

SEPTEMBER 2023



AVAILABILITY REPORT





FOR LEASE

INDUSTRIAL

OFFICE

RETAIL

LAND

FOR SALE

INDUSTRIAL

OFFICE

RETAIL

LAND & INVESTMENT



INDUSTRIAL FOR LEASE

UNIT B-1865 BURROWS AVENUE

(+/-) 23,792 sf Available

PROPERTY HIGHLIGHTS

- Located in the heart of Inkster Industrial Park on Burrows Avenue between Keewatin Street and Plymouth Street
- Compound space available
- Unit B is situated at the rear of the building and features:
- Fully sprinklered (ESFR)
- Office: 3 private offices and 2 washrooms
- 1,140 sf of built out office space
- 22,652 sf of warehouse space
- 16'5" clear ceiling height
- 2 Grade Doors (12'x12' and 8'x8') and 1 dock door (8'x10' with leveller)
- 1200 amp 600 volt electrical service
- Heavy power
- Zoned M2





FOR MORE DETAILS CONTACT

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*Please click the property image for more details.

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK		MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1491-1493 DUBLIN AVE										
	STEPHN SHERLOCK 204 928 5011	M3		2,800			18'	LEASED	LEASED	<ul style="list-style-type: none">Rarely available space in Winnipeg's Northwest quadrantMove-in-ready office/warehouse space includes multiple offices, 2 open office areas, washrooms and a small rear loading areaLocated on Dublin Avenue between St. James Street and Notre Dame AvenueExcellent access to major routesRecent building upgrades include new façade and roof
	CHRIS HOURIHAN 204 934 6215									
1865 BURROWS AVENUE										
	CHRIS MACSYMIC 204 928 5019	M2	B	23,792	2	1	16'5"	\$7.95	\$2.75	<ul style="list-style-type: none">Fully sprinklered (ESFR)Located in the heart of Inkster Industrial Park on Burrows Avenue between Keewatin Street and Plymouth StreetCompound space available1,140 sf of built out office space22,652 sf of warehouse space1200 amp 600 volt electrical service1 dock and 2 grade doors
	RYAN MUNT 204 928 5015									
FORT GARRY PLACE										
	RYAN MUNT 204 928 5015		5007	9,849	1			TBD	\$7.75	<ul style="list-style-type: none">Located in an amenity-rich areaFully furnished – seating for 100+ staff membersDirect elevator access off Fort StEasy access to parkade from suiteUp to 75 scramble parkade parking stalls availableRooftop patio access24-7 on-site securitySeveral great restaurants on site
	BRETT INTRATER 204 934 6229									
400 FORT WHYTE WAY										
	CHRIS HOURIHAN 204 934 6215	ML	106	5,498	1		20'	\$13.95	\$4.37	<ul style="list-style-type: none">Just beyond City of Winnipeg limits NO BUSINESS TAX!Convenient access to Southwest Winnipeg and surrounding rural area, fastest growing and wealthiest section of Winnipeg metro20' clear ceiling heightAmple parking on-siteFormer fitness use with enhanced HVAC systemsExcellent warehouse or retail opportunity. Open warehouse with unit heater ready for tenant fixturing. 10' x 12' grade loading door
	JAMES TOKER 204 934 6210									
	BRANDI ELOQUENCE 204 934 6246									
FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA										

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

Click here to view each the property image for more details.

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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 Keewatin 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
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
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	
17 GEE TEE WAY - RM OF SPRINGFIELD										
	JAMES TOKER 204 934 6210	MG	1	2,944	1		16'-19'	\$14.95	\$3.00	<div> CLICK HERE TO TAKE A VIRTUAL TOUR </div> <ul style="list-style-type: none"> Join a quickly growing industrial park just 5 minutes from the Perimeter Highway in the RM of Springfield Choose between 10,120 sf of built out office/warehouse or up to 5,888 sf of shell space 4 drive through grade doors with electric openers in unit 3 Floor drains in the warehouse (+/-) 16' to 19' clear ceiling height Fenced compound space available
		MG	2	2,944	1		16'-19'	\$14.95	\$3.00	
	RYAN MUNT 204 928 5015	MG	1 & 2	5,888	2		16'-19'	\$14.95	\$3.00	
		MG	3	10,120	4		16'-19'	\$15.95	\$3.00	

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MURRAY PARK TRADE CENTRE - 328-346 SAULTEAUX CRESCENT										
	MURRAY GOODMAN 204 928 5009	M2	57	4,693	1		12'	\$8.95		<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'	\$8.95		
		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"> 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									
367 POPLAR AVENUE										
	CHRIS HOURIHAN 204 934 6215	M1	2	LEASED				LEASED	LEASED	<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	LEASED				LEASED	LEASED	
		M1	12	933			\$7.00	\$2.60		
		M1	13	733			\$8.00	\$2.60		

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6 RYAN WIRTH WAY - RM OF EAST ST PAUL									
	RYAN MUNT	CH		1,500	1	24'	\$14.95	\$4.50	READY FOR FIXTURING <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
	204 928 5015			1,500	1	24'	\$14.95	\$4.50	
				1,500	1	24'	\$14.95	\$4.50	
	BRETT INTRATER			2,000	1	24'	\$14.95	\$4.50	
	204 934 6229								
965 SHERWIN ROAD									
	RYAN MUNT	M2	965	18,000 – 38,700		19'4"	\$8.00	\$5.17	965 SHERWIN VIRTUAL TOUR <ul style="list-style-type: none"> Located on Sherwin Rd in Northwest Winnipeg in very close proximity to the Winnipeg Richardson International Airport Potential to add more loading doors to 965 Sherwin 961 Sherwin is fully sprinklered
	204 928 5015								
	CHRIS MACSYMIC								
	204 928 5019								
STEELE BUSINESS PARK PHASE II									
	STEPHEN SHERLOCK		PHASE II	5,425 - 43,465		28'	TBD	\$3.70	PHASE II READY FOR OCCUPANCY <ul style="list-style-type: none"> Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air) Dock and grade loading Brand new construction Excellent exposure on CentrePort Canada Way All major amenities nearby Quick access to major highways and key corridors
	204 928 5011								
	RYAN MUNT								
	204 928 5015								
1081 KEEWATIN ST									
	MURRAY GOODMAN	M2		4,950	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 Keewatin Street and good on site parking Phase 3, 4, wire & 200 amp power Professionally managed
	204 928 5009								

