

MAY  
2023



# AVAILABILITY REPORT







# FOR LEASE

**INDUSTRIAL**

**OFFICE**

**RETAIL**

# FOR SALE

**INDUSTRIAL**

**OFFICE**

**RETAIL**

**LAND & INVESTMENT**





# INDUSTRIAL FOR LEASE

## 17 GEE TEE WAY

(+/-) 2,944 to 10,120 sf Available

### PROPERTY HIGHLIGHTS

- Join a quickly growing industrial park just 5 minutes from the Perimeter Highway in the RM of Springfield
- Choose between 10,120 square feet of built out office and warehouse or up to 5,888 square feet of shell space ready to be customized
- Units 1 & 2 can be combined for 5,888 square feet
- 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 available
- Zoned MG

### FOR MORE DETAILS CONTACT





**James Toker**  
**Associate**

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**Senior Vice President**

Ryan Munt Personal Real Estate Corporation  
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*\*Please click the property image for more details.*

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>500 15TH STREET NW - PORTAGE LA PRAIRIE</b>									
	TYSON PRESENTANZ 204 928 5002	M2		162,763	1	2	18.5' - 22'	\$4.95	TBD
	RYAN MUNT 204 928 5015								<ul style="list-style-type: none"> <li>Industrial warehousing facility in the thriving community of Portage la Prairie, located 85 km West of Winnipeg</li> <li>Dock &amp; Grade Loading</li> <li>Compound space surrounded by security fencing around perimeter of the site</li> <li>Former Campbell Soup Company manufacturing and canning facility</li> <li>2,000 amp dedicated transformer on site</li> </ul>
<b>1338 BORDER STREET</b>									
	RYAN MUNT 204 928 5015	M2		18,900			16' - 18'	\$8.00 - \$8.50	\$2.14
	CHRIS MACSYMIC 204 928 5019								<ul style="list-style-type: none"> <li>Single-tenant office/warehouse space available in the heart of the St. James industrial area</li> <li>Well-located in close proximity to major transportation routes and the Winnipeg Richardson International Airport</li> <li>2 dock doors: 8'x10' &amp; 9'8'</li> <li>1 ramped grade door: 10'x12'</li> <li>Office buildout includes 10 private offices, 2 storage rooms, 1 large boardroom and a kitchen</li> <li>Available December 2023</li> </ul>
<b>1865 BURROWS AVENUE</b>									
	TYSON PRESENTANZ 204 928 5002	M2	B	23,792	1	1	18'6"	\$7.95	\$2.75
	RYAN MUNT 204 928 5015								<ul style="list-style-type: none"> <li>Located in the heart of Inkster Industrial Park on Burrows Avenue between Keewatin Street and Plymouth Street</li> <li>Compound space available</li> <li>1,140 sf of built out office space</li> <li>22,652 sf of warehouse space</li> <li>Fully sprinklered (ESFR)</li> <li>Heavy power</li> </ul>
<b>220 CREE CRESCENT</b>									
	TYSON PRESENTANZ 204 928 5002	M2		10,720	1		18'	\$12	\$8.92
	CHRIS MACSYMIC 204 928 5019								<ul style="list-style-type: none"> <li>Conveniently located within Murray Industrial Park in close proximity to major trucking routes</li> <li>9,200 sq. ft. built out office including private offices, open works areas, boardroom, and a kitchenette</li> <li>1,500 sq. ft. warehouse space</li> <li>Grade loading door</li> <li>Ample parking available on-site</li> <li>Partially paved compound space available</li> </ul>

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FORT GARRY PLACE									
	RYAN MUNT 204 928 5015		5007	9,849	1		TBD	\$7.75	<ul style="list-style-type: none"> <li>Located in an amenity-rich area</li> <li>Fully furnished – seating for 100+ staff members</li> <li>Direct elevator access off Fort St</li> <li>Easy access to parkade from suite</li> <li>Up to 75 scramble parkade parking stalls available</li> <li>Rooftop patio access</li> <li>24-7 on-site security</li> <li>Several great restaurants on site</li> </ul>
	BRETT INTRATER 204 934 6229								
191 EAGLE DRIVE									
<div>NEW</div> 	TYSON PREISANTANZ 204 928 5002	M1		3,000	1	16	\$8.95	\$4.15	<ul style="list-style-type: none"> <li>Located in Inkster Industrial Park in close proximity to Oak Point Hwy and a minute drive to Winnipeg Richardson International Airport</li> <li>Amazing location within CentrePort Canada</li> <li>Ample on-site parking</li> </ul>
	RYAN MUNT 204 928 5015								
400 FORT WHYTE WAY									
	CHRIS HOURIHAN 204 934 6215	ML	UNIT A	8,438	1	20'	LEASED		<ul style="list-style-type: none"> <li>Convenient access to Southwest Winnipeg and surrounding rural area</li> <li>3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node</li> <li>Suitable for a variety of office, retail or industrial</li> <li>T-5 lighting throughout</li> <li>Pylon signage available</li> <li>No city of Winnipeg business tax</li> </ul>
		ML	UNIT B	6,075	1	20'	LEASED		
		ML	UNIT C	6,072	1	20'	LEASED		
	JAMES TOKER 204 934 6210	ML	COMBINED	20,585	3	20'	LEASED		
		ML	104	2,000	1	20'	\$14.95	\$4.27	
	BRANDI ELOQUENCE 204 934 6246	ML	106	5,498	1	20'	\$14.95	\$4.27	
		ML	100	4,000	1	20'	\$14.95	\$4.27	
17 GEE TEE WAY - RM OF SPRINGFIELD									
<div>NEW</div> 	JAMES TOKER 204 934 6210	MG	1	2,944	1	16'-19'	\$14.95	\$3.00	<ul style="list-style-type: none"> <li>Join a quickly growing industrial park just 5 minutes from the Perimeter Hwy</li> <li>10,120 square feet available split approximately 50/50 between office and warehouse</li> <li>Move-in ready with beautiful office buildout</li> <li>Security cameras on the exterior of the building</li> <li>(+/-) 16' to 19' clear ceiling height</li> <li>Fenced compound space available</li> </ul>
		MG	2	2,944	1	16'-19'	\$14.95	\$3.00	
		MG	1 & 2	5,888	2	16'-19'	\$14.95	\$3.00	
	RYAN MUNT 204 928 5015	MG	3	10,120	4	16'-19'	\$15.95	\$3.00	





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KEEWATIN SQUARE										
	MURRAY GOODMAN 204 928 5009	M1	300	4,920			16'	LEASED		<ul style="list-style-type: none"> <li>• Single storey building located in Inkster Industrial Park in NW Winnipeg</li> <li>• Easy access to Route 90, Inkster Blvd and the Perimeter Hwy</li> <li>• Good on-site parking available</li> <li>• Close proximity to many amenities</li> <li>• Available immediately</li> <li>• Professionally managed</li> </ul>
1099B KEEWATIN STREET										
	MURRAY GOODMAN 204 928 5009	M1	B	4,958		2	18'	\$9.25	\$3.98	<ul style="list-style-type: none"> <li>• Located in the heart of Inkster Industrial Park in close proximity to major trucking routes and retail amenities</li> <li>• Excellent frontage on Kewatin St and good on-site parking</li> <li>• Unit is fully sprinklered</li> <li>• Space includes open office area, kitchen, two washrooms and one private office</li> <li>• Phase 3, 4, wire &amp; 200 amp power</li> </ul>
289 KING STREET										
	STEPHEN SHERLOCK 204 928 5011	M	MAIN FLOOR	3,727				\$7.00	\$3.05	<ul style="list-style-type: none"> <li>• Located in central Winnipeg at the Intersection of King St and Henry Ave</li> <li>• 30 parking stalls with additional parking</li> <li>• 1 freight elevator</li> <li>• Fully sprinklered</li> <li>• Sheltered loading dock</li> <li>• 3rd floor - sub-dividable</li> <li>• Utilities included</li> </ul>
	CHRIS HOURIHAN 204 934 6215		3RD FLOOR	2,976				\$6.00	\$3.05	
955 LAGIMODIERE BOULEVARD										
	TYSON PRESENTANZ 204 928 5002	M2	OPTION 2	8,265	1		26'	\$8.95	\$2.90	<ul style="list-style-type: none"> <li>• Excellent high exposure location at the southeast corner of Lagimodiere Blvd and Dugald Rd</li> <li>• Excess land provides potential for compound</li> <li>• Total land area is (+/-) 9.86 acres</li> <li>• 20 ft x 40 ft column spacing</li> <li>• Ample parking on site</li> <li>• Potential for additional grade and dock loading</li> </ul>
	RYAN MUNT 204 928 5015									

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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"> <li>• Build-to-suit opportunity in the heart of Murray Industrial Park</li> <li>• Located on Murray Park Rd between Sturgeon Rd and Moray St</li> <li>• Close proximity to Winnipeg Richardson International Airport and major transportation routes</li> <li>• Six (6) 12'x14' Grade loading doors</li> <li>• 24' clear ceiling height</li> <li>• Zoned M2</li> </ul>
	TYSON PRESENTANZ 204 928 5002								
MURRAY PARK TRADE CENTRE - 328-346 SAULTEAUX CRESCENT									
	MURRAY GOODMAN 204 928 5009	M2	57	4,693	1	12'	COND LEASED		<ul style="list-style-type: none"> <li>• Located in Murray Industrial Park, situated on the corner of Murray Park Rd &amp; Saulteaux Cres</li> <li>• In close proximity to major trucking routes, CentrePort and the Winnipeg Richardson International Airport</li> <li>• Unit is comprised of a showroom, private offices, open work area, lunch room, warehouse area and mezzanine</li> </ul>
		M2	59	5,236	1	12'	COND LEASED		
		M2	324	10,975	2	18'	\$8.95		
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"> <li>• Warehouse/distribution space located in CentrePort Canada</li> <li>• Great access to major transportation routes with close proximity to Route 90</li> <li>• Approximate column spacing 30' x 50'</li> <li>• Approximate ceiling height +/-21' (feet)</li> <li>• (3) +/- 8' x 10' dock doors with levelers</li> <li>• One office and lunch room on mezzanine</li> <li>• Professionally managed</li> <li>• Fully sprinklered</li> </ul>
391 OAK POINT HIGHWAY									
	MURRAY GOODMAN 204 928 5009	M1		11,160	22	12' - 14'	\$16.00	TBD	<ul style="list-style-type: none"> <li>• Cross dock facility located on Oak Point Hwy</li> <li>• Close proximity to major trucking routes and the Winnipeg Richardson International Airport</li> <li>• Located on (+/-) 5 acres of land</li> <li>• Large compound area</li> <li>• Close to many amenities</li> <li>• Available immediately</li> </ul>
	RYAN MUNT 204 928 5015								

