunity available
- (+/-) 13,260 sf 2nd floor office build out includes private offices, meetings rooms, open work areas, boardrooms and a kitchen
- (+/-) 2,923 sf main floor office space
- Available June 1st, 2023
- Ample parking available on-site
- Zoned M2

FOR MORE DETAILS CONTACT

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Senior Vice President

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Senior Vice President & Principal

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*Please click the property image for more details.





ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
115 BANNATYNE AVENUE						
	BRETT INTRATER 204 934 6229	501	1,371	\$12.00	\$11.03	CLICK HERE FOR A VIRTUAL TOUR <ul style="list-style-type: none">• Beautiful, restored brick and beam architecture with large windows bringing in lots of natural light• Top floor, south facing unit with 2 private offices and some open work area• Common washrooms servicing 5th floor• Close to many amenities in the east exchange district
	SHAE HALPIN 204 558 6071					
280 BROADWAY						
	TYSON PRESENTANZ 204 928 5002	101	5,077	\$12.50	\$15.57	6 MONTHS BASE RENT FREE ON A QUALIFIED 5 YEAR TERM <ul style="list-style-type: none">• Located in the heart of Downtown at the corner of Broadway and Smith St• Free Rent: Negotiable• Easy access from South and North entrances• Over \$5 million in building upgrades since 2010• Large floor plate attractive to a variety of tenants• Exterior building signage opportunities• 3 Phase 2,000 amp electrical
		102	3,055	\$12.50	\$15.57	
	CHRIS MACSYMIC 204 928 5019	101-102	8,132	\$12.50	\$15.57	
		3RD FLOOR	6,188	\$12.50	\$15.57	
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	BUILDING SIGNAGE OPPORTUNITY <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	COND LEASED	COND LEASED	
	SHAE HALPIN 204 558 6071	1550	1,554	\$15.50	\$14.58	

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1460 CLARENCE AVENUE						
	TYSON PREISENTANZ 204 928 5002		6,553	\$9.95	\$7.07	<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	LEASED	LEASED	<ul style="list-style-type: none">• Boutique retail/ office space in River Heights• Join RBC, Kumon and Bernstein's Deli, a Winnipeg institution• (+/-) 16,200 cars pass by per day (City of Winnipeg, 2015)• Excellent visibility on key retail and commuter corridor• Located in the heart of River Heights, a wealthy residential district in SW Winnipeg• Unit 10B available October 1st
	SHAE HALPIN 204 558 6071	10B	1,299	\$20.00	\$15.81	
		14A	598	\$20.00	\$15.81	
		17	1,022	\$20.00	\$15.81	
	BRETT INTRATER 204 934 6229	22	815	\$20.00	\$15.81	
220 CREE CRESCENT						
	TYSON PREISENTANZ 204 928 5002		10,720	\$12	\$8.92	<ul style="list-style-type: none">• Conveniently located within Murray Industrial Park in close proximity to major trucking routes• 9,200 sq. ft. built out office including private offices, open works areas, boardroom, and a kitchenette• 1,500 sq. ft. warehouse space• Grade loading door• Ample parking available on-site• Partially paved compound space available
	CHRIS MACSYMIC 204 928 5019					
388 DONALD STREET						
	JAMES TOKER 204 934 6210	380	511	\$21.00	TBD	<ul style="list-style-type: none">• Character building ready for tenant build-out• 511 sf unit ready to be developed as a coffee shop or retail store• Exceptionally positioned across the street from the Burton Cummings Theatre• High-profile location at the intersection of Donald Street and Notre Dame Avenue• Zoned M• Available immediately
	BRANDI ELOQUENCE 204 934 6246					

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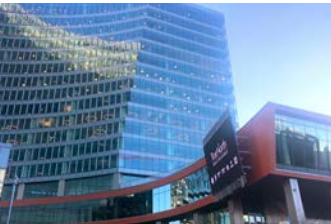