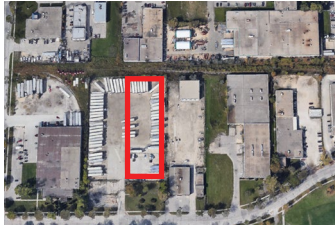


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1196 FIFE STREET										
	CHRIS MACSYMIC 204 928 5019	M2		1.8 ACRES				\$7,500 NET MONTHLY		<ul style="list-style-type: none"> M2 Zoned compound for lease in the heart of Inkster Industrial Park Site is fully-fenced and gated with security cameras Net lease plus taxes and utilities Well-situated in close proximity to major transportation routes Available immediately
	SHAE HALPIN 204 560 2536									
555 CAMIEL SYS STREET										
	CHRIS MACSYMIC 204 928 5019	M2		24,665	2	18	21' - 23.5'	\$14.25	\$7.75	<ul style="list-style-type: none"> (+/-) 5,351 sf of office area includes private offices 3 washrooms and open work space (+/-) 19,314 sf of cross-dock warehouse 21' - 23.5' clear ceiling height 2 - 10' x 14' grade doors Back up generator on site Radiant heat in warehouse Fully sprinklered 3 phase 400 amp 347/600 volt Fully fenced and gated compound with paving and gravel Available March 1, 2024
	SHAE HALPIN 204 560 2536									
STEELE BUSINESS PARK PHASE I										
	RYAN MUNT 204 928 5015		4-5	SUBLEASE 12,150				CONTACT AGENT	\$3.70	<ul style="list-style-type: none"> Open warehouse space for sublease Located in CentrePort Canada, North America's largest trimodal inland port offering unparalleled access to road, rail, and air transportation Brand new construction 2 dock doors with potential for additional dock or grade loading 28' clear ceiling height Headlease expiry: March 31, 2027 Quick access to major highways and key trade corridors No City of Winnipeg business taxes
	STEPHEN SHERLOCK 204 928 5011									

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INDUSTRIAL FOR SALE

422 JARVIS AVENUE

(+/-) 222,274 sf

PROPERTY HIGHLIGHTS

- Rare opportunity to acquire five-story, stand-alone industrial facility
- Situated on the north and south sides of Jarvis Avenue, between Dufferin Avenue and Sutherland Avenue within Dufferin Industrial Area in Winnipeg's North End just north of CPR Winnipeg Rail Yards
- The property spans 2 parcels with a total site area of 2.765 acres and also includes a partially gravelled vacant lot on the north side of Jarvis with a site area of 1.16 acres
- The vacant lot has electrical service with a gravel parking area at the east side use for staff parking, the remaining area to the west is unused with turf and trees
- Purpose built as a cold storage facility with the main floor recently renovated and used as a cannabis production facility
- Main floor redeveloped providing 58,906 sf usable square feet including 1,376 square foot shipping/receiving area
- Floor 2-5 undeveloped cold storage warehouse area with a small building manager's area and an HVAC area on the 2nd level
- Phase II ESA completed in 2013
- Significant main floor renovations completed between 2014 and 2013

FOR MORE DETAILS CONTACT

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

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING GRADE	DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
68 CRANE STREET - THOMPSON, MB									
	RYAN MUNT 204 928 5015		1.34	17,000				\$395,000.00	<ul style="list-style-type: none">(+/-) 17,000 sf Industrial building situated on 1.34 acres of landLocated in Thompson, the largest city in the Northern Region of Manitoba, situated along the Burntwood RiverClose access to Provincial Trunk Hwy 6 and the Thompson Train StationGrade loading
	CHRIS MACSYMIC 204 928 5019								
422 JARVIS AVENUE									
	BRETT INTRATER 204 934 6229	M2	2.765	MAIN: 58,906 2ND: 57,730 3RD: 37,441 4TH: 37,441 5TH: 30,956 TOTAL: 222,274		3		\$2,400,000	<ul style="list-style-type: none">Rare opportunity to acquire five-story, stand alone industrial facilityPurpose built as a cold storage facility with the main floor recently renovated and used as a cannabis production facilityPhase II ESA completed in 2013Significant main floor renovations completed between 2014 and 2019
	RYAN MUNT 204 928 5015 SHAE HALPIN 204 558 6071								
ROCKALL PARK COMMERCIAL CONDOS									
	RYAN MUNT 204 928 5015	IB		880	1		18'	\$235,000	65% 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
	SHAE HALPIN 204 558 6071	IB		960	1		18'	\$255,000	
SHERWIN PARK - INDUSTRIAL CONDOS FOR SALE									
	RYAN MUNT	M2	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
	204 928 5015	M2	205-206	5,671	1	2	16'	\$975,000	
			501-503	6,416	1	2	16'	\$1,100,000	
	SHAE HALPIN		203-204	5,828	1	2	16'	COND. SOLD	
	204 558 6071		407-412	13,130	1	2	16'	COND. SOLD	

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961-975 SHERWIN ROAD									
	BRETT INTRATER 204 934 6229		M2				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								