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

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<b>1209 RICHARD AVENUE</b>									
	CHRIS HOURIHAN 204 934 6215	M2		1,375			\$8.25	\$4.95	<ul style="list-style-type: none"> <li>• Located in the West End of Winnipeg, South of Notre Dame and West of Erin St</li> <li>• Buildout consists of open reception area, 2 private offices, interior storage/office, 2 washrooms, and warehouse with shop sink</li> <li>• Professionally managed and maintained</li> <li>• 11' 5" ceiling height (underside of the joist)</li> <li>• 100 amp 120/208v electrical</li> <li>• Grade level loading</li> <li>• Available July 1, 2023</li> </ul>
<b>965 SHERWIN ROAD</b>									
	RYAN MUNT 204 928 5015  CHRIS MACSYMIC 204 928 5019  TYSON PREISENTANZ 204 928 5002	M2	965	38,700	6	19'4"	\$8.00	\$5.17	<a href="#">965 SHERWIN VIRTUAL TOUR</a> <ul style="list-style-type: none"> <li>• Located on Sherwin Rd in Northwest Winnipeg, in very close proximity to the Winnipeg Richardson International Airport</li> <li>• Potential to add more loading doors to 965 Sherwin</li> <li>• 961 Sherwin is fully sprinklered</li> </ul>
<b>SHERWIN PARK - 1200 SHERWIN ROAD</b>									
	RYAN MUNT 204 928 5015  SHAE HALPIN 204 558 6071	M2	505	3,264	1	16'4"	\$9.95	\$5.36	<ul style="list-style-type: none"> <li>• Located within an industrial complex adjacent to the Winnipeg Richardson International Airport</li> <li>• Well situated in CentrePort Canada, North America's largest inland port</li> <li>• 1 dock loading door with the ability for a 2nd dock loading door</li> <li>• Buildout includes front office/showroom area, 1 private office and open warehouse space</li> <li>• LED lighting in warehouse</li> </ul>
<b>STEELE BUSINESS PARK PHASE I</b>									
	STEPHEN SHERLOCK 204 928 5011  RYAN MUNT 204 928 5015  TYSON PREISENTANZ 204 928 5002		PHASE I	6,075		28'	TBD	\$3.70	<b>ONLY ONE UNIT LEFT IN PHASE I</b> <ul style="list-style-type: none"> <li>• Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air)</li> <li>• Dock and grade loading</li> <li>• Brand new construction</li> <li>• Excellent exposure on CentrePort Canada Way</li> <li>• All major amenities nearby</li> <li>• Quick access to major highways and key corridors</li> </ul>

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STEELE BUSINESS PARK PHASE II										
	STEPHEN SHERLOCK 204 928 5011		PHASE II	5,425 - 65,715			28'	TBD	\$3.70	<b>PHASE II READY FOR FIXTURING</b> <ul style="list-style-type: none"> <li>• Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air)</li> <li>• Dock and grade loading</li> <li>• Brand new construction</li> <li>• Excellent exposure on CentrePort Canada Way</li> <li>• All major amenities nearby</li> <li>• Quick access to major highways and key corridors</li> </ul>
	RYAN MUNT 204 928 5015									
	TYSON PREISENTANZ 204 928 5002									
86 WHEATFIELD ROAD										
	TYSON PREISENTANZ 204 928 5002	M2	2-3	9,174	4		18' - 21'	\$8.95	\$5.62	<ul style="list-style-type: none"> <li>• Located within CentrePort Canada, North America's largest tri-modal inland port</li> <li>• In close proximity to and ease of access onto CentrePort Canada Way and Route 90</li> <li>• Warehouse is heated by a combination of in-floor, over head radiant and unit heaters</li> <li>• Newer building constructed in 2010, 2011 &amp; 2012</li> <li>• No City of Winnipeg business taxes</li> <li>• Available January 1, 2024</li> </ul>
1470 WILLSON PLACE										
	STEPHEN SHERLOCK 204 928 5011	M2		10,105	6		18' - 21'	\$12.95	TBD	<ul style="list-style-type: none"> <li>• Shell warehouse ready for office/storefront</li> <li>• Column free clear span building</li> <li>• Located in the heart of SW Winnipeg one of the cities most desirable areas with convenient access to Waverley St and McGillivray Blvd</li> <li>• Ideal for light manufacturing, machine shop, warehousing, etc.</li> <li>• Insulated to R20</li> <li>• (+/-) 6,500 sf fenced compound</li> <li>• 400 AMP 600 volt power</li> </ul>
	JAMES TOKER 204 934 6210									

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# INDUSTRIAL FOR SALE

## 818 MAIN STREET SELKIRK, MB

(+/-) 14,596 sf on 3.32 Acres Available

### PROPERTY HIGHLIGHTS

- Single tenant industrial building for sale with two storey office space of (+/-) 2,528 square feet per floor consisting of offices, boardroom, lunch room, locker-room and storage, remainder is clearspan warehouse/manufacturing area
- 5 16'x16' grade loading doors and 2 paved exterior dock height loading ramps
- (+/-) 22' clear ceiling height
- 10% site coverage
- 600 Volt 3-phase 4-wire electrical service
- Holding tank and well for sewer and water service
- Built in 1975, 1980 and 1994
- Zoned M1

### FOR MORE DETAILS CONTACT

**Brandi Eloquence**  
**Associate**




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[brandi.eloquence@cwstevenson.ca](mailto:brandi.eloquence@cwstevenson.ca)

**Stephen Sherlock**  
**Vice President**

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[steve.sherlock@cwstevenson.ca](mailto:steve.sherlock@cwstevenson.ca)



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





ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SQ FT +/-)	LOADING GRADE	DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
500 15TH STREET NW - PORTAGE LA PRAIRIE									
	TYSON PREISENTANZ 204 928 5002	M2	21.27	162,763			18.5' - 22'	\$6,400,000	<ul style="list-style-type: none"><li>Industrial warehousing facility in the thriving community of Portage la Prairie, located 85 km West of Winnipeg</li><li>Dock &amp; Grade Loading</li><li>Compound space surrounded by security fencing around perimeter of the site</li><li>Former Campbell Soup Company manufacturing and canning facility</li><li>2,000 amp dedicated transformer on site</li></ul>
	RYAN MUNT 204 928 5015								
68 CRANE STREET - THOMPSON, MB									
	RYAN MUNT 204 928 5015		1.34	17,000				\$395,000.00	<ul style="list-style-type: none"><li>(+/-) 17,000 sf Industrial building situated on 1.34 acres of land</li><li>Located in Thompson, the largest city in the Northern Region of Manitoba, situated along the Burntwood River</li><li>Close access to Provincial Trunk Hwy 6 and the Thompson Train Station</li><li>Grade loading</li></ul>
	CHRIS MACSYMIC 204 928 5019								
	TYSON PREISENTANZ 204 928 5002								
220 CREE CRESCENT									
	TYSON PREISENTANZ 204 928 5002	M2	1.69	18,000	5		18'	\$3,450,000	<ul style="list-style-type: none"><li>Conveniently located within Murray Industrial Park in close proximity to major trucking routes</li><li>Large compound space</li><li>Ample parking on-site</li><li>Unit A/B: Interior buildout includes an executive office with an attached bathroom, 8 private offices, full kitchen, reception area, flex area and a large open office area</li><li>Unit C: Interior includes reception area with a bathroom and warehouse space</li></ul>
	CHRIS MACSYMIC 204 928 5019								
818 MAIN STREET - SELKIRK MB									
<div>NEW</div> 	BRANDI ELOQUENCE 204 934 6246	M1	3.32	14,596	5	2	22'	\$1,500,000	<ul style="list-style-type: none"><li>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</li><li>Sale includes two 5-tonne cranes</li><li>10% site coverage</li><li>Compacted gravel compound</li><li>Reinforced concrete grade beam on piles foundation</li><li>Energy efficient lighting</li></ul>
	STEPHEN SHERLOCK 204 928 5011								

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ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SQ FT +/-)	LOADING GRADE	DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
1280 NOTRE DAME AVENUE									
	BRETT INTRATER 204 934 6229	M1	2.69	8,768				COND SOLD	<ul style="list-style-type: none"><li>1.69 Acre site with two buildings developed</li><li>Building 1: (+/-) 2,618 sf building currently leased to Juvian Restaurant</li><li>Building 2: (+/-) 6,060 sf brand new building currently vacant</li><li>(+/-) 1 Acre excess land for development</li><li>Architectural stamped drawings completed for two additional buildings</li><li>Underground services in place</li></ul>
	RYAN MUNT 204 928 5015								
ROCKALL PARK COMMERCIAL CONDOS									
	RYAN MUNT 204 928 5015	IB		880	1		18'	\$230,000	<b>60% PRE-SOLD!</b> <ul style="list-style-type: none"><li>New State-of-the-art commercial condominium complex located just west of the Perimeter Hwy and south of Roblin Blvd</li><li>Units ranging from 880 sf - 1,040 sf suitable for both small business and hobbyist users</li><li>Option to combine adjacent units, potential for drive through access</li><li>Large residential development planned just west of this site</li><li>No City of Winnipeg business taxes</li></ul>
		IB		960	1		18'	\$247,000	
	SHAE HALPIN 204 558 6071	IB		1,040	1		18'	\$265,000	
SHERWIN PARK - INDUSTRIAL CONDOS FOR SALE									
	RYAN MUNT 204 928 5015	M2	UNIT	5,671	1	2	16'	\$975,000	<ul style="list-style-type: none"><li>Industrial complex located adjacent to the Winnipeg Richardson International Airport</li><li>Located within CentrePort Canada, North America's largest tri-modal inland port</li><li>Centrally located with close proximity to major transportation routes</li><li>Ideal space for manufacturing, wholesale and distribution users</li><li>Flexible bay sizes</li></ul>
		M2	205-206	2,661		1	16'	\$495,000	
		M2	307	13,130		3	16'	\$2,150,000	
	CHRIS MACSYMIC 204 928 5019	M2	407-412	6,416	1	2	16'	\$1,100,000	
		M2	501-503	2,347	1	1	16'	\$430,000	
	TYSON PRESENTANZ 204 928 5002		M2	601					
961-975 SHERWIN ROAD									
	BRETT INTRATER 204 934 6229	M2	4.55	82,463		16		\$8,000,000	<ul style="list-style-type: none"><li>Owner-User Opportunity with strong, long term holding income and stable cash flows</li><li>Well located, close proximity to major transportation routes and the Winnipeg Richardson International Airport</li><li>Opportunity to acquire an institutional quality property well below replacement cost</li></ul>
	CHRIS MACSYMIC 204 928 5019								

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# OFFICE FOR LEASE

## 90 MARKET AVENUE

(+/-) 17,323 sf Available

### PROPERTY HIGHLIGHTS

- Located in the East Exchange District with close proximity to the Manitoba Museum, Centennial Concert Hall, and the Royal Manitoba Theatre Centre
- Ideal for commercial use
- Large parking lot on-site available for customers and employees
- Flexible space options - The building is current demised into 8 units, and the Landlord is willing to alter the floorplan or create a single-tenant options
- Perfect for many professional office uses, or a classroom style setting
- Zoned D