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
440 DOVERCOURT DRIVE						
	STEPHEN SHERLOCK 204 928 5011	UNIT 1	7,060	\$17.95	\$7.16	<ul style="list-style-type: none">• Located in heart of SW Winnipeg, one of the city's most desirable areas near Kenaston 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	\$7.16	
		MURRAY GOODMAN 204 928 5009	440	9,660	\$17.95	
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	
400 FORT WHYTE WAY						
	CHRIS HOURIHAN 204 934 6215	UNIT A	8,438	COND LEASED	COND LEASED	<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
	JAMES TOKER 204 934 6210	UNIT B	6,075	COND LEASED	COND LEASED	
		UNIT C	6,072	COND LEASED	COND LEASED	
		COMBINED	20,585	COND LEASED	COND LEASED	
	BRANDI ELOQUENCE 204 934 6246	104	2,000	\$13.95	\$4.27	
	111	5,498	\$13.95	\$4.27		
1534 GAMBLE PLACE						
<div>CONDITIONALLY SOLD</div> 	CHRIS MACSYMIC 204 928 5019	300	8,978	COND SOLD	COND SOLD	<ul style="list-style-type: none">• Stand-alone professionally maintained office building in a beautiful campus setting• 1+ acre of potential excess land for storage/yard/parking• Rare opportunity to lease office space in 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					

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KEEWATIN SQUARE						
	MURRAY GOODMAN 204 928 5009	300	4,920	COND LEASED		<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
		302	4,565	LEASED		
		4-350	5,197	LEASED		
289 KING STREET						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	3,727	\$7.00	\$3.05	<ul style="list-style-type: none">• Located in central Winnipeg at the intersection of King St and Henry Ave• 30 parking stalls with additional parking• 1 freight elevator• Fully sprinklered• Sheltered loading dock• 3rd floor is sub-dividable• Utilities included
	CHRIS HOURIHAN 204 934 6215	3RD FLOOR	2,976	\$6.00	\$3.05	
TRUE NORTH SQUARE - 242 HARGRAVE STREET						
	RYAN MUNT 204 928 5015	13TH FLOOR	11,291	TBD	\$21.25	LAST OFFICE UNIT AVAILABLE <ul style="list-style-type: none">• State-of-the-art office space at True North Square• Situated in the heart of the SHED district• Hargrave St. Market Food Hall on-site• Over 200 heated underground parking stalls• 24/7 on-site security• Direct access to Winnipeg's skywalk• Dynamic public plaza and green space
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

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333 MAIN STREET			SUBLEASE			
	RYAN MUNT 204 928 5015	10TH FLOOR	7,720	TBD	\$16.08	<ul style="list-style-type: none"> • 2 full floors available on the 10th and 11th floor • Floorplates are approximately 7,720 sf • Connection to downtown's climate controlled skywalk and concourse systems • Direct elevator lobby exposure • Headlease Expiry: December 27th, 2026
	BRETT INTRATER 204 934 6229	11TH FLOOR	7,720	TBD		
		COMBINED	15,440	TBD		
1924 MAIN STREET						
	RYAN MUNT 204 928 5015	7	1,274	\$8.00	\$7.10	<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 204 558 6071					
98 MARKET AVENUE						
	CHRIS HOURIHAN 204 934 6215		2,400	\$18.00	TBD	<ul style="list-style-type: none"> • Blank canvas ready for tenant design and fit-up • Main floor of a modern design 6 storey, 64 suite property • Tucked away in the East Exchange District within close proximity to an array of amenities • Amazing walk-ability, close to local spots including Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Ave Pumphouse, The Forks and much more • Zoned D
	MURRAY GOODMAN 204 928 5009					
470 RIVER AVENUE						
	BRETT INTRATER 204 934 6229	3RD FLOOR	1,344	\$2,800 PER MONTH		UNDER NEW OWNERSHIP <ul style="list-style-type: none"> • Situated in the heart of Osborne Village, one of Winnipeg's most desirable areas • Heavy pedestrian and vehicle traffic • Abundance of surrounding amenities • Convenient access to major public transportation routes
	SHAE HALPIN 204 558 6071					