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OFFICE FOR LEASE

UNIT A-1000 WAVERLEY STREET

(+/-) 16,370-21,468 sf Available with 70 Parking Stalls

PROPERTY HIGHLIGHTS





- Fully-developed office space located in highly desirable Southwest Winnipeg
- Mix of private offices, large open areas, three boardrooms, four large training rooms, photo copier/mail room, one large lunch room, two kitchenettes and a garage with a grade loading door
- Well-situated within densely populated, amenity-rich area
- Building signage available with excellent visibility along Waverley Street
- City of Winnipeg transit stops going North and South located directly outside
- (+/-) 70 parking stalls available on site

FOR MORE DETAILS CONTACT

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280 BROADWAY						
	CHRIS MACSYMIC 204 928 5019	101	5,077	\$12.50	\$15.57	<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	
	RYAN MUNT 204 928 5015	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	COND LEASED	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
		1100	11,109	\$15.50		
	SHAE HALPIN 204 558 6071	1410	7,531	\$15.50		
		1550	1,554	\$15.50		
	RYAN MUNT 204 928 5015					
1150 WAVERLEY STREET						
	RYAN MUNT 204 928 5015		5,138	\$16.00	\$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
	SHAE HALPIN 204 558 6071					

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440 DOVERCOURT DRIVE						
	STEPHEN SHERLOCK 204 928 5011	UNIT 1	6,994	\$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 BlvdBright space full of plenty of natural lightFenced compound spaceCan be subdivided20 private offices, open office area, kitchen, boardroom and shop spaceAmple parking available
	MURRAY GOODMAN 204 928 5009					
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 areaFully furnished – seating for 100+ staff membersDirect elevator access off Fort StEasy access to parkade from suiteUp to 75 scramble parkade parking stalls availableRooftop patio accessUnit 5007 has 1 grade loading door24-7 on-site securitySeveral great restaurants on site
	BRETT INTRATER 204 934 6229	5007	9,849	TBD	\$7.75	
400 FORT WHYTE WAY						
	CHRIS HOURIHAN 204 934 6215	106	5,498	\$13.95	\$4.37	<ul style="list-style-type: none">Just beyond City of Winnipeg limits NO BUSINESS TAX!Convenient access to Southwest Winnipeg and surrounding rural area, fastest growing and wealthiest section of Winnipeg metro20' clear ceiling heightAmple parking on-siteFormer fitness use with enhanced HVAC systemsExcellent warehouse or retail opportunity. Open warehouse with unit heater ready for tenant fixturing. 10' x 12' grade loading door
	JAMES TOKER 204 934 6210					
	BRANDI ELOQUENCE 204 934 6246					
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 Ave30 parking stalls with additional parking1 freight elevatorFully sprinkleredSheltered loading dock3rd floor is sub-dividableUtilities included
	CHRIS HOURIHAN 204 934 6215	3RD FLOOR	2,976	\$6.00	\$3.05	

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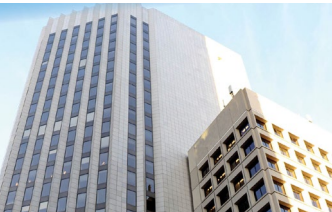


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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS	
755 HENDERSON HIGHWAY							
	STEPHEN SHERLOCK 204 928 5011	THIRD FLOOR	5,750	\$20.00	\$8.29	<ul style="list-style-type: none">• Located in Northeast Winnipeg• In close proximity to downtown and Chief Peguis Trail• Building features floor to ceiling windows• Main entrance features glass atrium with three storey glazing and elevator access.• Available immediately	
333 MAIN STREET							
	RYAN MUNT 204 928 5015	10TH FLOOR	SUBLEASE 7,720	TBD	\$16.08	<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	
		11TH FLOOR	7,720	TBD			
	SHAE HALPIN 204 558 6071	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						
470 RIVER AVENUE							
	BRETT INTRATER 204 934 6229	2ND FLOOR	1,344	\$2,800 PER MONTH	SEMI-GROSS PLUS UTILITIES	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	3RD FLOOR	960	\$1,500 PER MONTH	SEMI-GROSS PLUS UTILITIES		

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
6 RYAN WIRTH WAY - RM OF EAST ST PAUL						
	RYAN MUNT		1,500	\$14.95	\$4.50	READY FOR FIXTURING <ul style="list-style-type: none">Brand new industrial/office units available for leaseLocated just off the Perimeter Hwy between Wenzel St and McGregor Farm Rd in the RM of East St. PaulUnits ranging from 1,500 – 2,000 sfOption to combine unitsGrade loadingNo City of Winnipeg business taxes
	204 928 5015		1,500	\$14.95	\$4.50	
	BRETT INTRATER		1,500	\$14.95	\$4.50	
	204 934 6229		2,000	\$14.95	\$4.50	
90 MARKET AVENUE						
	CHRIS HOURIHAN		17,232	\$15.00 GROSS		<ul style="list-style-type: none">Located in the East Exchange District with close proximity to the Manitoba Museum, Centennial Concert Hall, and the Royal Manitoba Theatre CentreIdeal for commercial useLarge parking lot on-site available for customers and employeesFlexible space options – The building is current demised into 8 units, and the Landlord is willing to alter the floorplan or create a single-tenant optionsPerfect for many professional office uses, or a classroom style setting
	MURRAY GOODMAN					
	204 928 5009					
98 MARKET AVENUE						
	CHRIS HOURIHAN		2,400	\$18.00	TBD	<ul style="list-style-type: none">Blank canvas ready for tenant design and fit-upMain floor of a modern design 6 storey, 64 suite PropertyTucked away in the East Exchange District within close proximity to an array of amenitiesAmazing walk-ability, close to local spots including- Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Ave Pumphouse, The Forks and much moreZoned D
	MURRAY GOODMAN					
	204 928 5009					
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 ParkSituated 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(+/-) 2,923 sf main floor open space instead of warehouse space50 parking stalls available
	CHRIS MACSYMIC					
	204 928 5019					