### FOR MORE DETAILS CONTACT

**Chris Hourihan**  
**Associate**

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**Murray Goodman**  
**Senior Vice President & Principal**

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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	<a href="#">CLICK HERE FOR A VIRTUAL TOUR</a> <ul style="list-style-type: none"><li>• Beautiful, restored brick and beam architecture with large windows bringing in lots of natural light</li><li>• Top floor, south facing unit with 2 private offices and some open work area</li><li>• Common washrooms servicing 5th floor</li><li>• Close to many amenities in the east exchange district</li></ul>
	SHAE HALPIN 204 558 6071					
280 BROADWAY						
	TYSON PRESENTANZ 204 928 5002	101	5,077	\$12.50	\$15.57	<a href="#">6 MONTHS BASE RENT FREE ON A QUALIFIED 5 YEAR TERM</a> <ul style="list-style-type: none"><li>• Located in the heart of Downtown at the corner of Broadway and Smith St</li><li>• Free Rent: Negotiable</li><li>• Easy access from South and North entrances</li><li>• Over \$5 million in building upgrades since 2010</li><li>• Large floor plate attractive to a variety of tenants</li><li>• Exterior building signage opportunities</li><li>• 3 Phase 2,000 amp electrical</li></ul>
		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"><li>• Move-in ready offices with floor to ceiling windows offering an abundance of natural light</li><li>• Public transportation access</li><li>• Accessible facility with elevator access</li><li>• Professionally managed</li><li>• Quick occupancy</li><li>• Perfect for law offices or professional services</li><li>• Remaining office is a corner office with abundant natural light from two sides</li></ul>
155 CARLTON STREET						
	BRETT INTRATER 204 934 6229	307	2,966	\$15.50	\$14.58	<a href="#">BUILDING SIGNAGE OPPORTUNITY</a> <ul style="list-style-type: none"><li>• Located on the Northeast corner of Carlton St and York Ave</li><li>• Directly across from the RBC Convention Centre</li><li>• Connection to downtown's climate-controlled skywalk and concourse systems</li><li>• 24/7 Security on site</li><li>• Top of Building Signage Opportunity</li><li>• Ample parking available at Lakeview Square Parkade</li><li>• Unit 1410 &amp; 1420 can be combined</li></ul>
		1100	11,109	\$15.50	\$14.58	
	RYAN MUNT 204 928 5015	1410	7,531	\$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
<b>1460 CLARENCE AVENUE</b>						
	TYSON PRESENTANZ 204 928 5002		6,553	LEASED	LEASED	<ul style="list-style-type: none"> <li>• Available immediately</li> <li>• Located in Southwest Winnipeg on Clarence Ave off of Waverley St with easy access to McGillivray Blvd</li> <li>• Nicely developed office space with 9 private offices, open work area, lunch room, washrooms and storage space</li> <li>• Excellent natural light throughout</li> <li>• Many restaurants and other amenities in close proximity</li> </ul>
	RYAN MUNT 204 928 5015					
<b>649 CORYDON AVENUE</b>						
	RYAN MUNT 204 928 5015		1,419	\$2,500 PER MONTH	\$938 PER MONTH	<ul style="list-style-type: none"> <li>• 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</li> <li>• High vehicle and pedestrian traffic area with high exposure</li> <li>• Ideal for a variety of professional services, medical services</li> <li>• Pylon signage opportunity</li> <li>• 7 parking stalls at the rear of the building with additional street parking available</li> </ul>
	TYSON PRESENTANZ 204 928 5002					
<b>1700 CORYDON AVENUE</b>						
	BRANDI ELOQUENCE 204 934 6246	10B	1,299	\$20.00	\$15.81	<ul style="list-style-type: none"> <li>• Boutique retail/ office space in River Heights</li> <li>• Join RBC, Kumon and Bernstein's Deli, a Winnipeg institution</li> <li>• (+/-) 16,200 cars pass by per day (City of Winnipeg, 2015)</li> <li>• Excellent visibility on key retail and commuter corridor</li> <li>• Located in the heart of River Heights, a wealthy residential district in SW Winnipeg</li> <li>• Unit 10B available October 1st</li> </ul>
	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					
<b>220 CREE CRESCENT</b>						
	TYSON PRESENTANZ 204 928 5002		10,720	\$12	\$8.92	<ul style="list-style-type: none"> <li>• Conveniently located within Murray Industrial Park in close proximity to major trucking routes</li> <li>• 9,200 sq. ft. built out office including private offices, open works areas, boardroom, and a kitchenette</li> <li>• 1,500 sq. ft. warehouse space</li> <li>• Grade loading door</li> <li>• Ample parking available on-site</li> <li>• Partially paved compound space available</li> </ul>
	CHRIS MACSYMIC 204 928 5019					

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<b>388 DONALD STREET</b>						
	JAMES TOKER 204 934 6210	380	511	\$21.00	TBD	• Attractive architectural details ready to shine as a coffee shop, tea house, salon or retail store
	BRANDI ELOQUENCE 204 934 6246					• Join a fantastic group of local businesses including Yellow Dog Tavern, Aldo Formal Wear, Wa-Say Healing Centre, Pretty Young Things Nail Salon, Salsa Explosion Dance Company, Chriah Fitness & more!
						• High-profile location at the intersection of Donald St & Notre Dame Ave across from Burton Cummings
						• Double your space with bonus basement
<b>440 DOVERCOURT DRIVE</b>						
	STEPHEN SHERLOCK 204 928 5011	UNIT 1	7,060	\$17.95	\$7.16	• Located in heart of SW Winnipeg, one of the city's most desirable areas near Kenaston Blvd and McGillivray Blvd
		UNIT 2	2,600	\$17.95	\$7.16	• Bright space full of plenty of natural light
	MURRAY GOODMAN 204 928 5009	440	9,660	\$17.95	\$7.16	• Fenced compound space
						• Can be subdivided
						• 20 private offices, open office area, kitchen, boardroom and shop space
						• Ample parking available
<b>FORT GARRY PLACE</b>						
	RYAN MUNT 204 928 5015	500	13,409	TBD	\$7.75	• Located in an amenity-rich area
		5007	9,849	TBD	\$7.75	• Fully furnished – seating for 100+ staff members
	BRETT INTRATER 204 934 6229					• 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
<b>400 FORT WHYTE WAY</b>						
	CHRIS HOURIHAN 204 934 6215	UNIT A	8,438	LEASED	LEASED	• Convenient access to Southwest Winnipeg and surrounding rural area
		UNIT B	6,075	LEASED	LEASED	• 3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node
		UNIT C	6,072	LEASED	LEASED	• Suitable for a variety of office, retail or industrial
	JAMES TOKER 204 934 6210	COMBINED	20,585	LEASED	LEASED	• T-5 lighting throughout
		104	2,000	\$14.95	\$4.27	• Pylon signage available
	BRANDI ELOQUENCE 204 934 6246	106	5,498	\$14.95	\$4.27	• No city of Winnipeg business tax
		100	4,000	\$14.95	\$4.27	

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<b>1534 GAMBLE PLACE</b> 	CHRIS MACSYMIC 204 928 5019  CHRIS HOURIHAN 204 934 6215	300	8,978	COND SOLD	COND SOLD	<ul style="list-style-type: none"> <li>Stand-alone professionally maintained office building in a beautiful campus setting</li> <li>1+ acre of potential excess land for storage/yard/parking</li> <li>Rare opportunity to lease office space in SW with quality finishes</li> <li>Recently renovated reception area with both private offices and open-concept office space throughout</li> <li>(+/-) 8,978 sf over two stories, including reception, 2 meeting rooms, 19 offices and 3 open office areas</li> </ul>
<b>KEEWATIN SQUARE</b> 	MURRAY GOODMAN 204 928 5009	300	4,920	LEASED		<ul style="list-style-type: none"> <li>Single storey building located in Inkster Industrial Park in Northwest Winnipeg</li> <li>Easy access to Route 90, Inkster Blvd and the Perimeter Hwy</li> <li>Dock and grade loading</li> <li>Good on site parking available</li> <li>Close proximity to many amenities</li> <li>Available immediately</li> <li>Professionally managed</li> </ul>
<b>289 KING STREET</b> 	STEPHEN SHERLOCK 204 928 5011  CHRIS HOURIHAN 204 934 6215	MAIN FLOOR  3RD FLOOR	3,727  2,976	\$7.00  \$6.00	\$3.05  \$3.05	<ul style="list-style-type: none"> <li>Located in central Winnipeg at the intersection of King St and Henry Ave</li> <li>30 parking stalls with additional parking</li> <li>1 freight elevator</li> <li>Fully sprinklered</li> <li>Sheltered loading dock</li> <li>3rd floor is sub-dividable</li> <li>Utilities included</li> </ul>
<b>755 HENDERSON HIGHWAY</b> 	STEPHEN SHERLOCK 204 928 5011	THIRD FLOOR	5,750	\$20.00	\$8.29	<ul style="list-style-type: none"> <li>Located in Northeast Winnipeg</li> <li>In close proximity to downtown and Chief Peguis Trail</li> <li>Building features floor to ceiling windows</li> <li>Main entrance features glass atrium with three storey glazing and elevator access.</li> <li>Available immediately</li> </ul>

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<b>333 MAIN STREET</b>			<b>SUBLEASE</b>			
	RYAN MUNT 204 928 5015	10TH FLOOR	7,720	TBD	\$16.08	• 2 full floors available on the 10th and 11th floor
		11TH FLOOR	7,720	TBD		• Floorplates are approximately 7,720 sf
	BRETT INTRATER 204 934 6229	COMBINED	15,440	TBD		• Connection to downtown's climate controlled skywalk and concourse systems • Direct elevator lobby exposure • Headlease Expiry: December 27th, 2026
<b>1924 MAIN STREET</b>						
	RYAN MUNT 204 928 5015	7	1,274	\$8.00	\$7.10	• Office opportunity on Main St between Leila Ave and Partridge Ave
	SHAE HALPIN 204 558 6071					• Large open area with ample natural light • One reserved parking stall at rear of building • Excellent access to major public transportation routes
<b>470 RIVER AVENUE</b>						
	BRETT INTRATER 204 934 6229	2ND FLOOR	1,344	\$2,800 PER MONTH	SEMI-GROSS PLUS UTILITIES	<b>UNDER NEW OWNERSHIP</b> • 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	3RD FLOOR	960	\$1,500 PER MONTH	SEMI-GROSS PLUS UTILITIES	
<b>6 RYAN WIRTH WAY - RM OF EAST ST PAUL</b>						
	RYAN MUNT 204 928 5015		1,500	\$14.95	\$4.50	• Brand new industrial/office units available for lease
			1,500	\$14.95	\$4.50	• Located just off the Perimeter Hwy between Wenzel St and McGregor Farm Rd in the RM of East St. Paul
			1,500	\$14.95	\$4.50	• Units ranging from 1,500 – 2,000 sf
	BRETT INTRATER 204 934 6229		2,000	\$14.95	\$4.50	• Option to combine units
						• Grade loading • No City of Winnipeg business taxes

