

# OCTOBER

## 2023



# AVAILABILITY REPORT







**FOR LEASE**

**INDUSTRIAL**

**OFFICE**

**RETAIL**

**LAND**

**FOR SALE**

**INDUSTRIAL**

**OFFICE**

**RETAIL**

**LAND & INVESTMENT**





# INDUSTRIAL FOR LEASE

## 17 GEE TEE WAY - RM OF SPRINGFIELD

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





### FOR MORE DETAILS CONTACT

**James Toker**  
**Associate**  
T 204 934 6210  
C 204 914 8423  
[james.toker@cwstevenson.ca](mailto:james.toker@cwstevenson.ca)

**Ryan Munt**  
**Senior Vice President**  
Ryan Munt Personal Real Estate Corporation  
T 204 928 5015  
C 204 298 1905  
[ryan.munt@cwstevenson.ca](mailto:ryan.munt@cwstevenson.ca)

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

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									
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"> <li>Fully sprinklered (ESFR)</li> <li>Located in the heart of Inkster Industrial Park on Burrows Avenue between Keewatin Street and Plymouth Street</li> <li>1,140 sf of built out office space</li> <li>22,652 sf of warehouse space</li> <li>1200 amp 600 volt electrical service</li> <li>1 dock and 2 grade doors</li> </ul>								
	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"> <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																	
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"> <li>Just beyond City of Winnipeg limits NO BUSINESS TAX!</li> <li>Convenient access to Southwest Winnipeg and surrounding rural area, fastest growing and wealthiest section of Winnipeg metro</li> <li>20' clear ceiling height</li> <li>Ample parking on-site</li> <li>Former fitness use with enhanced HVAC systems</li> <li>Excellent warehouse or retail opportunity. Open warehouse with unit heater ready for tenant fixturing. 10' x 12' grade loading door</li> </ul>									
	JAMES TOKER 204 934 6210																	
	BRANDI ELOQUENCE 204 934 6246																	
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 Keewatin 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>	

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)





CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000



\*Please click the property image for more details.

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
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>
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	
17 GEE TEE WAY - RM OF SPRINGFIELD									
	JAMES TOKER 204 934 6210	MG	1	2,944	1	16'-19'	\$14.95	\$3.00	<a href="#">CLICK HERE TO TAKE A VIRTUAL TOUR</a> <ul style="list-style-type: none"> <li>Join a quickly growing industrial park just 5 minutes from the Perimeter Highway in the RM of Springfield</li> <li>Choose between 10,120 sf of built out office/warehouse or up to 5,888 sf of shell space</li> <li>4 drive through grade doors with electric openers in unit 3</li> <li>Floor drains in the warehouse</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	
	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	
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"> <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'	\$8.95		
		M2	324	10,975	2	18'	\$8.95		

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000



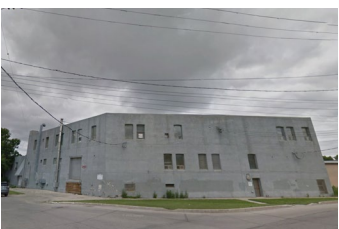
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.





*\*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>2030 NOTRE DAME AVENUE</b>									
	MURRAY GOODMAN 204 928 5009	M2	2	<b>SUBLEASE</b> 27,461		3	21'	\$7.25	\$4.06
	STEPHEN SHERLOCK 204 928 5011								<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>
<b>391 OAK POINT HIGHWAY</b>									
	MURRAY GOODMAN 204 928 5009	M1		11,160		22	12' - 14'	\$16.00	TBD
	RYAN MUNT 204 928 5015								<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>
<b>367 POPLAR AVENUE</b>									
	CHRIS HOURIHAN 204 934 6215	M1	12	933			\$7.00	\$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>
		M1	13	733			\$8.00	\$2.60	

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000





*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



\*Please click the property image for more details.