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
21 MURRAY PARK ROAD						
	CHRIS MACSYMIC 204 928 5019	BUILD-TO-SUIT	7,840 - 15,680	\$14.95	TBD	<ul style="list-style-type: none"> Office space located on Murray Park Rd in the heart of Murray Industrial Park In close proximity to Winnipeg Richardson International Airport and major transportation routes Interior layout includes a large boardroom, private offices, an open work area, and a kitchenette Ample parking on-site
MUSE FLATS - 290 COLONY STREET						
	CHRIS HOURIHAN 204 934 6215	CRU 3	1,066	\$15.50	\$9.79	<ul style="list-style-type: none"> Brand new architecturally significant commercial space, ideal for restaurant, service, retail and professional uses Excellent opportunity to serve residential tenants and University of Winnipeg students Located at high exposure corner steps away from University of Winnipeg Campus, and WAG
NAAWI-OODENA						
	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 928 5019	BLOCK A	UP TO 60,000	TBD	TBD	<ul style="list-style-type: none"> Brand new multi-story office building 160-acre master-planned development led by Treaty One Development Corporation in partnership with Canada Lands Company CLC The village-like atmosphere planned for the mixed-use village area will transform the character of Grant entering the former Kapyong Barracks site Site servicing to commence Q3 2023
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

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100 PAQUIN ROAD						
	RYAN MUNT 204 928 5015	MAIN FLOOR	3,000 - 7,327	\$15.00 GROSS		<ul style="list-style-type: none">Located just off of Dugald Rd in east WinnipegAbundance of natural light throughout office space creating a desirable work environmentFiber optic cablingExcellent on-site electrified parkingConvenient access to major public transportation routesMain floor consists of 12 offices and a large open areaOutdoor patio space available for tenants50+ parking stalls available
	SHAE HALPIN 204 558 6071					
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 NW 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					
STERLING LYON BUSINESS PARK - 900 LORIMER BOULEVARD						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	2,500 - 5,414	\$25.00	\$8.80	<ul style="list-style-type: none">Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and WaverleySite has a variety of amenities in the neighborhoodRare opportunity in a brand new office building in SW WinnipegAmple parking; both surface and heated underground parking available
	RYAN MUNT 204 928 5015	SECOND FLOOR	3,214	\$22.00	\$8.80	
	CHRIS MACSYMIC 204 928 5019					
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 developedExcellent exposure to both Waverley and McGillivrayApproximate gross floor plate sizes are 12,000 sfHighly desirable suburban office located in SW Winnipeg, accessible via Waverley St and Buffalo PlIn close proximity to McGillivray and Kenaston Blvd, with access to a variety of amenitiesThree storey office buildingHigh density residential area immediately to the westCommercial zoning: CMOFF
	MURRAY GOODMAN 204 928 5009					

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
5120 ROBLIN BOULEVARD 	RYAN MUNT 204 928 5015	1	675	\$15.00	\$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
	SHAE HALPIN 204 558 6071					
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	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	
1000 WAVERLEY STREET 	RYAN MUNT 204 928 5015	A	16,370 - 21,468	TBD	\$7.36	<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 Utilities are included!
	SHAE HALPIN 204 558 6071	D	24,825	TBD	\$7.36	
1108 ST. JAMES STREET 	RYAN MUNT 204 928 5015	UNIT 3	SUBLEASE 2,000	CONTACT AGENT	TBD	<ul style="list-style-type: none"> Beautifully renovated office/serviced-based retail space for sublease Located in the heart of the Polo Park retail node High exposure along St. James Street Illuminated building signage available Ideal for office user, nail salon or other complimentary services Available immediately Ample parking on site
	SHAE HALPIN 204 558 6071					

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386 BROADWAY 	BRETT INTRATER 204 934 6229 RYAN MUNT 204 928 5015	UNIT 100	SUBLEASE 830	\$16.00	\$15.53	<ul style="list-style-type: none"> • Turnkey office space for sublease located on Winnipeg's amenity rich Broadway corridor • Easy access to the RBC Convention Centre, Provincial Law Courts, Manitoba Legislature and Winnipeg's climate-controlled skywalk system • Layout features 1 large private office, open work space and a kitchenette • 1 parking stall available in the underground parkade • Furniture negotiable • Excellent transit access with major bus routes located within 1 block
75-77 BANNISTER ROAD 	BRETT INTRATER 204 934 6229 RYAN MUNT 204 928 5015		16,628	\$11.95	\$4.59	<ul style="list-style-type: none"> • Excellent warehouse/office space located in Northwest Winnipeg • Close proximity to major routes and the Winnipeg Richardson International Airport • Includes approximately (+/-) 1,100 sf fully built out office space • 4 dock doors • 2 grade doors • Ample parking on-site • 24' clear ceiling height
353 PROVENCHER BLVD 	STEPHEN SHERLOCK 204 799 5526	C2 UNIT 6	853	\$14.95	\$10.45	<ul style="list-style-type: none"> • Excellent high exposure location on Provencher Boulevard in the heart of St. Boniface • Pylon signage opportunities • (+/-) 27,400 cars pass by per day (City of Winnipeg) • Zoned: C2