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>90 MARKET AVENUE</b>						
	CHRIS HOURIHAN 204 934 6215		17,232	\$15.00 GROSS		<ul style="list-style-type: none"> <li>• Located in the East Exchange District with close proximity to the Manitoba Museum, Centennial Concert Hall, and the Royal Manitoba Theatre Centre</li> <li>• Ideal for commercial use</li> <li>• Large parking lot on-site available for customers and employees</li> <li>• Flexible space options – The building is current demised into 8 units, and the Landlord is willing to alter the floorplan or create a single-tenant options</li> <li>• Perfect for many professional office uses, or a classroom style setting</li> </ul>
	MURRAY GOODMAN 204 928 5009					<ul style="list-style-type: none"> <li>• Blank canvas ready for tenant design and fit-up</li> <li>• Main floor of a modern design 6 storey, 64 suite property</li> <li>• Tucked away in the East Exchange District within close proximity to an array of amenities</li> <li>• Amazing walk-ability, close to local spots including Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Ave Pumphouse, The Forks and much more</li> <li>• Zoned D</li> </ul>
<b>98 MARKET AVENUE</b>						
	CHRIS HOURIHAN 204 934 6215		2,400	\$18.00	TBD	
	MURRAY GOODMAN 204 928 5009					
<b>1450 MOUNTAIN AVENUE</b>						
	RYAN MUNT 204 928 5015		2,923 -16,183	8.95	\$3.96	<ul style="list-style-type: none"> <li>• Fully developed 2nd floor office and main floor warehouse space available in the heart of Inkster Industrial Park</li> <li>• Situated on the south side of Mountain Ave between Bentall St and Sheppard St</li> <li>• (+/-) 12,893 sf 2nd floor office build out includes a mix of private offices and open work areas, boardrooms and a kitchen</li> <li>• (+/-) 3,036 sf main floor warehouse space</li> <li>• 50 parking stalls available</li> </ul>
	CHRIS MACSYMIC 204 928 5019					
<b>21 MURRAY PARK ROAD</b>						
	CHRIS MACSYMIC 204 928 5019	BUILD-TO-SUIT	7,840 - 15,680	\$14.95	TBD	<ul style="list-style-type: none"> <li>• Office space located on Murray Park Rd in the heart of Murray Industrial Park</li> <li>• In close proximity to Winnipeg Richardson International Airport and major transportation routes</li> <li>• Interior layout includes a large boardroom, private offices, an open work area, and a kitchenette</li> <li>• Ample parking on-site</li> </ul>
	TYSON PREISENTANZ 204 928 5002					

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
MUSE FLATS - 290 COLONY STREET						
	CHRIS HOURIHAN 204 934 6215	CRU 1	1,172	\$17.65	\$9.79	<ul style="list-style-type: none"><li>• Brand new architecturally significant commercial space, ideal for restaurant, service, retail and professional uses</li><li>• Excellent patio opportunity to serve residential tenants and University of Winnipeg students</li><li>• Located at high exposure corner steps away from University of Winnipeg Campus, and WAG</li></ul>
		CRU 3	1,066	\$15.50	\$9.79	
NAAWI-ODENA						
	BRETT INTRATER 204 934 6229	BLOCK A	UP TO 60,000 SF	TBD	TBD	<ul style="list-style-type: none"><li>• Brand new multi-story office building</li><li>• 160-acre master-planned development led by Treaty One Development Corporation in partnership with Canada Lands Company CLC</li><li>• The village-like atmosphere planned for the mixed-use village area will transform the character of Grant entering the former Kapyong Barracks site</li><li>• Site servicing to commence Q3 2023</li></ul>
	CHRIS MACSYMIC 204 928 5019					
1850 NESS AVENUE						
	CHRIS HOURIHAN 204 934 6215	2ND FLOOR	SUBLEASE 2,556	\$15.50 GROSS		<ul style="list-style-type: none"><li>• 2nd floor office space available</li><li>• Excellent exposure and signage opportunities along Ness</li><li>• Newly renovated office interior including large open office area, conference room and washrooms</li><li>• Private entrance off Roseberry St</li><li>• Street parking in immediate area</li><li>• Stair access to 2nd floor</li><li>• Zoned C1</li><li>• Sublease expires April 30, 2027</li></ul>
100 PAQUIN ROAD						
	TYSON PRESENTANZ 204 928 5002	MAIN FLOOR	3,000 - 7,327	\$15.00 GROSS		<ul style="list-style-type: none"><li>• Located just off of Dugald Rd in east Winnipeg</li><li>• Abundance of natural light throughout office space creating a desirable work environment</li><li>• Fiber optic cabling</li><li>• Excellent on-site electrified parking</li><li>• Convenient access to major public transportation routes</li><li>• Main floor consists of 12 offices and a large open area</li><li>• Outdoor patio space available for tenants</li><li>• 50+ parking stalls available</li></ul>
	RYAN MUNT 204 928 5015					

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ADDRESS	CONTACT	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"><li>The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. Paul</li><li>Located on the NW corner of Main St and the Perimeter Hwy just East of the Sunova Centre, a (+/-) 17,000 sf recreation facility</li><li>Excellent access off Main St, with a signalized intersection to be installed Q3 2021</li></ul>
	CHRIS MACSYMIC 204 928 5019					
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"><li>Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and Waverley</li><li>Site has a variety of amenities in the neighborhood</li><li>Rare opportunity in a brand new office building in SW Winnipeg</li><li>Ample parking; both surface and heated underground parking available</li></ul>
	RYAN MUNT 204 928 5015	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	
110 PARAMOUNT ROAD						
	TYSON PREISENTANZ 204 928 5002	110	2,684	LEASED	LEASED	<ul style="list-style-type: none"><li>Located in Inkster Park, one block north of Inkster Blvd in Northwest Winnipeg</li><li>Within close proximity to major transportation corridors</li><li>Brick facade with glazed storefronts</li><li>Space includes has one grade door</li><li>Ample parking on-site</li><li>Available immediately</li><li>Zoned M2 - Industrial</li></ul>
	RYAN MUNT 204 928 5015					
1365 PEMBINA HIGHWAY & 1000 WALLER AVENUE						
	BRETT INTRATER 204 934 6229	MAIN LEVEL	4,500	\$18.00	\$10.00	<p>CLICK <a href="#">HERE</a> TO TAKE A VIRTUAL TOUR</p> <ul style="list-style-type: none"><li>Rare two-storey office building for sale</li><li>Amazing exposure/visibility along Pembina Hwy</li><li>Turnkey office with attractive existing improvements</li><li>Ample parking</li><li>Potential for owner to leaseback second level</li><li>Currently has parking space for 8 cars</li><li>Opportunity to develop additional parking on 1000 Waller Avenue site at rear (5,108 sf) to service office tenants</li></ul>
	RYAN MUNT 204 928 5015	LOWER LEVEL	3,433	\$10.00	\$10.00	
	TYSON PREISENTANZ 204 928 5002					

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MANITOBA HYDRO PLACE - 360 PORTAGE AVENUE						
	CHRIS HOURIHAN 204 934 6215		2,588	\$15.00	\$7.65	<ul style="list-style-type: none"><li>• Built in 2009, Hydro Place is a 22 storey office tower and home to Manitoba Hydro's headquarters</li><li>• Skywalk connectivity, located in the heart of the SHED</li><li>• Excellent retail presence with street level exposure on Edmonton St</li><li>• Perfect space for both office or retail tenants - Unit can be subdivided with separate entrances</li><li>• Buildout features an open workspace, 2 private offices, kitchenette and 7 kiosks</li><li>• Underground vehicle parking available</li></ul>
	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"><li>• Fantastic exposure along the main artery of Portage Ave in a highly visible location</li><li>• Close proximity to Winnipeg Richardson International Airport and Polo Park</li><li>• On site parking in rear parking lot with street front parking on Portage Ave and side street parking on Collegiate St and Roseberry St</li><li>• Perfect for office and professional services, salon services and many retail uses</li></ul>
	BRETT INTRATER 204 934 6229					
5120 ROBLIN BOULEVARD						
	RYAN MUNT 204 928 5015	1	675	\$15.00	\$10.32	<ul style="list-style-type: none"><li>• Excellent location for a neighborhood office in the heart of Charleswood</li><li>• Great exposure on Roblin Blvd located between Harstone Rd and Pepperloaf Cres</li><li>• Join Taverna Rodos Restaurant &amp; Lounge, Signature Pizza &amp; Salads and Royal Bank</li><li>• Space includes a reception area, 2 private offices, and washroom</li><li>• Professionally managed</li><li>• Zoned C2</li></ul>
	BRETT INTRATER 204 934 6229					
MB CLINIC - 790 SHERBROOK STREET						
	BRETT INTRATER 204 934 6229	UNIT 110	838	\$28.00	\$15.54	<ul style="list-style-type: none"><li>• Join one of Canada's largest Private Multi-Specialty Medical Clinics at Winnipeg's largest state-of-the-art Manitoba Clinic</li><li>• Conveniently located adjacent to the Health Sciences Centre on the SW corner of Sherbrook St and McDermot Ave</li><li>• Turnkey medical space</li></ul>
		6TH FLOOR	19,796	\$28.00	\$15.54	
		7TH FLOOR	19,796	\$28.00	\$15.54	
	RYAN MUNT 204 928 5015	8TH FLOOR	19,796	\$28.00	\$15.54	
		10TH FLOOR	14,651	\$28.00	\$15.54	




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444 ST MARY AVENUE						
	RYAN MUNT 204 928 5015	135	8,221	\$16.00-\$18.00	\$17.31	<b>BUILDING SIGNAGE OPPORTUNITY</b> Main floor renovations underway <a href="#">click here</a> for renderings  <ul style="list-style-type: none"><li>• (+/-) 160,000 + total square feet including 8 full floors</li><li>• (+/-) 72,318 sf contiguous in the lower tower</li><li>• (+/-) 43,389 sf contiguous in the upper tower</li><li>• Restaurant redevelopment opportunities</li><li>• Ample parking available</li><li>• Main floor fitness facility &amp; showers</li><li>• 2nd floor café on site</li></ul>
		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		
400 ST MARY AVENUE						
	RYAN MUNT 204 928 5015	100	1,831	\$16.00-\$18.00	\$17.57	<ul style="list-style-type: none"><li>• 11-storey Office Space located in the core of downtown Winnipeg</li><li>• 2 Contiguous upper tower full floors available</li><li>• 8th and 9th floor in base building condition with new lighting and ceiling grade</li><li>• Suite 100 has private access from St. Mary Ave</li></ul>
		105	1,818	\$16.00-\$18.00	\$17.57	
		200	1,461	\$16.00-\$18.00	\$17.57	
	CHRIS HOURIHAN 204 934 6215	210	1,508	\$16.00-\$18.00	\$17.57	
		800	14,495	\$16.00-\$18.00	\$17.57	
	BRETT INTRATER 204 934 6229	900	14,495	\$16.00-\$18.00	\$17.57	
1000 WAVERLEY STREET						
	RYAN MUNT 204 928 5015	A	21,503	\$18.50	\$7.95	<ul style="list-style-type: none"><li>• Excellent exposure along Waverley St between Wilkes Ave and McGillivray Blvd</li><li>• Great natural light with modern improvements</li><li>• Ample parking available with 70-80 stalls per unit available</li><li>• Easy access to public transit with many amenities nearby</li><li>• Unit D has a 8,144 sf bonus mezzanine space</li></ul>
		D	24,825	\$18.50	\$7.95	
	SHAE HALPIN 204 558 607					