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
6 RYAN WIRTH WAY - RM OF EAST ST PAUL									
	RYAN MUNT	CH		1,500	1	24'	\$14.95	\$4.50	<b>READY FOR FIXTURING</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>
	204 928 5015			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	
965 SHERWIN ROAD									
	RYAN MUNT 204 928 5015	M2	965	18,000 – 38,700		19'4"	\$8.00	\$5.17	<b>965 SHERWIN VIRTUAL TOUR</b> <ul style="list-style-type: none"> <li>Located on Sherwin Rd in Northwest Winnipeg in very close proximity to the Winnipeg Richardson International Airport</li> <li>Potential to add more loading doors to 965 Sherwin</li> <li>961 Sherwin is fully sprinklered</li> </ul>
	CHRIS MACSYMIC 204 928 5019								
STEELE BUSINESS PARK PHASE II									
	STEPHEN SHERLOCK 204 928 5011		PHASE II	5,425 - 43,465		28'	TBD	\$3.70	<b>PHASE II READY FOR OCCUPANCY</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								
1081 KEEWATIN ST									
	MURRAY GOODMAN 204 928 5009	M2		4,950	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 Keewatin Street and good on site parking</li> <li>Phase 3, 4, wire &amp; 200 amp power</li> <li>Professionally managed</li> </ul>

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)




CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000



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

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

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

\*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>75-77 BANNISTER ROAD</b>									
	BRETT INTRATER 204 934 6229			16,628	2	4	\$4.59		<ul style="list-style-type: none"> <li>Excellent warehouse/office space located in Northwest Winnipeg</li> <li>Close proximity to major routes and the Winnipeg Richardson International Airport</li> <li>Includes approximately (+/-) 1,100 sf fully built out office space</li> <li>4 dock doors</li> <li>2 grade doors</li> <li>Ample parking on-site</li> <li>24' clear ceiling height</li> </ul>
	RYAN MUNT 204 928 5015								
<b>1205 RICHARD AVE</b>									
	CHRIS HOURIHAN 204 934 6215			1,375			\$8.25		<ul style="list-style-type: none"> <li>Excellent warehouse/office space located in Northwest Winnipeg</li> <li>Close proximity to major routes and the Winnipeg Richardson International Airport</li> <li>Includes approximately (+/-) 1,100 sf fully built out office space</li> <li>4 dock doors</li> <li>2 grade doors</li> <li>Ample parking on-site</li> <li>24' clear ceiling height</li> </ul>
<b>1599 DUGALD ROAD</b>									
	RYAN MUNT 204 928 5015		5	1,489	1		\$12.95		<ul style="list-style-type: none"> <li>Warehouse/Office space for Lease in the heart of St. Boniface</li> <li>1 Grade loading door per unit</li> <li>Open warehouse with front office area</li> <li>Easy access at a traffic controlled intersection</li> </ul>
	SHAE HALPIN 204 560 2536		7	1,889	1		\$12.95		

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.





# INDUSTRIAL FOR SALE

## ROCKALL PARK HEADINGLEY, MB

(+/-) 880 - 1,040 sf Commercial Condos

### PROPERTY HIGHLIGHTS

- New State-of-the-art commercial condominium complex located just west of the Perimeter Highway and south of Roblin Boulevard
- Units ranging from 880 sf - 1,040 sf suitable for both small business and hobbyist users
- Option to combine adjacent units, potential for drive through access
- Large residential development planned just west of this site
- No City of Winnipeg business taxes
- Site fully serviced with water, sewer, gas, hydro and BellMTS fibre
- Zoned IB - Industrial Business Zone

### FOR MORE DETAILS CONTACT





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

**Ryan Munt Personal Real Estate Corporation**  
T 204 928 5015  
C 204 298 1905  
[ryan.munt@cwstevenson.ca](mailto:ryan.munt@cwstevenson.ca)

**Shae Halpin**  
**Associate**

T 204 560 2536  
C 204 558 6071  
[shae.halpin@cwstevenson.ca](mailto:shae.halpin@cwstevenson.ca)