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6 RYAN WIRTH WAY - RM OF EAST ST PAUL						
	RYAN MUNT		1,500	\$14.95	\$4.50	<ul style="list-style-type: none">• Brand new industrial/office units available for lease• Located just off the Perimeter Hwy between Wenzel St and McGregor Farm Rd in the RM of East St. Paul• Units ranging from 1,500 – 2,000 sf• Option to combine units• Grade loading• No City of Winnipeg business taxes
	204 928 5015		1,500	\$14.95	\$4.50	
			1,500	\$14.95	\$4.50	
	BRETT INTRATER		2,000	\$14.95	\$4.50	
	204 934 6229					
1450 MOUNTAIN AVENUE						
	RYAN MUNT		2,923 -16,183	8.95	\$3.96	<ul style="list-style-type: none">• Fully developed 2nd floor office and main floor warehouse space available in the heart of Inkster Industrial Park• Situated on the south side of Mountain Ave between Bentall St and Sheppard St• (+/-) 12,893 sf 2nd floor office build out includes a mix of private offices and open work areas, boardrooms and a kitchen• (+/-) 3,036 sf main floor warehouse space• 50 parking stalls available
	204 928 5015					
CHRIS MACSYMIC						
204 928 5019						
21 MURRAY PARK ROAD						
	CHRIS MACSYMIC	A	4,082	LEASED	LEASED	<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
	204 928 5019	BUILD-TO-SUIT	7,840 - 15,680	\$14.95	TBD	
TYSON PREISANTANZ						
204 928 5002						
MUSE FLATS - 290 COLONY STREET						
	CHRIS HOURIHAN	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
	204 934 6215	CRU 3	1,066	\$15.50	\$9.79	

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1850 NESS AVENUE						
	CHRIS HOURIHAN 204 934 6215	2ND FLOOR	SUBLEASE 2,556	\$15.50 GROSS		<ul style="list-style-type: none"> • 2nd floor office space available • Excellent exposure and signage opportunities along Ness • Newly renovated office interior including large open office area, conference room and washrooms • Private entrance off Roseberry St • Street parking in immediate area • Stair access to 2nd floor • Zoned C1 • Sublease expires April 30, 2027
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
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
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 PREISENTANZ 204 928 5002	110	2,684	\$8.95	\$5.00	<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	4,500	\$18.00	\$10.00	CLICK HERE TO TAKE A VIRTUAL TOUR <ul style="list-style-type: none">• Rare two-storey office building for sale• Amazing exposure/visibility along Pembina Hwy• Turnkey office with attractive existing improvements• Ample parking• Potential for owner to leaseback second level• Currently has parking space for 8 cars• Opportunity to develop additional parking on 1000 Waller Avenue site at rear (5,108 sf) to service office tenants
	RYAN MUNT 204 928 5015	LOWER LEVEL	3,433	\$10.00	\$10.00	
	TYSON PREISENTANZ 204 928 5002					
MANITOBA HYDRO PLACE - 360 PORTAGE AVENUE						
	CHRIS HOURIHAN 204 934 6215		2,588	\$15.00	\$7.65	<ul style="list-style-type: none">• Built in 2009, Hydro Place is a 22 storey office tower and home to Manitoba Hydro's headquarters• Skywalk connectivity, located in the heart of the SHED• Excellent retail presence with street level exposure on Edmonton St• Perfect space for both office or retail tenants - Unit can be subdivided with separate entrances• Buildout features an open workspace, 2 private offices, kitchenette and 7 kiosks• Underground vehicle parking available
	BRANDI ELOQUENCE 204 934 6246					
	MURRAY GOODMAN 204 928 5009					
1859 PORTAGE AVENUE						
	CHRIS HOURIHAN 204 934 6215	1859	950	\$14.00	\$9.08	<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					