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<b>1150 WAVERLEY STREET</b>						
	RYAN MUNT 204 928 5015		5,138	\$15.95	\$8.31	<ul style="list-style-type: none"> <li>• Highly desirable suburban office located in SW Winnipeg, accessible via Waverley St and Buffalo Place</li> <li>• Nicely built-out office space, with kitchenette, boardroom and 12 private offices</li> <li>• Ample on-site parking</li> <li>• Move in ready</li> <li>• Close to many amenities</li> </ul>
	TYSON PREISANTANZ 204 928 5002					
<b>1280 WAVERLEY STREET</b>						
	RYAN MUNT 204 928 5015		UP TO 36,000	TBD	TBD	<ul style="list-style-type: none"> <li>• New suburban office to be developed</li> <li>• Excellent exposure to both Waverley and McGillivray</li> <li>• Approximate gross floor plate sizes are 12,000 sf</li> <li>• Highly desirable suburban office located in SW Winnipeg, accessible via Waverley St and Buffalo Pl</li> <li>• In close proximity to McGillivray and Kenaston Blvd, with access to a variety of amenities</li> <li>• Three storey office building</li> <li>• High density residential area immediately to the west</li> <li>• Commercial zoning: CMOFF</li> </ul>
	MURRAY GOODMAN 204 928 5009					

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# OFFICE FOR SALE

## 835 KING EDWARD STREET

(+/-) 7,106 sf Available

### PROPERTY HIGHLIGHTS

- 7,106 sf modern office/warehouse space for sale on Route 90 in the heart of St. James Industrial
- High exposure opportunity in close proximity to the Winnipeg James A. Richardson International Airport, Polo Park Shopping Centre
- Premium, high-end design and finishes
- Bright, spacious open concept design

featuring 4 private offices, 1 executive office with adjoining boardroom and an executive bathroom, 1 large boardroom, beautiful open concept full kitchen, 1 phone room, large open work area, patio, storage, open warehouse

- 2,333 sf of warehouse space with 1 dock door
- Full roof replacement in 2022
- Ample parking available on-site

### FOR MORE DETAILS CONTACT

**Tyson Preisentanz**  
**Senior Vice President & Principal**

Tyson Preisentanz Personal Real Estate Corporation  
T 204 928 5002  
C 204 782 6183  
[tyson.preisentanz@cwstevenson.ca](mailto:tyson.preisentanz@cwstevenson.ca)

**Ryan Munt**  
**Senior Vice President**

Ryan Munt Personal Real Estate Corporation  
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C 204 298 1905  
[ryan.munt@cwstevenson.ca](mailto:ryan.munt@cwstevenson.ca)



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





ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
<b>309 3RD STREET - SOMERSET, MANITOBA</b>						
	BRETT INTRATER 204 934 6229		2,156	\$99,000.00	\$6,905.57	<ul style="list-style-type: none"> <li>Well maintained single tenant office/retail building for sale in Somerset Manitoba</li> <li>Former freestanding RBC retail branch located on 3rd St (Hwy 242), Somerset's main thoroughfare</li> <li>Main floor: Open area, 3 private offices, former ATM area, washrooms and vault</li> <li>Lower level: Washrooms, storage room, kitchen area, mechanical rooms, and a file storage area</li> <li>Parking is available in the front and behind the building</li> </ul>
<b>483 BANNATYNE AVENUE</b>						
	JAMES TOKER 204 934 6210  BRETT INTRATER 204 934 6229		1,734	SOLD	SOLD	<ul style="list-style-type: none"> <li>Incredibly well-maintained building ideal for use as a daycare centre</li> <li>Prime location in an established neighborhood within walking distance to Health Sciences Centre, schools, and multiple other amenities</li> <li>Numerous upgrades to the building within the last five years, including the roof in 2020</li> <li>Appliances and office furniture available as part of the sale</li> <li>Zoned C2 which allows for a variety of commercial uses</li> </ul>
<b>516 BURROWS RD - MCCREARY, MB</b>						
	BRETT INTRATER 204 934 6229		3,520	\$99,000	\$3,367.46	<ul style="list-style-type: none"> <li>2-Storey single tenant office/retail building for sale in McCreary Manitoba</li> <li>Former freestanding RBC retail branch located on the corner of Burrows Rd and 1 Avenue just off of Hwy 50</li> <li>Excellent exposure along Burrows Road, the town of McCreary's main thoroughfare</li> <li>Main Floor: 3 private offices, open area, 2 vaults and washrooms</li> <li>2nd Level: Kitchen, janitor room and an additional full bathroom</li> </ul>
<b>835 KING EDWARD STREET</b>						
	TYSON PRESENTANZ 204 928 5002  RYAN MUNT 204 928 5015		7,106	\$3,200,000	\$16,549.33	<ul style="list-style-type: none"> <li>Modern office/warehouse space for sale on Route 90 in the heart of St. James Industrial</li> <li>2,333 sf of warehouse space with 1 dock loading door</li> <li>Meticulously maintained including a full roof replacement in 2022</li> <li>Ample parking available on site</li> <li>Excellent transit access</li> <li>High exposure opportunity in close proximity to the Winnipeg James A. Richardson International Airport, Polo Park Shopping Centre and major transportation routes</li> </ul>

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<b>1280 NOTRE DAME AVENUE</b>						
	BRETT INTRATER 204 934 6229		8,768	COND SOLD	COND SOLD	<ul style="list-style-type: none"> <li>1.69 Acre site with two buildings developed</li> <li>Building 1: (+/-) 2,618 sf building currently leased to Juvian Restaurant</li> <li>Building 2: (+/-) 6,060 sf brand new building currently vacant</li> <li>(+/-) 1 Acre excess land for development</li> <li>Architectural stamped drawings completed for two additional buildings</li> <li>Underground services in place</li> </ul>
	RYAN MUNT 204 928 5015					
<b>1365 PEMBINA HIGHWAY &amp; 1000 WALLER AVENUE</b>						
	BRETT INTRATER 204 934 6229		11,389 SF	\$3,100,000	\$35,989.23	<a href="#">CLICK HERE TO TAKE A VIRTUAL TOUR</a> <ul style="list-style-type: none"> <li>Rare two-storey office building for sale</li> <li>Amazing exposure/visibility along Pembina Hwy</li> <li>Turnkey office with attractive existing improvements</li> <li>Ample parking</li> <li>Potential for owner to leaseback second level</li> <li>Currently has parking space for 8 cars</li> <li>Opportunity to develop additional parking on 1000 Waller Avenue site at rear (5,108 sf) to service office tenants</li> </ul>
	RYAN MUNT 204 928 5015					
	TYSON PRESENTANZ 204 928 5002					
<b>1863 PORTAGE AVENUE</b>						
	BRETT INTRATER 204 934 6229		4,480 SF	COND SOLD	COND SOLD	<ul style="list-style-type: none"> <li>Single-tenant office/retail building for sale</li> <li>Former freestanding RBC retail branch situated on the corner of Portage Ave and Collegiate St</li> <li>Excellent exposure along Portage Ave, Winnipeg's main thoroughfare from the Trans Canada Hwy to Downtown Winnipeg</li> <li>Main Floor: 8 private offices, large open area, former ATM area, electrical and storage rooms, vault, large vestibule fronting Portage Ave and large windows providing ample natural light throughout</li> </ul>
	RYAN MUNT 204 928 5015					
	SHAE HALPIN 204 558 6071					
<b>68 RAILWAY ROAD - PIERSON, MANITOBA</b>						
	BRETT INTRATER 204 934 6229		2,000	\$99,000	\$2,572.80	<ul style="list-style-type: none"> <li>Well maintained single tenant office/retail building for sale in Pierson Manitoba</li> <li>Former freestanding RBC retail branch located on 68 Railway Ave Pierson's main commercial thoroughfare</li> <li>Easy access from Hwy 3 and Hwy 256</li> <li>Parking is available in the front and behind the building</li> <li>Pylon signage available in front of the building</li> </ul>

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120 SHERBROOK STREET						
 <div>CONDITIONALLY SOLD</div>	BRETT INTRATER 204 934 6229		4,355	COND SOLD	COND SOLD	<ul style="list-style-type: none"> <li>Fully developed 3 level office building available for sale in the heart of amenity-rich West Broadway</li> <li>Located on Sherbrook St just north of Westminster Ave</li> <li>Ideal for owner/occupiers providing a variety of professional services, medical services and retail uses</li> <li>Pylon sign available</li> <li>7 parking stalls located at the rear of the building as well as tandem drive way parking</li> </ul>
	RYAN MUNT 204 928 5015					

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>1079 AUTUMNWOOD DRIVE</b> 	<b>NEW</b> RYAN MUNT 204 928 5015  SHAE HALPIN 204 558 6071	M	A	2,868	TBD	\$8.74	<ul style="list-style-type: none"> <li>• Fictured restaurant opportunity in the heart of Windsor Park</li> <li>• Restaurant opportunity in the heart of Windsor Park</li> <li>• Located in Northeast Winnipeg at the intersection of Autumnwood Dr and Cottonwood Rd</li> <li>• Building signage opportunity</li> <li>• Ample parking on site</li> <li>• Zoned C2</li> </ul>
<b>379 BROADWAY</b> 	CHRIS HOURIHAN 204 934 6215	M	16	1,996	\$21.00	\$9.35	<ul style="list-style-type: none"> <li>• Move-in-ready retail space with excellent exposure on the corner of Broadway and Edmonton St</li> <li>• Unit facing Edmonton—beautifully built out space that is perfectly suited for retail use and professional services</li> <li>• Unit facing Broadway – perfect for café, restaurant or retail use</li> <li>• Close proximity to the Manitoba Courts and Skywalk connectivity starting at RBC Convention Centre</li> <li>• Excellent access to public transportation</li> </ul>
<b>649 CORYDON AVENUE</b> 	RYAN MUNT 204 928 5015  TYSON PREISANTANZ 204 928 5002			1,419	\$2,500 PER MONTH	\$938 PER MONTH	<ul style="list-style-type: none"> <li>• 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</li> <li>• High vehicle and pedestrian traffic area with high exposure</li> <li>• Ideal for a variety of professional services, medical services</li> <li>• Pylon signage opportunity</li> <li>• 7 parking stalls at the rear of the building with additional street parking available</li> </ul>
<b>1700 CORYDON AVENUE</b> 	BRANDI ELOQUENCE 204 934 6246  SHAE HALPIN 204 558 6071  BRETT INTRATER 204 934 6229		10B 14A 17 22	1,299 598 1,022 815	\$20.00 \$20.00 \$20.00 \$20.00	\$15.81 \$15.81 \$15.81 \$15.81	<ul style="list-style-type: none"> <li>• Boutique retail/ office space in River Heights</li> <li>• Join RBC, Kumon and Bernstein's Deli, a Winnipeg institution</li> <li>• (+/-) 16,200 cars pass by per day (City of Winnipeg, 2015)</li> <li>• Excellent visibility on key retail and commuter corridor</li> <li>• Located in the heart of River Heights, a wealthy residential district in SW Winnipeg</li> <li>• Unit 10B available October 1st</li> </ul>