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OFFICE FOR SALE

887 CORYDON AVENUE

(+/-) 4,618 sf Available on 7,224 sf of Land

PROPERTY HIGHLIGHTS

- One-of-a-kind stand-alone office building situated in the heart of the amenity-rich Corydon Village
- Exceptional turnkey opportunity with attractive finishes throughout and a beautiful rooftop patio
- Prominent building signage opportunity in a high vehicular and foot traffic area
- Main floor build-out includes a vestibule area, reception, 5 private offices, large boardroom, large file storage area, kitchenette and accessible washrooms.
- 2nd level build-out includes 4 private offices, open work area with access to the rooftop patio, file storage area and a washroom with a shower.
- Basement area not included in the total square footage and is functional for additional storage space
- 7 parking stalls located at the rear of the building with the option to stack for additional parking
- New wheel chair ramp installed providing full accessibility to the Main floor from the rear of the building
- Furniture negotiable
- Zoned C2
- Property Taxes: \$28,303.83 (2023)

FOR MORE DETAILS CONTACT

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Associate

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C 204 558 6071

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Brett Intrater
Senior Vice President
Personal Real Estate Corporation

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C 204 999 1238

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
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
835 KING EDWARD STREET						
	RYAN MUNT 204 928 5015		7,106	\$3,200,000	\$16,549.33	<ul style="list-style-type: none"> Modern office/warehouse space for sale on Route 90 in the heart of St. James Industrial 2,333 sf of warehouse space with 1 dock loading door Meticulously maintained including a full roof replacement in 2022 Ample parking available on site Excellent transit access High exposure opportunity in close proximity to the Winnipeg James A. Richardson International Airport, Polo Park Shopping Centre and major transportation routes
68 RAILWAY ROAD - PIERSON, MANITOBA						
	BRETT INTRATER 204 934 6229		2,000	\$99,000	\$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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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
883 CORYDON AVENUE 	SHAE HALPIN 204 558 6071 BRETT INTRATER 204 934 6229		1,738	\$850,000 BID DATE SEPT 7, 3:00PM	\$14,797.55	<ul style="list-style-type: none"> • Beautiful stand-alone office building located in the heart of Corydon Village • Prominent building signage opportunity in a high vehicular and foot traffic area • Interior layout features modern fixtures throughout • Main floor build-out includes a reception area, 2 private offices, a waiting room/open area, kitchenette as well as an accessible washroom. • 2nd floor build-out includes 3 private offices and an open area that can easily convert into an additional private office and a washroom. • Basement area not included in the total square footage and is functional for additional storage space • 3 parking stalls located at the rear of the building with the option to stack for additional parking • Common area furniture negotiable
887 CORYDON AVENUE 	SHAE HALPIN 204 558 6071 BRETT INTRATER 204 934 6229		4,618	\$2,300,000	\$28,303.83	<ul style="list-style-type: none"> • One-of-a-kind stand-alone office building situated in the heart of the amenity-rich Corydon Village • Exceptional turnkey opportunity with attractive finishes throughout and a beautiful rooftop patio • Prominent building signage opportunity in a high vehicular and foot traffic area • Main floor build-out includes a vestibule area, reception, 5 private offices, large boardroom, large file storage area, kitchenette and accessible washrooms. • 2nd level build-out includes 4 private offices, open work area with access to the rooftop patio, file storage area and a washroom with a shower. • Basement area not included in the total square footage and is functional for additional storage space • 7 parking stalls located at the rear of the building with the option to stack for additional parking • New wheel chair ramp installed providing full accessibility to the Main floor from the rear of the building • Furniture negotiable

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RETAIL FOR LEASE

UNIT A-1079 AUTUMNWOOD DRIVE

(+/-) 2,868 sf Available

PROPERTY HIGHLIGHTS

- Former restaurant opportunity in the heart of Windsor Park
- Located in Northeast Winnipeg at the intersection of Autumnwood Drive and Cottonwood Road
- Building signage opportunity
- Ample parking on site
- Zoned C2

FOR MORE DETAILS CONTACT





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Senior Vice President

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Shae Halpin
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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	\$16.00	\$8.42	<ul style="list-style-type: none"> • Fixtured restaurant opportunity in the heart of Windsor Park • 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
400 FORT WHYTE WAY 	CHRIS HOURIHAN 204 934 6215 JAMES TOKER 204 934 6210 BRANDI ELOQUENCE 204 934 6246	ML	106	5,498	\$13.95	\$4.37	<ul style="list-style-type: none"> • Just beyond City of Winnipeg limits NO BUSINESS TAX! • Convenient access to Southwest Winnipeg and surrounding rural area, fastest growing and wealthiest section of Winnipeg metro • 20' clear ceiling height • Ample parking on-site • Former fitness use with enhanced HVAC systems • Excellent warehouse or retail opportunity. Open warehouse with unit heater ready for tenant fixturing. 10' x 12' grade loading door
MUSE FLATS - 290 COLONY STREET 	CHRIS HOURIHAN 204 934 6215	M	CRU 3	1,066	\$15.50	\$9.79	<ul style="list-style-type: none"> • Brand new architecturally significant commercial space, ideal for restaurant, service, retail and professional uses • Excellent opportunity to serve residential tenants and University of Winnipeg students • Located at high exposure corner steps away from University of Winnipeg Campus, and WAG

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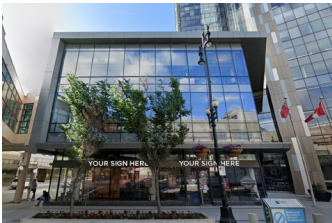