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5120 ROBLIN BOULEVARD						
	RYAN MUNT 204 928 5015	1	675	\$15.00	\$10.32	<ul style="list-style-type: none">• Excellent location for a neighborhood office in the heart of Charleswood• Great exposure on Roblin Blvd located between Harstone Rd and Pepperloaf Cres• Join Taverna Rodos Restaurant & Lounge, Signature Pizza & Salads and Royal Bank• Space includes a reception area, 2 private offices, and washroom• Professionally managed• Zoned C2
	BRETT INTRATER 204 934 6229					
MB CLINIC - 790 SHERBROOK STREET						
	BRETT INTRATER 204 934 6229	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 Clinic• Conveniently located adjacent to the Health Sciences Centre on the SW corner of Sherbrook St and McDermot Ave• Turnkey medical space
		6TH FLOOR	19,796	\$28.00	\$15.54	
		7TH FLOOR	7,342	\$28.00	\$15.54	
	RYAN MUNT 204 928 5015	10TH FLOOR	11,560	\$28.00	\$15.54	
444 ST MARY AVENUE						
	RYAN MUNT 204 928 5015	135	8,221	\$16.00-\$18.00	\$17.31	BUILDING SIGNAGE OPPORTUNITY <ul style="list-style-type: none">• (+/-) 160,000 + Total square feet including 8 full floors• (+/-) 72,318 sf contiguous in the lower tower• (+/-) 43,389 sf contiguous in the upper tower• Restaurant redevelopment opportunities• Ample parking available• Main floor fitness facility & showers• Main floor upgrades currently underway• 2nd floor café on site
		203	1,430	\$16.00-\$18.00	\$17.31	
		CHRIS HOURIHAN 204 934 6215	220	3,999	\$16.00-\$18.00	
	300		14,463	\$16.00-\$18.00	\$17.31	
	400		6,700	\$16.00-\$18.00	\$17.31	
	BRETT INTRATER 204 934 6229	401	7,763	\$16.00-\$18.00	\$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	
		1460	1,385	\$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
400 ST MARY AVENUE 	RYAN MUNT 204 928 5015	100	1,831	\$16.00-\$18.00	\$17.57	<ul style="list-style-type: none"> • 11-storey Office Space located in the core of downtown Winnipeg • 2 Contiguous upper tower full floors available • 8th and 9th floor in base building condition with new lighting and ceiling grade • Suite 100 has private access from St. Mary Ave
		105	1,818	\$16.00-\$18.00	\$17.57	
	CHRIS HOURIHAN 204 934 6215	200	1,461	\$16.00-\$18.00	\$17.57	
		210	1,508	\$16.00-\$18.00	\$17.57	
	BRETT INTRATER 204 934 6229	800	14,495	\$16.00-\$18.00	\$17.57	
		900	14,495	\$16.00-\$18.00	\$17.57	
1000 WAVERLEY STREET 	RYAN MUNT 204 928 5015	A	21,503	\$18.50	\$7.95	<ul style="list-style-type: none"> • Excellent exposure along Waverley St between Wilkes Ave and McGillivray Blvd • Great natural light with modern improvements • Ample parking available with 70-80 stalls per unit available • Easy access to public transit with many amenities nearby • Unit D has a 8,144 sf bonus mezzanine space
		D	24,825	\$18.50	\$7.95	
1150 WAVERLEY STREET 	RYAN MUNT 204 928 5015		5,138	\$15.95	\$8.31	<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
		TYSON PRESENTANZ 204 928 5002				
1280 WAVERLEY STREET 	RYAN MUNT 204 928 5015		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
		MURRAY GOODMAN 204 928 5009				

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OFFICE FOR SALE

309 3RD STREET - SOMERSET, MB

(+/-) 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

Brett Intrater Personal Real Estate Corporation

T 204 934 6229

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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	UNCOND SOLD	UNCOND SOLD	<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	\$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	COND SOLD	COND SOLD	<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 204 558 6071					
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
120 SHERBROOK STREET						
	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