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>388 DONALD STREET</b>							
	JAMES TOKER 204 934 6210		380	511	\$21.00	TBD	<ul style="list-style-type: none"> <li>• Character building ready for tenant build-out</li> <li>• 511 sf unit ready to be developed as a coffee shop or retail store</li> <li>• Exceptionally positioned across the street from the Burton Cummings Theatre</li> <li>• High-profile location at the intersection of Donald Street and Notre Dame Avenue</li> <li>• Zoned M</li> <li>• Available immediately</li> </ul>
	BRANDI ELOQUENCE 204 934 6246						
<b>400 FORT WHYTE WAY</b>							
	CHRIS HOURIHAN 204 934 6215	ML	UNIT A	8,438	LEASED	LEASED	<ul style="list-style-type: none"> <li>• Convenient access to Southwest Winnipeg and surrounding rural area</li> </ul>
		ML	UNIT B	6,075	LEASED	LEASED	
	JAMES TOKER 204 934 6210	ML	UNIT C	6,072	LEASED	LEASED	<ul style="list-style-type: none"> <li>• 3 minutes from Kenaston and McGillivray, SW Winnipeg's dominant commercial node</li> </ul>
		ML	COMBINED	20,585	LEASED	LEASED	
		ML	104	2,000	\$14.95	\$4.27	<ul style="list-style-type: none"> <li>• Suitable for a variety of office, retail or industrial</li> </ul>
	BRANDI ELOQUENCE 204 934 6246	ML	106	5,498	\$13.95	\$4.27	<ul style="list-style-type: none"> <li>• T-5 lighting throughout</li> </ul>
		ML	100	4,000	\$14.95	\$4.27	<ul style="list-style-type: none"> <li>• Pylon signage available</li> <li>• No city of Winnipeg business tax</li> </ul>
<b>MUSE FLATS - 290 COLONY STREET</b>							
	CHRIS HOURIHAN 204 934 6215	M	CRU 1	1,172	\$17.65	\$9.79	<ul style="list-style-type: none"> <li>• Brand new architecturally significant commercial space, ideal for restaurant, service, retail and professional uses</li> </ul>
		M	CRU 3	1,066	\$15.50	\$9.79	<ul style="list-style-type: none"> <li>• Excellent patio opportunity to serve residential tenants and University of Winnipeg students</li> </ul>
							<ul style="list-style-type: none"> <li>• Located at high exposure corner steps away from University of Winnipeg Campus, and WAG</li> </ul>
<b>98 MARKET AVENUE</b>							
	CHRIS HOURIHAN 204 934 6215	D		2,400	\$18.00	TBD	<ul style="list-style-type: none"> <li>• Blank canvas ready for tenant design and fit-up</li> </ul>
	MURRAY GOODMAN 204 928 5009						<ul style="list-style-type: none"> <li>• Main floor of a modern design 6 storey, 64 suite property</li> <li>• Tucked away in the East Exchange District within close proximity to an array of amenities</li> <li>• Amazing walk-ability, close to local spots including Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Avenue Pumphouse, The Forks and much more</li> </ul>

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<b>NAAWI-ODENA</b>							
	BRETT INTRATER 204 934 6229  CHRIS MACSYMIC 204 928 5019		<b>BLOCK A</b>		<b>TBD</b>	<b>TBD</b>	<ul style="list-style-type: none"> <li>• 160-acre master-planned development led by Treaty One Development Corporation in partnership with Canada Lands Company CLC</li> <li>• The village-like atmosphere planned for the mixed-use village area will transform the character of Grant entering the former Kapyong Barracks site</li> <li>• Site servicing to commence Q3 2023</li> </ul>
<b>132 OSBORNE STREET</b>							
	BRETT INTRATER 204 934 6229  SHAE HALPIN 204 558 6071	C2		1,173	\$30.00	\$11.52	<ul style="list-style-type: none"> <li>• High profile corner location at Osborne St &amp; Stradbrook Ave</li> <li>• Beautiful new facade and image update</li> <li>• One of the most densely populated neighborhoods in Canada</li> <li>• Ample on-site parking for customers / clients (over 50 stalls)</li> <li>• Join Tokyo Smoke's flagship Winnipeg location</li> </ul>
<b>MANITOBA HYDRO PLACE - 360 PORTAGE AVENUE</b>							
	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"> <li>• Former restaurant/marketplace for lease</li> <li>• Build-out includes commercial kitchen, large walk-in freezer and fridge, multiple self-serve stations, coffee bar and lots of other equipment</li> <li>• End cap exposure with ample frontage on Portage Ave and Carlton St</li> <li>• Located directly below MB Hydro's headquarters</li> <li>• Access directly from Portage Ave, from Hydro Place galleria or skywalk</li> <li>• Close proximity to multiple amenities</li> </ul>
<b>1859 PORTAGE AVENUE</b>							
	CHRIS HOURIHAN 204 934 6215  BRETT INTRATER 204 934 6229	C2	1859	950	\$14.00	\$9.08	<ul style="list-style-type: none"> <li>• Fantastic exposure along the main artery of Portage Ave in a highly visible location</li> <li>• Close proximity to Winnipeg Richardson International Airport and Polo Park</li> <li>• On site parking in rear parking lot with street front parking on Portage Ave and side street parking on Collegiate St and Roseberry St</li> <li>• Perfect for office and professional services, salon services and many retail uses</li> </ul>

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2035 PORTAGE AVENUE							
	CHRIS HOURIHAN 204 934 6215	C2	2035	1,451	\$15.00	\$5.64	<ul style="list-style-type: none"><li>• Excellent location on the most highly-trafficked street in Winnipeg, Portage Ave</li><li>• Across from the Portage entrance to Assiniboine Park</li><li>• Renovations underway to provide all new windows and doors, all new insulation throughout, and a new 200-amp electrical service</li><li>• On site parking at the rear as well as street parking in front</li><li>• Next door to Joe Black Coffee and across the street from Winnipeg's famous Sargent Sundae</li></ul>
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"><li>• Brand new commercial units available in the heart of SW Winnipeg anchoring a 2 building, 174 unit development</li><li>• Suitable for retail, commercial, office and professional services</li><li>• Units starting from (+/-) 875 sf</li><li>• Excellent access to major transportation routes</li><li>• Available August 2022</li></ul>
	CHRIS HOURIHAN 204 934 6215						
470 RIVER AVENUE							
	BRETT INTRATER 204 934 6229	2ND FLOOR	1,344	\$2,800 PER MONTH			<b>UNDER NEW OWNERSHIP</b> <ul style="list-style-type: none"><li>• Situated in the heart of Osborne Village, one of Winnipeg's most desirable areas</li><li>• Heavy pedestrian and vehicle traffic</li><li>• Abundance of surrounding amenities</li><li>• Convenient access to major public transportation routes</li></ul>
	SHAE HALPIN 204 558 6071	3RD FLOOR	960	\$1,500 PER MONTH			
SHOPS OF WEST ST PAUL							
	BRETT INTRATER 204 934 6229			1,000 - 100,000	TBD	TBD	<ul style="list-style-type: none"><li>• The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. Paul</li><li>• Located on the North West corner of Main St and the Perimeter Hwy, just East of the Sunova Centre, a (+/-) 17,000 sf recreation facility</li><li>• Excellent access off Main St, with a signalized intersection to be installed Q3 2021</li></ul>
	CHRIS MACSYMIC 204 928 5019						

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SMITH STREET LOFTS							
	BRETT INTRATER 204 934 6229	M	1	2,345	\$7,500 PER MONTH SEMI-GROSS	COND LEASED	MAIN FLOOR COMMERCIAL UNITS <ul style="list-style-type: none"><li>• Storefront that sits below a luxury apartment complex with 251 new units and 20,000 sf of residential amenities</li><li>• Located close to Canada Life Centre events with high vehicular and pedestrian traffic</li><li>• Options to expand into the plaza are negotiable</li><li>• Additional features include: a 13' high exposed ceiling, industrial concrete finishes, architectural lighting and floor to ceiling glazing along the storefront</li></ul>
			2	588			
190 SMITH STREET							
	CHRIS HOURIHAN 204 934 6215		3	1,445	\$19.00	\$10.93	<ul style="list-style-type: none"><li>• An ideal downtown retail opportunity with exposure along Smith St, just south St. Mary Ave</li><li>• Join new tenants, Freshcut Downtown and Xing Fu Tang</li><li>• Across the street from Smith Street Lofts, a brand-new luxury apartment complex with 251 new units</li><li>• Covered parking available at \$145/stall per month</li><li>• Over 2,400 people travel to work by walking within a 3 km radius</li><li>• 74,000 daytime population within a 3 km radius</li></ul>
444 ST MARY AVENUE							
	CHRIS HOURIHAN 204 934 6215			2,273 - 7,034	TBD	TBD	Main floor renovations underway <a href="#">click here</a> for renderings <ul style="list-style-type: none"><li>• (+/-) 160,000 + total square feet including 8 full floors</li><li>• (+/-) 72,318 sf contiguous in the lower tower</li><li>• (+/-) 43,389 sf contiguous in the upper tower</li><li>• Restaurant redevelopment opportunities</li><li>• Ample parking available</li><li>• 2nd floor café on site</li></ul>
	BRETT INTRATER 204 934 6229						
	RYAN MUNT 204 928 5015						

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 Stevenson

# RETAIL FOR SALE

## 79 ST ANNES ROAD

(+/-) 3,851 sf Available

### PROPERTY HIGHLIGHTS

- High visibility and frontage along St. Anne's Road, a major Winnipeg thoroughfare
- Located in desirable Southwest Winnipeg with a mix of residential and commercial properties, providing a diverse customer base
- Ample parking available

- Two established tenants (Vanxai's Restaurant and Nik's Shoe Repair) occupying main floor space on short-term leases, making for a great investment or owner-user opportunity
- Flexibility to occupy or lease out the second-floor space, offering a range of options for businesses looking to expand or downsize