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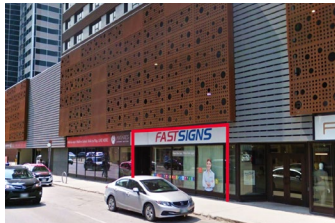
ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
98 MARKET AVENUE							
	CHRIS HOURIHAN 204 934 6215	D		2,400	\$18.00	TBD	<ul style="list-style-type: none">Blank canvas ready for tenant design and fit-upMain floor of a modern design 6 storey, 64 suite propertyTucked away in the East Exchange District within close proximity to an array of amenitiesAmazing walk-ability, close to local spots including Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Avenue Pumphouse, The Forks and much more
	MURRAY GOODMAN 204 928 5009						
NAAWI-OODENA							
	BRETT INTRATER 204 934 6229		BLOCK A		TBD	TBD	<ul style="list-style-type: none">160-acre master-planned development led by Treaty One Development Corporation in partnership with Canada Lands Company CLCThe village-like atmosphere planned for the mixed-use village area will transform the character of Grant entering the former Kapyong Barracks siteSite servicing to commence Q3 2023
	CHRIS MACSYMIC 204 928 5019						
MANITOBA HYDRO PLACE - 360 PORTAGE AVENUE							
	CHRIS HOURIHAN 204 934 6215	C2		3,422	\$18.00	\$9.03	<ul style="list-style-type: none">Former restaurant/marketplace for leaseBuild-out includes commercial kitchen, large walk-in freezer and fridge, multiple self-serve stations, coffee bar and lots of other equipmentEnd cap exposure with ample frontage on Portage Ave and Carlton StLocated directly below MB Hydro's headquartersAccess directly from Portage Ave, from Hydro Place galleria or skywalkClose proximity to multiple amenities
	BRANDI ELOQUENCE 204 934 6246						
	MURRAY GOODMAN 204 928 5009						
REFINERY CRU - 428 BALLANTRAE DRIVE							
	BRETT INTRATER 204 934 6229	RMU	BUILDING B	875 SF - 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 developmentSuitable for retail, commercial, office and professional servicesUnits starting from (+/-) 875 sfExcellent access to major transportation routesAvailable August 2022
	CHRIS HOURIHAN 204 934 6215						

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470 RIVER AVENUE							
	BRETT INTRATER 204 934 6229	2ND 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 areasHeavy pedestrian and vehicle trafficAbundance of surrounding amenitiesConvenient access to major public transportation routes
	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">The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. PaulLocated on the North West corner of Main St and the Perimeter Hwy, just East of the Sunova Centre, a (+/-) 17,000 sf recreation facilityExcellent access off Main St, with a signalized intersection to be installed Q3 2021
	CHRIS MACSYMIC 204 928 5019						
SMITH STREET LOFTS							
	BRETT INTRATER 204 934 6229	M	1	2,345	\$7,500 PER MONTH SEMI-GROSS		MAIN FLOOR COMMERCIAL UNITS <ul style="list-style-type: none">Storefront that sits below a luxury apartment complex with 251 new units and 20,000 sf of residential amenitiesLocated close to Canada Life Centre events with high vehicular and pedestrian trafficOptions to expand into the plaza are negotiableAdditional features include: a 13' high exposed ceiling, industrial concrete finishes, architectural lighting and floor to ceiling glazing along the storefront
190 SMITH STREET							
	CHRIS HOURIHAN 204 934 6215		3	2,014	\$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
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1108 ST. JAMES STREET							
	RYAN MUNT 204 928 5015 SHAE HALPIN 204 558 6071	C2	UNIT 3	SUBLEASE 2,000	CONTACT AGENT	TBD	<ul style="list-style-type: none"> • Beautifully renovated office/serviced-based retail space for sublease • Located in the heart of the Polo Park retail node • High exposure along St. James Street • Illuminated building signage available • Ideal for office user, nail salon or other complimentary services • Available immediately • Ample parking on site
353 PROVENCHER BLVD							
	STEPHEN SHERLOCK 204 799 5526	C2	UNIT 6	853	\$14.95	\$10.45	<ul style="list-style-type: none"> • Excellent high exposure location on Provencher Boulevard in the heart of St. Boniface • Pylon signage opportunities • (+/-) 27,400 cars pass by per day (City of WInnipeg) • Zoned: C2

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RETAIL FOR SALE



79 ST. ANNE'S ROAD

(+/-) 3,851 sf Available

PROPERTY HIGHLIGHTS

- High visibility and frontage along St. Anne's Rd, 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 at the rear of the property for customers and employees
- 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

FOR MORE DETAILS CONTACT




Chris Hourihan
Associate

T 204 934 6215

C 204 995 0225

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
79 ST ANNES ROAD							
	CHRIS HOURIHAN 204 934 6215	C2		3,851	4,905	\$999,900	<ul style="list-style-type: none"> High visibility and frontage along St. Anne's Rd, 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 at the rear of the property for customers and employees Two established tenants (Vaxai's Restaurant and Nik's Shoe Repair) occupying main floor space on short-term leases, making for a great investment or owner-user opportunity
516 BURROWS RD - MCCREARY, MB							
	BRETT INTRATER 204 934 6229	C		3,520		\$99,000	<ul style="list-style-type: none"> 2-Storey single tenant office/retail building for sale in McCreary Manitoba Former freestanding RBC retail branch located on the corner of Burrows Rd and 1 Avenue just off of Hwy 50 Excellent exposure along Burrows Road, the town of McCreary's main thoroughfare Main Floor: 3 private offices, open area, 2 vaults and washrooms 2nd Level: Kitchen, janitor room and an additional full bathroom
835 KING EDWARD STREET							
	RYAN MUNT 204 928 5015			7,106	0.52	\$3,200,000	<ul style="list-style-type: none"> Modern office/warehouse space for sale on Route 90 in the heart of St. James Industrial 2,333 sf of warehouse space with 1 dock loading door Meticulously maintained including a full roof replacement in 2022 Ample parking available on site Excellent transit access High exposure opportunity in close proximity to the Winnipeg James A. Richardson International Airport, Polo Park Shopping Centre