649 CORYDON AVENUE

(+/-) 1,419 sf Available

PROPERTY HIGHLIGHTS

- High traffic retail opportunity located on the amenity rich Corydon Avenue in the heart of Corydon Village, one of Winnipeg's most densely populated areas
- High vehicle and pedestrian traffic area with high exposure
- Ideal for a variety of professional services, medical services and retail uses
- Pylon signage opportunity
- 7 parking stalls at the rear of the building with additional street parking available
- Zoned C2

FOR MORE DETAILS CONTACT





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Senior Vice President

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Tyson Preisentanz
Senior Vice President & Principal

Tyson Preisentanz Personal Real Estate Corporation
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*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1079 AUTUMNWOOD DRIVE 	RYAN MUNT 204 928 5015 SHAE HALPIN 204 558 6071	M	A	2,868	TBD	\$8.74	<ul style="list-style-type: none"> • Restaurant opportunity in the heart of Windsor Park • Located in Northeast Winnipeg at the intersection of Autumnwood Dr and Cottonwood Rd • Building signage opportunity • Ample parking on site • Zoned C2
379 BROADWAY 	CHRIS HOURIHAN 204 934 6215	M	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) 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"> • 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
649 CORYDON AVENUE 	RYAN MUNT 204 928 5015 TYSON PREISENTANZ 204 928 5002			1,419	\$2,500 PER MONTH	\$938 PER MONTH	<ul style="list-style-type: none"> • High traffic retail opportunity 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 with high exposure • Ideal for a variety of professional services, medical services • Pylon signage opportunity • 7 parking stalls at the rear of the building with additional street parking available

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1700 CORYDON AVENUE							
	BRANDI ELOQUENCE 204 934 6246		6A	450	LEASED	LEASED	<ul style="list-style-type: none">Boutique retail/ office space in River HeightsJoin RBC, Kumon and Bernstein's Deli, a Winnipeg institution(+/-) 16,200 cars pass by per day (City of Winnipeg, 2015)Excellent visibility on key retail and commuter corridorLocated in the heart of River Heights, a wealthy residential district in SW WinnipegUnit 10B available October 1st
			10B	1,299	\$20.00	\$15.81	
	SHAE HALPIN 204 558 6071		14A	598	\$20.00	\$15.81	
			17	1,022	\$20.00	\$15.81	
			22	815	\$20.00	\$15.81	
	BRETT INTRATER 204 934 6229						
388 DONALD STREET							
	JAMES TOKER 204 934 6210		380	511	\$21.00	TBD	<ul style="list-style-type: none">Character building ready for tenant build-out511 sf unit ready to be developed as a coffee shop or retail storeExceptionally positioned across the street from the Burton Cummings TheatreHigh-profile location at the intersection of Donald Street and Notre Dame AvenueZoned MAvailable immediately
	BRANDI ELOQUENCE 204 934 6246						
400 FORT WHYTE WAY							
	CHRIS HOURIHAN 204 934 6215	ML	UNIT A	8,438	COND LEASED	COND LEASED	<ul style="list-style-type: none">Convenient access to Southwest Winnipeg and surrounding rural area3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial nodeSuitable for a variety of office, retail or industrialT-5 lighting throughoutPylon signage availableNo city of Winnipeg business tax
		ML	UNIT B	6,075	COND LEASED	COND LEASED	
		ML	UNIT C	6,072	COND LEASED	COND LEASED	
	JAMES TOKER 204 934 6210	ML	COMBINED	20,585	COND LEASED	COND LEASED	
		ML	104	2,000	\$13.95	\$4.27	
	BRANDI ELOQUENCE 204 934 6246	ML	111	5,498	\$13.95	\$4.27	
MUSE FLATS - 290 COLONY STREET							
	CHRIS HOURIHAN 204 934 6215	M	CRU 1	1,172	\$17.65	\$9.79	<ul style="list-style-type: none">Brand new architecturally significant commercial space, ideal for restaurant, service, retail and professional usesExcellent patio opportunity to serve residential tenants and University of Winnipeg studentsLocated at high exposure corner steps away from University of Winnipeg Campus, and WAG
		M	CRU 3	1,066	\$15.50	\$9.79	