*\*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"><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								
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"><li>Rare opportunity to acquire five-story, stand alone industrial facility</li><li>Purpose built as a cold storage facility with the main floor recently renovated and used as a cannabis production facility</li><li>Phase II ESA completed in 2013</li><li>Significant main floor renovations completed between 2014 and 2019</li></ul>
	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	<b>70% 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>
	SHAE HALPIN 204 558 6071	IB		960	1		18'	\$255,000	
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	6,416	1	2	16'	\$1,100,000	
			203-204	5,828	1	2	16'	COND. SOLD	
		SHAE HALPIN 204 558 6071		407-412	13,130	1	2	16'	

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)

CUSHMAN & WAKEFIELD | STEVENSON



P: (204) 928 5000

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



*\*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
818 MAIN STREET - SELKIRK MB									
	BRANDI ELOQUENCE 204 934 6246	M1	3.32	14,596	5		22'	\$1,500,0000	<ul style="list-style-type: none"><li>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</li><li>10% site coverage</li><li>Compacted gravel compound with 6' chain link perimeter</li><li>Reinforced concrete grade beam on piles foundation</li><li>Energy efficient lighting</li><li>600 Volt 3-phase 4-wire electrical service</li><li>High volume natural gas service (680,000 cubic meters annually)</li><li>Holding tank and well for sewer and water service</li><li>Built in 1975, 1980 and 1994</li></ul>
	STEPHEN SHERLOCK 204 928 2011								
198-200 MARJORIE STREET									
	<div>NEW</div> BRETT INTRATER 204 934 6229	R2	2,700	6,032				\$750,000.00	<ul style="list-style-type: none"><li>Newly constructed property with a distinctive architectural design, well-located in St James, just off Portage Avenue</li><li>The Main floor consists of 1,000 sf built out as warehouse/storage space with strong holding income from the existing low-main-tenance tenant, flexibility to either continue with current tenancy or have the space delivered vacant upon possession</li><li>Warehouse space features double-man door access and 20ft clear ceilings</li><li>The 2nd and 3rd floors consist of a spacious 3 bedroom, 2 bathroom turnkey residential unit totalling 1,700 sf, to be delivered vacant upon possession, perfect for both owner-oc-cupier and investor potential (offered fully furnished for executive suites stay or Airbnb rental)</li><li>Well appointed and finished improvements with attractive furnishes</li><li>Two stunning 3rd story patios with exceptional 360-degree views</li><li>Private garage off laneway</li><li>Great opportunity for business owners seeking both work and living spaces in the same property</li></ul>
	RYAN MUNT 204 928 5015								
	SHAE HALPIN 204 558 6071								

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)

CUSHMAN & WAKEFIELD | STEVENSON


P: (204) 928 5000

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



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

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING <i>GRADE DOCK</i>		MAX CLR HT (+/-)	SALE PRICE	COMMENTS
40 SCURFIELD BLVD									
	CHRIS HOURIHAN 204 934 6215								<ul style="list-style-type: none"> <li>Rare opportunity to acquire a turn-key manufacturing facility with over 100,000L fermentation capacity</li> <li>Facility is fully-equipped and operational, requiring little to no modifications for immediate use</li> <li>Significant recent capital invested into the premises and equipment</li> <li>Prime South West location fronting Scurfield Boulevard</li> </ul>
	SHAE HALPIN 204 558 6071								

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.