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1379-1381 PORTAGE AVENUE							
	CHRIS HOURIHAN 204 934 6215	C2 C2	1379 1381	4,394 (LEASED) 4,227 (LEASED)		\$1,495,000	<ul style="list-style-type: none">1381 Portage Ave leased until November 14th, 2028, offering built-in income to an new owner-user or investor1379 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
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 ManitobaFormer freestanding RBC retail branch located on 68 Railway Ave Pierson's main commercial thoroughfareEasy access from Hwy 3 and Hwy 256Parking is available in the front and behind the buildingPylon signage available in front of the building
1248-1280 MAIN STREET							
	BRETT INTRATER 204 934 6229			8,038	0.83	\$1,600,000	<ul style="list-style-type: none">High Exposure Retail Building For Sale with fenced compoundLocated just North of Mountain Avenue on Main Street, one of Winnipeg's busiest thoroughfaresExcellent transit accessProperty to be delivered with vacant possession, or with existing tenant to remainPotential for re-development - Possibility to subdivide for multiple tenanciesBuilding features open warehouse, front show room area and office area3 grade loading doors
	BRETT INTRATER 204 934 6229			2,530	6,300	COND SOLD	<ul style="list-style-type: none">Well maintained single tenant office/retail building for sale in Hamiota, ManitobaFormer freestanding RBC retail branch located on 4 St. East, Hamiota's main commercial thoroughfare2,530 sf on main level with no basementBuild out includes bank teller area, office areas, ATM area, washrooms, janitor room, staff lounge and kitchen, a book vault and a main vaultEasy access from Highway 21Parking is available in the front and behind the building

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743 MAIN STREET- BIRTLE, MB							
	BRETT INTRATER 204 934 6229			2,009	6,600	COND SOLD	<ul style="list-style-type: none"> Well maintained single tenant office/retail building for sale in Birtle Manitoba Former freestanding RBC retail branch located on Main Street (Provincial Trunk Highway 83), Birtle's main thoroughfare Main floor: Primary bank teller area, office area, ATM area, washroom and a vault Lower level: Washrooms, storage room, staff lounge, janitor room, book vault Basement can only be accessed via interior stairwell Parking is available behind the building as well as street parking out front
645-659 CENTURY STREET							
	MURRAY GOODMAN 204 990 4800			29,084	1.36	\$4,500,000	<ul style="list-style-type: none"> Well located with exceptional exposure on Route 90 Well maintained property offering excellent on-site parking Stable rent roll offering investors consistent cash flows
627 ELLICE AVENUE							
	STEPHEN SHERLOCK 204 928 5011	C2		COND. SOLD		COND. SOLD	<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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LAND & INVESTMENT FOR SALE

BRANDON APARTMENT PORTFOLIO

501 Braecrest Dr | 512 Princess Ave | 531 Queens Ave E.

PROPERTY HIGHLIGHTS

- Immediate scale with a 144-unit portfolio offering over 3 properties and 12 buildings
- Attractive Assumable Debt Financing each property has CMHC-insured assumable mortgages at below-market rates
- New construction with all assets built in 2015/2016 and 2020/2021
- Fully occupied & stabilized current occupancy 100%

FOR MORE DETAILS CONTACT

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Brett Intrater
Senior Vice President



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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
ASHBERRY PLACE, THOMPSON MB						
	CHRIS MACSYMIC 204 928 5019			3.67	\$8,400,000	<ul style="list-style-type: none">108 residential units within 5 buildings100% leased\$1,100 average monthly rentAmple parking stallsClosely located to the City Centre Mall and UniversityRecent unit renovations
BRANDON PORTFOLIO						
	CHRIS MACSYMIC 204 928 5019	501 BRAECAST DR	CG	3.81	\$35,000,000	<ul style="list-style-type: none">Immediate scale with a 144-unit portfolio offering over 3 properties and 12 buildingsAttractive Assumable Debt Financing each property has CMHC-insured assumable mortgages at below-market ratesNew construction with all assets built in 2015/2016 and 2020/2021Fully occupied & stabilized current occupancy 100%
		512 PRINCESS AVE	TBD	0.48		
	BRETT INTRATER 204 934 6229	531 QUEENS AVE	TBD	1.14		
748 KEEWATIN STREET						
	BRETT INTRATER 204 934 6229		R1 - M	2.15	COND SOLD	<ul style="list-style-type: none">Large-scale rare infill opportunity with high exposure on a major thoroughfare and transit routePotential to rezone to RMU or RMF-L to build a medium to-high density multi-family or mixed-use project commercial/retailDemand for New Rental Housing lack of new rental housing supply in NW node
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 gasExtremely high visibility from both the Perimeter Hwy and McGillivray BlvdIn close proximity to the town of Oak Bluff and the City of WinnipegIn the process of being designated for Commercial and Industrial use. Could also be used as Residential land

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1379-1381 PORTAGE AVENUE						
	CHRIS HOURIHAN 204 934 6215		C2	8,621	\$1,495,000	<ul style="list-style-type: none"> 1381 Portage Ave leased until November 14th, 2028, offering built-in income to a new owner-user or investor 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
SMITH STREET PARKADE						
	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 928 5019		M	29,237	\$12,000,000	<ul style="list-style-type: none"> Number of stalls: 430 (over 5 levels) 3 Minute walk to nearest climate controlled walkway entrance Rare opportunity to own large-scale parking structure in downtown Winnipeg Acquire well below replacement-cost Significant recent investment in the asset
REIMER ROAD AT DECONS CORNER						
	MURRAY GOODMAN 204 928 5009 STEPHEN SHERLOCK 204 928 5011			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
363 BROADWAY						
	CHRIS MACSYMIC 204 928 5019 BRETT INTRATER 204 934 6229		M	COND. SOLD	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