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
98 MARKET AVENUE							
	CHRIS HOURIHAN 204 934 6215 MURRAY GOODMAN 204 928 5009	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
108 OSBORNE STREET							
	BRETT INTRATER 204 934 6229 RYAN MUNT 204 928 5015	C2	5	4,000	LEASED	LEASED	<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
132 OSBORNE STREET							
	BRETT INTRATER 204 934 6229 SHAE HALPIN 204 558 6071	C2		1,173	\$30.00	\$11.52	<ul style="list-style-type: none"> High profile corner location at Osborne St & Stradbroke Ave Beautiful new facade and image update One of the most densely populated neighborhoods in Canada Ample on-site parking for customers / clients (over 50 stalls) Join Tokyo Smoke's flagship Winnipeg location
MANITOBA HYDRO PLACE - 360 PORTAGE AVENUE							
	CHRIS HOURIHAN 204 934 6215 BRANDI ELOQUENCE 204 934 6246 MURRAY GOODMAN 204 928 5009	C2		3,422	\$18.00	\$9.03	<ul style="list-style-type: none"> Former restaurant/marketplace for lease Build-out includes commercial kitchen, large walk-in freezer and fridge, multiple self-serve stations, coffee bar and lots of other equipment End cap exposure with ample frontage on Portage Ave and Carlton St Located directly below MB Hydro's headquarters Access directly from Portage Ave, from Hydro Place galleria or skywalk Close proximity to multiple amenities

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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	\$9.08	<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						
2035 PORTAGE AVENUE							
	CHRIS HOURIHAN 204 934 6215	C2	2035	1,451	\$15.00	\$5.64	<ul style="list-style-type: none"> Excellent location on the most highly-trafficked street in Winnipeg, Portage Ave Across from the Portage entrance to Assiniboine Park Renovations underway to provide all new windows and doors, all new insulation throughout, and a new 200-amp electrical service On site parking at the rear as well as street parking in front Next door to Joe Black Coffee and across the street from Winnipeg's famous Sargent Sundae
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 204 558 6071						

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
SHOPS OF WEST ST PAUL							
	BRETT INTRATER 204 934 6229			1,000 - 100,000	TBD	TBD	<ul style="list-style-type: none">The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. PaulLocated on the North West corner of Main St and the Perimeter Hwy, just East of the Sunova Centre, a (+/-) 17,000 sf recreation facilityExcellent access off Main St, with a signalized intersection to be installed Q3 2021
	CHRIS MACSYMIC 204 928 5019						
SMITH STREET LOFTS							
	BRETT INTRATER 204 934 6229	M	1 2	2,345 588	\$7,500 PER MONTH SEMI-GROSS COND LEASED		MAIN FLOOR COMMERCIAL UNITS <ul style="list-style-type: none">Storefront that sits below a luxury apartment complex with 251 new units and 20,000 sf of residential amenitiesLocated close to Canada Life Centre events with high vehicular and pedestrian trafficOptions to expand into the plaza are negotiableAdditional features include: a 13' high exposed ceiling, industrial concrete finishes, architectural lighting and floor to ceiling glazing along the storefront
190 SMITH STREET							
	CHRIS HOURIHAN 204 934 6215		3	1,445	\$19.00	\$10.93	<ul style="list-style-type: none">An ideal downtown retail opportunity with exposure along Smith St, just south St. Mary AveJoin new tenants, Freshcut Downtown and Xing Fu TangAcross the street from Smith Street Lofts, a brand-new luxury apartment complex with 251 new unitsCovered parking available at \$145/stall per monthOver 2,400 people travel to work by walking within a 3 km radius74,000 daytime population within a 3 km radius
444 ST MARY AVENUE							
	CHRIS HOURIHAN 204 934 6215			1,500 - 4,530	TBD	TBD	<ul style="list-style-type: none">Restaurant with atrium and patio opportunity in the core of downtownSteps from True North Square and the RBC Convention CentreSpace can be subdivided
	BRETT INTRATER 204 934 6229						
	RYAN MUNT 204 928 5015						