### FOR MORE DETAILS CONTACT

**Chris Hourihan**  
**Associate**

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C 204 995 0225

[chris.hourihan@cwstevenson.ca](mailto:chris.hourihan@cwstevenson.ca)

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>309 3RD STREET - SOMERSET, MANITOBA</b>							
	BRETT INTRATER 204 934 6229	C		2,156	5,400 SF	\$99,000	<ul style="list-style-type: none"> <li>Well maintained single tenant office/retail building for sale in Somerset Manitoba</li> <li>Former freestanding RBC retail branch located on 3rd St (Hwy 242), Somerset's main thoroughfare</li> <li>Main floor: Open area, 3 private offices, former ATM area, washrooms and vault</li> <li>Lower level: Washrooms, storage room, kitchen area, mechanical rooms, and a file storage area</li> <li>Parking is available in the front and behind the building</li> </ul>
<b>483 BANNATYNE AVENUE</b>							
	JAMES TOKER 204 934 6210  BRETT INTRATER 204 934 6229	C2		1,734		SOLD	<ul style="list-style-type: none"> <li>Incredibly well-maintained building ideal for use as a daycare centre</li> <li>Prime location in an established neighborhood within walking distance to Health Sciences Centre, schools, and multiple other amenities</li> <li>Numerous upgrades to the building within the last five years, including the roof in 2020</li> <li>Appliances and office furniture available as part of the sale</li> <li>Zoned C2 which allows for a variety of commercial uses</li> </ul>
<b>516 BURROWS RD - MCCREARY, MB</b>							
	BRETT INTRATER 204 934 6229	C		3,520		\$99,000	<ul style="list-style-type: none"> <li>2-Storey single tenant office/retail building for sale in McCreary Manitoba</li> <li>Former freestanding RBC retail branch located on the corner of Burrows Rd and 1 Avenue just off of Hwy 50</li> <li>Excellent exposure along Burrows Road, the town of McCreary's main thoroughfare</li> <li>Main Floor: 3 private offices, open area, 2 vaults and washrooms</li> <li>2nd Level: Kitchen, janitor room and an additional full bathroom</li> </ul>
<b>627 ELLICE AVENUE</b>							
	STEPHEN SHERLOCK 204 928 5011	C2		2,460	12,937 SF	\$600,000	<ul style="list-style-type: none"> <li>Vacant property well suited to a variety of restaurant and retail users</li> <li>Ample parking</li> <li>Located 4-6 minutes from Portage and Main, the HSC campus and the Polo Park commercial district</li> <li>Property is well positioned to access large daytime trade populations</li> <li>Excellent access and egress to Maryland St and Ellice Ave</li> <li>Very strong visual presence with opportunities for signage on building and 2 prominent pylons</li> </ul>

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<b>642 GOVERNMENT STREET - DRYDEN, ONTARIO</b>							
	BRETT INTRATER 204 934 6229	CH			2.395	\$700,000	<ul style="list-style-type: none"> <li>• Prime location next to Walmart and Red River Co-op</li> <li>• Across the highway from Tim Horton's and Extra Foods</li> <li>• Great visibility from Highway 17</li> <li>• Fully serviced land</li> <li>• Zoned CH - Commercial Highway</li> </ul>
	TYSON PRESENTANZ 204 928 5002						
<b>835 KING EDWARD STREET</b>							
	TYSON PRESENTANZ 204 928 5002			7,106	0.52	\$3,200,000	<ul style="list-style-type: none"> <li>• Modern office/warehouse space for sale on Route 90 in the heart of St. James Industrial</li> <li>• 2,333 sf of warehouse space with 1 dock loading door</li> <li>• Meticulously maintained including a full roof replacement in 2022</li> <li>• Ample parking available on site</li> <li>• Excellent transit access</li> <li>• High exposure opportunity in close proximity to the Winnipeg James A. Richardson International Airport, Polo Park Shopping Centre</li> </ul>
	RYAN MUNT 204 928 5015						
<b>1280 NOTRE DAME AVENUE</b>							
	BRETT INTRATER 204 934 6229	M1		8,768	2.69	COND SOLD	<ul style="list-style-type: none"> <li>• 1.69 Acre site with two buildings developed</li> <li>• Building 1: (+/-) 2,618 sf building currently leased to Juvian Restaurant</li> <li>• Building 2: (+/-) 6,060 sf brand new building currently vacant</li> <li>• (+/-) 1 Acre excess land for development</li> <li>• Architectural stamped drawings completed for two additional buildings</li> <li>• Underground services in place</li> </ul>
	RYAN MUNT 204 928 5015						
<b>1379-1381 PORTAGE AVENUE</b>							
	CHRIS HOURIHAN 204 934 6215	C2 C2	1379 1381	4,394 (VACANT) 4,227 (LEASED)		\$1,495,000	<ul style="list-style-type: none"> <li>• 1381 Portage Ave leased until November 14th, 2023</li> <li>• 1379 Portage Ave beautifully built out including new floors and kitchenette</li> <li>• Excellent Portage Ave exposure from both eastbound and westbound traffic</li> <li>• Located on the corner of Portage Ave and Strathcona St, along major transit routes</li> <li>• Beside Polo Park retail node, offering nearby walking and driving amenities including many restaurants, shopping and services</li> </ul>




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<b>1863 PORTAGE AVENUE</b>							
	<b>CONDITIONALLY SOLD</b>						
	BRETT INTRATER 204 934 6229			4,480 SF	0.2	COND SOLD	<ul style="list-style-type: none"> <li>Single-tenant office/retail building for sale</li> <li>Former freestanding RBC retail branch situated on the corner of Portage Ave and Collegiate St</li> <li>Excellent exposure along Portage Ave, Winnipeg's main thoroughfare from the Trans Canada Hwy to Downtown Winnipeg</li> <li>Main Floor: 8 private offices, large open area, former ATM area, electrical and storage rooms, vault, large vestibule fronting Portage Ave and large windows providing ample natural light throughout</li> </ul>
	RYAN MUNT 204 928 5015						
	SHAE HALPIN 204 558 6071						
<b>68 RAILWAY ROAD - PIERSON, MANITOBA</b>							
	BRETT INTRATER 204 934 6229			2,000		\$99,000	<ul style="list-style-type: none"> <li>Well maintained single tenant office/retail building for sale in Pierson Manitoba</li> <li>Former freestanding RBC retail branch located on 68 Railway Ave Pierson's main commercial thoroughfare</li> <li>Easy access from Hwy 3 and Hwy 256</li> <li>Parking is available in the front and behind the building</li> <li>Pylon signage available in front of the building</li> </ul>
<b>79 ST ANNES ROAD</b>							
	<b>NEW</b>						
	CHRIS HOURIHAN 204 934 6215	C2		3,851	4,905	\$999,000	<ul style="list-style-type: none"> <li>High visibility and frontage along St. Anne's Rd, a major Winnipeg thoroughfare</li> <li>Located in desirable Southwest Winnipeg with a mix of residential and commercial properties, providing a diverse customer base</li> <li>Ample parking available at the rear of the property for customers and employees</li> <li>Two established tenants (Vanzai's Restaurant and Nik's Shoe Repair) occupying main floor space on short-term leases, making for a great investment or owner-user opportunity</li> </ul>

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# LAND & INVESTMENT FOR SALE

PARCEL D

PARCEL E

LEMAY AVE

## ST. NORBERT LAND

(+/-) 22.5 Acres Available

### PROPERTY HIGHLIGHTS

- Rare, large-scale infill opportunity in a mature community
- Adjacent to a protected area surrounded by park-like scenery
- Situated just off the banks of the Red River
- Highly sought-after location in SW Winnipeg
- Close proximity to the U of M Fort Garry campus
- Excellent transit access
- Property Taxes: \$7,434.70 (2022)

### FOR MORE DETAILS CONTACT

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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"><li>• 108 residential units within 5 buildings</li><li>• 100% leased</li><li>• \$1,100 average monthly rent</li><li>• Ample parking stalls</li><li>• Closely located to the City Centre Mall and University</li><li>• Recent unit renovations</li></ul>
BRANDON PORTFOLIO						
	CHRIS MACSYMIC 204 928 5019	501 BRAECAST DR	CG	3.81	\$35,000,000	<ul style="list-style-type: none"><li>• Immediate scale with a 144-unit portfolio offering over 3 properties and 12 buildings</li><li>• Attractive Assumable Debt Financing each property has CMHC-insured assumable mortgages at below-market rates</li><li>• New construction with all assets built in 2015/2016 and 2020/2021</li><li>• Fully occupied &amp; stabilized current occupancy 100%</li></ul>
		512 PRINCESS AVE	TBD	0.48		
	BRETT INTRATER 204 934 6229	531 QUEENS AVE	TBD	1.14		
363 BROADWAY						
	CHRIS MACSYMIC 204 928 5019		M	190,948 SF	\$38,000,000	<ul style="list-style-type: none"><li>• 190,948 sf downtown office building</li><li>• 15 stories</li><li>• Built in 1977</li><li>• Over 90% occupied</li><li>• 135 parking stalls</li><li>• Benefits from surrounding synergies with the Manitoba Legislature, Provincial Law Courts and wider Sports, Hospitality and Entertainment District</li></ul>
	BRETT INTRATER 204 934 6229					
220 CREE CRESCENT						
	TYSON PREISANTANZ 204 928 5002		M2	1.69	\$3,450,000	<b>NOW FULLY LEASED</b> <ul style="list-style-type: none"><li>• Conveniently located within Murray Industrial Park in close proximity to major trucking routes</li><li>• Ample parking on-site</li><li>• Unit A/B: Interior buildout includes an executive office with an attached bathroom, 8 private offices, full kitchen, reception area, flex area and a large open office area</li><li>• Unit C: Interior includes reception area with a bathroom and warehouse space</li></ul>
	CHRIS MACSYMIC 204 928 5019					

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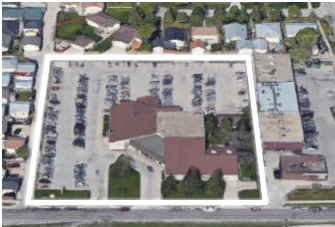