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MB CLINIC - 790 SHERBROOK STREET						
	BRETT INTRATER 204 934 6229		EI	1.87	CONTACT AGENT	<ul style="list-style-type: none">One of Canada's largest Private Multi-Specialty Medical Clinics at Winnipeg's largest state-of-the-art Manitoba ClinicConveniently located adjacent to the Health Sciences Centre on the SW corner of Sherbrook St and McDermot Ave136,731 sf net rentable area10 floors plus basementClinic built in 2018
	CHRIS MACSYMIC 204 928 5019					
	RYAN MUNT 204 928 5015					
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 Winnipeg1,500 feet of frontageDirect access off Wilkes AveExcellent Visibility with daily traffic count of 100,000 vehicles at corner of Kenaston and Sterling LyonAmenity rich areaAdjacent 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					
530 THORNHILL STREET, MORDEN						
	STEPHEN SHERLOCK 204 928 5011		HC	0.329 ACRES	\$100,000	<ul style="list-style-type: none">Located on Thornhill Street (Highway 3) in Morden, ManitobaVery high traffic, high-visibility opportunityIn the heart of established residential areaZoned Highway Commerical allowing for a wide variety of retail and commercial uses
37-43 MUIR ROAD						
	MURRAY GOODMAN 204 928 5009		M2	18,000 SF	\$2,600,000	<ul style="list-style-type: none">100% freehold interestProperty can be easily demised for future leasing opportunities(+/-) 12' 3" ceilingThree grade (10x10) and one dock (8x10) doorFenced compound at rear of building400 amps, 600 volts, 3-phase electricalHVAC throughout the entire building, including the warehouse
	BRETT INTRATER 204 934 6229					

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
202 NORTH RAILWAY STREET, MORDEN 	STEPHEN SHERLOCK 204 928 5011		CC	0.728	\$215,000	<ul style="list-style-type: none"> Located on North Railway street in Morden, Manitoba In close proximity to Giant Tiger, Shoppers Drug Mart, other retail and multi-family properties Zoned Commercial Central allowing for a wide variety of retail and commercial uses
293 SOUTH RAILWAY AVE, WINKLER MB 	STEPHEN SHERLOCK 204 928 5011			1.149	TBD	<ul style="list-style-type: none"> Located just off of Main Street on South Railway Avenue Property is surrounded by existing commercial and retail uses in close proximity to residential neighborhoods Zoned Commercial General Duel access off of South Railway Avenue
101 TIMBER LANE, FLIN FLON MB 	STEPHEN SHERLOCK 204 928 5011		M2	1.56	\$55,000	<ul style="list-style-type: none"> Irregular shaped lot at the dead end of a street Access to Timber Lane is via Queen Street off of Provincial Highway 10 (street currently ends at subject property) Zoned M2
455 MAIN STREET, STEINBACH MB 	STEPHEN SHERLOCK 204 928 5011		C2	.538	\$315,000	<ul style="list-style-type: none"> Site is on Main Street surrounded by other commercial and retail uses and is in close proximity to residential neighborhoods Zoned C2

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
MORRIS INDUSTRIAL PARK						
	STEPHEN SHERLOCK 204 928 5011			34.56	\$75,000 PER ACRE	<ul style="list-style-type: none"> Morris Industrial Park is in a position to capture the economic opportunities associated with its location along Highway 75 The park is approximately +/- 38 acres in size Serviced by a water line that connects to the existing watermain along Stampede Drive and runs north along the west side of the access road of the park The sewer line is a low-pressure sewer that connects to another sewer line located just east of the Canadian National railway along Wagon Trail The design of the subdivision is conducive to all types of development with the possibility to combine individual lots to accommodate larger industrial uses Lots range from 1.44 acres to 2.85 acres
961-975 SHERWIN ROAD						
	BRETT INTRATER 204 934 6229		M2		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
768 PRESTON AVENUE						
	BRETT INTRATER 204 934 6229		R2	15 SUITES	\$1,425,000	<ul style="list-style-type: none"> Historically low vacancy offering investors a stable return profile Well located in Wolseley neighbourhood surrounded by amenities and significant capital reinvestment into the area Free and clear of debt which makes the property is a good contender for current CMHC financing programs Value-add potential which gives the property significant rental rate growth potential upon lease expiries through suite renovation and capital investment
182 COLONY STREET						
	BRETT INTRATER 204 934 6229		RMFL	29 SUITES	\$2,755,000	<ul style="list-style-type: none"> Historically low vacancy offering investors a stable return profile Well located in West Broadway neighbourhood surrounded by amenities and significant capital reinvestment into the area Free and clear of debt which makes the property is a good contender for current CMHC financing programs Value-add potential which gives the property significant rental rate growth potential upon lease expiries through suite renovation and capital investment

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WAKEFIELD**
Winnipeg



Stevenson

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
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
645-659 CENTURY STREET						
	MURRAY GOODMAN 204 990 4800 BRETT INTRATER 204 934 6229			29,084	1.36 \$4,500,000	<ul style="list-style-type: none"> Well located with exceptional exposure on Route 90 Well maintained property offering excellent on-site parking Stable rent roll offering investors consistent cash flows

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LAND FOR LEASE

1196 FIFE STREET

(+/-) 1.80 acres industrial/land for lease, available immediately

PROPERTY HIGHLIGHTS

- M2 Zoned compound for lease in the heart of Inkster Industrial Park
- Site is fully-fenced and gated with security cameras
- Net lease plus taxes and utilities
- Well-situated in class proximity to major transportation routes

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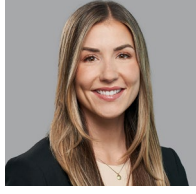


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