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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

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
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		UNCOND SOLD	<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		COND SOLD	<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
627 ELLICE AVENUE							
	STEPHEN SHERLOCK 204 928 5011	C2		2,460	12,937 SF	\$600,000	<ul style="list-style-type: none"> Vacant property well suited to a variety of restaurant and retail users Ample parking Located 4-6 minutes from Portage and Main, the HSC campus and the Polo Park commercial district Property is well positioned to access large daytime trade populations Excellent access and egress to Maryland St and Ellice Ave Very strong visual presence with opportunities for signage on building and 2 prominent pylons

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
642 GOVERNMENT STREET - DRYDEN, ONTARIO							
	BRETT INTRATER 204 934 6229	CH			2.395	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						
1379-1381 PORTAGE AVENUE							
	CHRIS HOURIHAN 204 934 6215	C2	1379	4,394 (VACANT)		\$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
		C2	1381	4,227 (LEASED)			
1863 PORTAGE AVENUE							
	BRETT INTRATER 204 934 6229			4,480 SF	0.2	COND SOLD	<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 204 558 6071						

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
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

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

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Senior Vice President & Principal
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Stephen Sherlock
Vice President
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C 204 799 5526
steve.sherlock@cwstevenson.ca

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
ASHBERRY PLACE, THOMPSON MB						
	CHRIS MACSYMIC 204 928 5019			3.67	\$8,400,000	<ul style="list-style-type: none"> • 108 residential units within 5 buildings • 100% leased • \$1,100 average monthly rent • Ample parking stalls • Closely located to the City Centre Mall and University • Recent unit renovations
363 BROADWAY						
	CHRIS MACSYMIC 204 928 5019 BRETT INTRATER 204 934 6229		M	190,948 SF	COND SOLD	<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
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
400 FORT WHYTE WAY						
	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 928 5019		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

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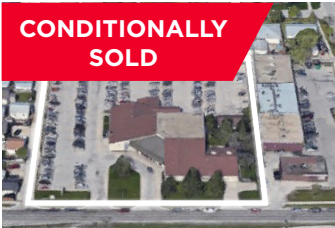

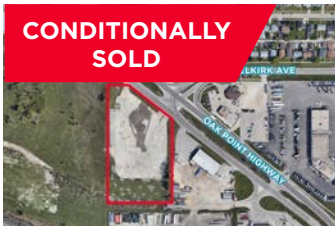
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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
642 GOVERNMENT STREET - DRYDEN, ONTARIO						
	BRETT INTRATER 204 934 6229 TYSON PRESENTANZ 204 928 5002		CH	2.395	COND SOLD	<ul style="list-style-type: none"> • Prime location next to Walmart and Red River Co-op • Across the highway from Tim Horton's and Extra Foods • Great visibility from Hwy 17 • Fully serviced land • Zoned CH - Commercial Highway
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	COND SOLD	<ul style="list-style-type: none"> • High traffic retail opportunity • Property is well positioned with traffic counts of 40,100 cars passing by per day • Ample parking • Purchaser will be required to demolish the existing building within 6 months of closing, and will not be allowed to occupy the existing building post-closing • Access to Data Room will be provided to prospective Purchasers upon signing a Confidentiality Agreement
100 OAK POINT HIGHWAY						
	STEPHEN SHERLOCK 204 928 5011		M1	4.17	COND SOLD	<ul style="list-style-type: none"> • 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