# OFFICE FOR LEASE

## 6 RYAN WIRTH WAY - RM OF EAST ST PAUL

(+/-) 1,500 – 6,500 sf Available

### PROPERTY HIGHLIGHTS

- Brand new industrial/office units available for lease
- Located just off the Perimeter Hwy between Wenzel St and McGregor Farm Rd in the RM of East St. Paul
- Units ranging from 1,500 – 6,500 sf
- Option to combine units
- Grade loading
- No City of Winnipeg business taxes





### FOR MORE DETAILS CONTACT

**Ryan Munt**  
**Senior Vice President**  
Ryan Munt Personal Real Estate Corporation  
T 204 928 5015  
C 204 298 1905  
[ryan.munt@cwstevenson.ca](mailto:ryan.munt@cwstevenson.ca)

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



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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
280 BROADWAY						
	CHRIS MACSYMIC 204 928 5019	101	5,077	\$12.50	\$15.57	<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	
	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"><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	COND LEASED	BUILDING SIGNAGE OPPORTUNITY <ul style="list-style-type: none"><li>• Located on the Northeast corner of Carlton St and York Ave</li><li>• Directly across from the RBC Convention Centre</li><li>• Connection to downtown's climate-controlled skywalk and concourse systems</li><li>• 24/7 Security on site</li><li>• Top of Building Signage Opportunity</li><li>• Ample parking available at Lakeview Square Parkade</li></ul>
		1100	11,109	\$15.50		
	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"><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>
	SHAE HALPIN 204 558 6071					

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000



CUSHMAN &  
WAKEFIELD  
Winnipeg







Stevenson

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
440 DOVERCOURT DRIVE						
	STEPHEN SHERLOCK 204 928 5011	UNIT 1	6,994	\$17.95	\$7.16	<ul style="list-style-type: none"><li>Located in heart of SW Winnipeg, one of the city's most desirable areas near Kenaston Blvd and McGillivray Blvd</li><li>Bright space full of plenty of natural light</li><li>Fenced compound space</li><li>Can be subdivided</li><li>20 private offices, open office area, kitchen, boardroom and shop space</li><li>Ample parking available</li></ul>
	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"><li>Located in an amenity-rich area</li><li>Fully furnished – seating for 100+ staff members</li><li>Direct elevator access off Fort St</li><li>Easy access to parkade from suite</li><li>Up to 75 scramble parkade parking stalls available</li><li>Rooftop patio access</li><li>Unit 5007 has 1 grade loading door</li><li>24-7 on-site security</li><li>Several great restaurants on site</li></ul>
	BRETT INTRATER 204 934 6229	5007	9,849	TBD	\$7.75	
400 FORT WHYTE WAY						
	CHRIS HOURIHAN 204 934 6215	106	5,498	\$13.95	\$4.37	<ul style="list-style-type: none"><li>Just beyond City of Winnipeg limits NO BUSINESS TAX!</li><li>Convenient access to Southwest Winnipeg and surrounding rural area, fastest growing and wealthiest section of Winnipeg metro</li><li>20' clear ceiling height</li><li>Ample parking on-site</li><li>Former fitness use with enhanced HVAC systems</li><li>Excellent warehouse or retail opportunity. Open warehouse with unit heater ready for tenant fixturing. 10' x 12' grade loading door</li></ul>
	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"><li>Located in central Winnipeg at the intersection of King St and Henry Ave</li><li>30 parking stalls with additional parking</li><li>1 freight elevator</li><li>Fully sprinklered</li><li>Sheltered loading dock</li><li>3rd floor is sub-dividable</li><li>Utilities included</li></ul>
	CHRIS HOURIHAN 204 934 6215	3RD FLOOR	2,976	\$6.00	\$3.05	

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)





CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

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

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"><li>• Located in Northeast Winnipeg</li><li>• In close proximity to downtown and Chief Peguis Trail</li><li>• Building features floor to ceiling windows</li><li>• Main entrance features glass atrium with three storey glazing and elevator access.</li><li>• Available immediately</li></ul>	
333 MAIN STREET							
	RYAN MUNT 204 928 5015	10TH FLOOR	<b>SUBLEASE</b> 7,720	TBD	\$16.08	<ul style="list-style-type: none"><li>• 2 full floors available on the 10th and 11th floor</li><li>• Floorplates are approximately 7,720 sf</li><li>• Connection to downtown's climate controlled skywalk and concourse systems</li><li>• Direct elevator lobby exposure</li><li>• Headlease Expiry: December 27th, 2026</li></ul>	
		11TH FLOOR	7,720	TBD			
	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"><li>• Office opportunity on Main St between Leila Ave and Partridge Ave</li><li>• Large open area with ample natural light</li><li>• One reserved parking stall at rear of building</li><li>• Excellent access to major public transportation routes</li></ul>	
	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	<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	SEMI-GROSS PLUS UTILITIES		