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<b>400 FORT WHYTE WAY</b>						
	BRETT INTRATER 204 934 6229		ML	4.46	\$14,000,000	<ul style="list-style-type: none"> <li>Owner-User Opportunity with strong, long term holding income and stable cash flows</li> <li>3 Multi-Tenant flex industrial buildings</li> <li>Located at McGillivray and McCreary Road</li> <li>Total building area 63,190 sf</li> <li>There may be a potential to acquire buildings on an individual basis</li> <li>New light controlled intersection at the properties access</li> </ul>
	CHRIS MACSYMIC 204 928 5019					
<b>642 GOVERNMENT STREET - DRYDEN, ONTARIO</b>						
	BRETT INTRATER 204 934 6229		CH	2.395	\$700,000	<ul style="list-style-type: none"> <li>Prime location next to Walmart and Red River Co-op</li> <li>Across the highway from Tim Horton's and Extra Foods</li> <li>Great visibility from Hwy 17</li> <li>Fully serviced land</li> <li>Zoned CH - Commercial Highway</li> </ul>
	TYSON PREISANTANZ 204 928 5002					
<b>748 KEEWATIN STREET</b>						
	BRETT INTRATER 204 934 6229			2.15	\$3,750,000	<ul style="list-style-type: none"> <li>Large-scale rare infill opportunity with high exposure on a major thoroughfare and transit route</li> <li>Potential to rezone to RMU or RMF-L to build a medium to high density multi-family or mixed-use project commercial/retail</li> <li>Historically low financing rates</li> <li>Demand for new rental housing with a lack of new supply in the northwest node</li> </ul>
<b>1131 NAIRN AVENUE</b>						
	STEPHEN SHERLOCK 204 928 5011		C3	1.1	COND SOLD	<ul style="list-style-type: none"> <li>High traffic retail opportunity</li> <li>Property is well positioned with traffic counts of 40,100 cars passing by per day</li> <li>Ample parking</li> <li>Purchaser will be required to demolish the existing building within 6 months of closing, and will not be allowed to occupy the existing building post-closing</li> <li>Access to Data Room will be provided to prospective Purchasers upon signing a Confidentiality Agreement</li> </ul>

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<b>100 OAK POINT HIGHWAY</b> 	STEPHEN SHERLOCK 204 928 5011		M1	4.17	COND SOLD	<ul style="list-style-type: none"> <li>Property boasts exceptional access and exposure along Winnipeg's prominent Route 90 corridor</li> <li>Nearby Route 90 properties are home to a long-standing cluster of Winnipeg's transport truck sales/service and logistics users</li> <li>Adjacent to CentrePort Canada</li> </ul>
<b>1280 NOTRE DAME AVENUE</b> 	BRETT INTRATER 204 934 6229  RYAN MUNT 204 928 5015		M1	2.69	COND SOLD	<ul style="list-style-type: none"> <li>1.69 Acre site with two buildings developed</li> <li>Building 1: (+/-) 2,618 sf building currently leased to Juvian Restaurant</li> <li>Building 2: (+/-) 6,060 sf brand new building currently vacant</li> <li>(+/-) 1 Acre excess land for development</li> <li>Architectural stamped drawings completed for two additional buildings</li> <li>Underground services in place</li> </ul>
<b>KROMAR BUILDING - 725 PORTAGE AVENUE</b> 	CHRIS MACSYMIC 204 928 5019  BRETT INTRATER 204 934 6229			1.24	COND SOLD	<ul style="list-style-type: none"> <li>(+/-) 110,800 sf on 1.24 acres</li> <li>Well situated asset with unique opportunity for redevelopment</li> <li>Located on the NE corner of Portage Ave and Huntleigh St</li> <li>Development potential for residential or self-storage (re-zoning required)</li> </ul>
<b>SOUTHWEST WINNIPEG DEVELOPMENT LAND</b> 	BRETT INTRATER 204 934 6229  CHRIS MACSYMIC 204 928 5019  RYAN MUNT 204 928 5015			3.69 3.84	COND SOLD COND SOLD	<ul style="list-style-type: none"> <li>Highly desirable SW land</li> <li>Growing area being surrounded by new homes and multifamily buildings</li> <li>Excellent visibility from Kenaston Blvd</li> <li>Brand new development ideal for office, flex industrial/ office, car dealerships, self-storage and high-end commercial condos</li> <li>Some development restrictions apply</li> </ul>

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<b>1379-1381 PORTAGE AVENUE</b>						
 <div>PRICE REDUCED</div>	CHRIS HOURIHAN 204 934 6215		C2	8,621	<b>\$1,495,000</b>	<ul style="list-style-type: none"> <li>1381 Portage Ave leased until November 14th, 2023</li> <li>1379 Portage Ave beautifully built out including new floors and kitchenette</li> <li>Excellent Portage Ave exposure from both eastbound and westbound traffic</li> <li>Located on the corner of Portage Ave and Strathcona St, along major transit routes</li> <li>Beside Polo Park retail node, offering nearby walking and driving amenities including many restaurants, shopping and services</li> </ul>
<b>PORTAGE LA PRAIRIE MOTEL &amp; LAND</b>						
	TYSON PREISANTANZ 204 928 5002  RYAN MUNT 204 928 5015  BRETT INTRATER 204 934 6229		C3	3.55	<b>\$1,500,000.00</b>	<ul style="list-style-type: none"> <li>Access off of Trans-Canada Hwy (1A)</li> <li>Building can be removed at leaser's request to allow for multiple uses</li> <li>Zoned C3</li> <li>12 rooms and one manager suite</li> <li>Located near all major amenities: Restaurant, gas, retail, and grocery</li> </ul>
<b>174 PROVENCHER BOULEVARD</b>						
 <div>SOLD</div>	BRETT INTRATER 204 934 6229  CHRIS MACSYMIC 204 928 5019		C2	.54	<b>SOLD</b>	<ul style="list-style-type: none"> <li>High profile development site</li> <li>Rare opportunity for a mixed-use high exposure development</li> <li>Potential to build 6-storey building</li> <li>Historically low financing rates</li> </ul>
<b>510 PROVENCHER BOULEVARD &amp; 209 ARCHIBALD STREET</b>						
 <div>CONDITIONALLY SOLD</div>	STEPHEN SHERLOCK 204 928 5011  CHRIS MACSYMIC 204 928 5019		M2	29,813 SF	<b>COND SOLD</b>	<ul style="list-style-type: none"> <li>Amazing redevelopment opportunity at a high traffic intersection</li> <li>Four separate lots to total 29,813 sf at the corner of Archibald and Provencher</li> <li>122' of frontage on Provencher and 244' of frontage on Archibald</li> <li>33,500 vehicles drive on Provencher and 32,500 on Archibald per day</li> </ul>

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<b>6043 PTH 2E - OAK BLUFF</b>						
	BRETT INTRATER 204 934 6229			81.98	\$18,445,500.00 (\$225,000 PER ACRE)	<ul style="list-style-type: none"> <li>Access to services include municipal water, low pressure sewer and natural gas</li> <li>Extremely high visibility from both the Perimeter Hwy and McGillivray Blvd</li> <li>In close proximity to the town of Oak Bluff and the City of Winnipeg</li> <li>In the process of being designated for Commercial and Industrial use. Could also be used as Residential land.</li> </ul>
<b>REIMER ROAD AT DECONS CORNER</b>						
	MURRAY GOODMAN 204 928 5009			4.13	\$1,300,950	<ul style="list-style-type: none"> <li>Located in the Deacon's Corner, a highly visible and recognizable location</li> <li>Subdivision in progress to create six 0.69 acre commercial lots</li> <li>Approaches installed and drainage easements in place</li> <li>No city of Winnipeg Business Taxes</li> <li>Gas and Hydro to the lot line; holding tanks and wells for sewer and water</li> <li>Highway Commercial Zoning</li> </ul>
<b>961-975 SHERWIN ROAD</b>						
	BRETT INTRATER 204 934 6229		M2	4.55	\$8,000,000	<ul style="list-style-type: none"> <li>Owner-User Opportunity with strong, long term holding income and stable cash flows</li> <li>Well located, close proximity to major transportation routes and the Winnipeg Richardson International Airport</li> <li>Opportunity to acquire an institutional quality property well below replacement cost</li> </ul>
<b>MB CLINIC - 790 SHERBROOK STREET</b>						
	BRETT INTRATER 204 934 6229		EI	1.87	CONTACT AGENT	<ul style="list-style-type: none"> <li>One of Canada's largest Private Multi-Specialty Medical Clinics at Winnipeg's largest state-of-the-art Manitoba Clinic</li> <li>Conveniently located adjacent to the Health Sciences Centre on the SW corner of Sherbrook St and McDermot Ave</li> <li>136,731 sf net rentable area</li> <li>10 floors plus basement</li> <li>Clinic built in 2018</li> </ul>

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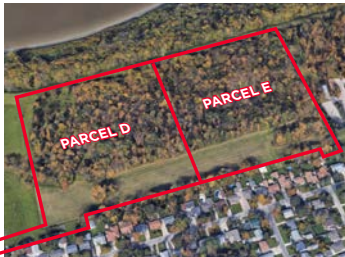




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<b>SMITH STREET PARKADE</b> 	BRETT INTRATER 204 934 6229  CHRIS MACSYMIC 204 928 5019		M	29,237 SF	\$12,000,000	<ul style="list-style-type: none"> <li>• Number of stalls: 430 (over 5 levels)</li> <li>• 3 Minute walk to nearest climate controlled walkway entrance</li> <li>• Rare opportunity to own large-scale parking structure in downtown Winnipeg</li> <li>• Acquire well below replacement-cost</li> <li>• Significant recent investment in the asset</li> </ul>
<b>ST NORBERT LAND</b> 	BRETT INTRATER 204 934 6229  CHRIS MACSYMIC 204 928 5019		M	22.5	\$7,995,000	<ul style="list-style-type: none"> <li>• Rare, large-scale infill opportunity in a mature community</li> <li>• Adjacent to a protected area surrounded by park-like scenery</li> <li>• Situated just off the banks of the Red River</li> <li>• Highly sought-after location in SW Winnipeg</li> <li>• Close proximity to the U of M Fort Garry campus</li> <li>• Excellent transit access</li> <li>• Property Taxes: \$7,434.70 (2022)</li> </ul>
<b>WESTPORT LOT 20</b> 	BRETT INTRATER 204 934 6229  CHRIS MACSYMIC 204 928 5019  SHAE HALPIN 204 558 6071		ML	3.02	\$3,900,000	<ul style="list-style-type: none"> <li>• Mixed-use multi-family development site</li> <li>• Design plans in place for 228 suites over two 6-storey buildings</li> <li>• Surrounded by 1M+ sf of planned development including multi-family, restaurants, retail, hotels, office and warehouse</li> <li>• Two signalized intersections along Trans Canada Hwy #1 providing convenient access to the site</li> </ul>
<b>1284 WILKES AVENUE</b> 	CHRIS MACSYMIC 204 928 5019  BRETT INTRATER 204 934 6229  CHRIS HOURIHAN 204 934 6215  BRANDI ELOQUENCE 204 934 6246		M2	21.56	\$950,000 PER ACRE	<ul style="list-style-type: none"> <li>• Highly sought-after development land in SW Winnipeg</li> <li>• 1,500 feet of frontage</li> <li>• Direct access off Wilkes Ave</li> <li>• Excellent Visibility with daily traffic count of 100,000 vehicles at corner of Kenaston and Sterling Lyon</li> <li>• Amenity rich area</li> <li>• Adjacent to Seasons of Tuxedo, The Outlet Collection and Winnipeg's newest luxury auto dealership corridor</li> </ul>

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

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