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
1280 NOTRE DAME AVENUE						
<div>CONDITIONALLY SOLD</div> 	BRETT INTRATER 204 934 6229		M1	2.69	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					
KROMAR BUILDING - 725 PORTAGE AVENUE						
<div>CONDITIONALLY SOLD</div> 	CHRIS MACSYMIC 204 928 5019			1.24	COND SOLD	<ul style="list-style-type: none">(+/-) 110,800 sf on 1.24 acresWell situated asset with unique opportunity for redevelopmentLocated on the NE corner of Portage Ave and Huntleigh StDevelopment potential for residential or self-storage (re-zoning required)
	BRETT INTRATER 204 934 6229					
SOUTHWEST WINNIPEG DEVELOPMENT LAND						
<div>CONDITIONALLY SOLD</div> 	BRETT INTRATER 204 934 6229			3.69	COND SOLD	<ul style="list-style-type: none">Highly desirable SW landGrowing area being surrounded by new homes and multifamily buildingsExcellent visibility from Kenaston BlvdBrand new development ideal for office, flex industrial/ office, car dealerships, self-storage and high-end commercial condosSome development restrictions apply
	CHRIS MACSYMIC 204 928 5019			3.84	COND SOLD	
	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, 20231379 Portage Ave beautifully built out including new floors and kitchenetteExcellent Portage Ave exposure from both eastbound and westbound trafficLocated on the corner of Portage Ave and Strathcona St, along major transit routesBeside Polo Park retail node, offering nearby walking and driving amenities including many restaurants, shopping and services

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PORTAGE LA PRAIRIE MOTEL & LAND						
	<p>TYSON PRESENTANZ 204 928 5002</p> <p>RYAN MUNT 204 928 5015</p> <p>BRETT INTRATER 204 934 6229</p>		C3	3.55	\$1,500,000.00	<ul style="list-style-type: none"> • Access off of Trans-Canada Hwy (1A) • Building can be removed at leaser's request to allow for multiple uses • Zoned C3 • 12 rooms and one manager suite • Located near all major amenities: Restaurant, gas, retail, and grocery
174 PROVENCHER BOULEVARD						
 <div>UNCONDITIONALLY SOLD</div>	<p>BRETT INTRATER 204 934 6229</p> <p>CHRIS MACSYMIC 204 928 5019</p>		C2	.54	UNCOND SOLD	<ul style="list-style-type: none"> • High profile development site • Rare opportunity for a mixed-use high exposure development • Potential to build 6-storey building • Historically low financing rates
510 PROVENCHER BOULEVARD & 209 ARCHIBALD STREET						
 <div>CONDITIONALLY SOLD</div>	<p>STEPHEN SHERLOCK 204 928 5011</p> <p>CHRIS MACSYMIC 204 928 5019</p>		M2	29,813 SF	COND SOLD	<ul style="list-style-type: none"> • Amazing redevelopment opportunity at a high traffic intersection • Four separate lots to total 29,813 sf at the corner of Archibald and Provencher • 122' of frontage on Provencher and 244' of frontage on Archibald • 33,500 vehicles drive on Provencher and 32,500 on Archibald per day
6043 PTH 2E - OAK BLUFF						
	BRETT INTRATER 204 934 6229			81.98	\$18,445,500.00 (\$225,000 PER ACRE)	<ul style="list-style-type: none"> • Access to services include municipal water, low pressure sewer and natural gas • Extremely high visibility from both the Perimeter Hwy and McGillivray Blvd • In close proximity to the town of Oak Bluff and the City of Winnipeg • In the process of being designated for Commercial and Industrial use. Could also be used as Residential land.

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
REIMER ROAD AT DECONS CORNER						
	MURRAY GOODMAN 204 928 5009			4.13	\$1,300,950	<ul style="list-style-type: none">• Located in the Deacon's Corner, a highly visible and recognizable location• Subdivision in progress to create six 0.69 acre commercial lots• Approaches installed and drainage easements in place• No city of Winnipeg Business Taxes• Gas and Hydro to the lot line; holding tanks and wells for sewer and water• Highway Commercial Zoning
	STEPHEN SHERLOCK 204 928 5011					
961-975 SHERWIN ROAD						
	BRETT INTRATER 204 934 6229		M2	4.55	COND SOLD	<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					
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 204 558 6071					

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
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	COND SOLD	<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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