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)

CUSHMAN & WAKEFIELD | STEVENSON





P: (204) 928 5000

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



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

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	<b>READY FOR FIXTURING</b> <ul style="list-style-type: none"><li>Brand new industrial/office units available for lease</li><li>Located just off the Perimeter Hwy between Wenzel St and McGregor Farm Rd in the RM of East St. Paul</li><li>Units ranging from 1,500 – 6,500 sf</li><li>Option to combine units</li><li>Grade loading</li></ul>
	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"><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					
98 MARKET AVENUE						
	CHRIS HOURIHAN		2,400	\$18.00	TBD	<ul style="list-style-type: none"><li>Blank canvas ready for tenant design and fit-up</li><li>Main floor of a modern design 6 storey, 64 suite Property</li><li>Tucked away in the East Exchange District within close proximity to an array of amenities</li><li>Amazing walk-ability, close to local spots including- Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Ave Pumphouse, The Forks and much more</li><li>Zoned D</li></ul>
	MURRAY GOODMAN					
	204 928 5009					
1450 MOUNTAIN AVENUE						
	RYAN MUNT		2,923 - 16,183	8.95	\$3.96	<ul style="list-style-type: none"><li>Fully developed 2<sup>nd</sup> 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 2<sup>nd</sup> floor office build out includes a mix of private offices and open work areas, boardrooms and a kitchen</li><li>(+/-) 2,923 sf main floor open space instead of warehouse space</li><li>50 parking stalls available</li></ul>
	CHRIS MACSYMIC					
	204 928 5019					

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000



**CUSHMAN &  
WAKEFIELD**  
Winnipeg






**Stevenson**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<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>
<b>MUSE FLATS - 290 COLONY STREET</b>						
	CHRIS HOURIHAN 204 934 6215	CRU 3	1,066	\$15.50	\$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 opportunity to serve residential tenants and University of Winnipeg students</li> <li>Located at high exposure corner steps away from University of Winnipeg Campus, and WAG</li> </ul>
<b>NAAWI-ODENA</b>						
	BRETT INTRATER 204 934 6229  CHRIS MACSYMIC 204 928 5019	BLOCK A	UP TO 60,000	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>
<b>1850 NESS AVENUE</b>						
	CHRIS HOURIHAN 204 934 6215	2ND FLOOR	<b>SUBLEASE</b> 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>

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)





CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
100 PAQUIN ROAD						
	RYAN MUNT 204 928 5015	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>
	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"><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	2,500 - 5,414	\$25.00	\$8.80	<ul style="list-style-type: none"><li>Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and Waverley</li><li>Site has a variety of amenities in the neighborhood</li><li>Rare opportunity in a brand new office building in SW Winnipeg</li><li>Ample parking; both surface and heated underground parking available</li></ul>
	RYAN MUNT 204 928 5015	SECOND FLOOR	3,214	\$25.00	\$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"><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					

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)



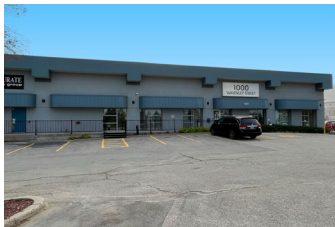

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>5120 ROBLIN BOULEVARD</b>						
	RYAN MUNT 204 928 5015  SHAE HALPIN 204 558 6071	1	675	\$15.00	\$10.32	<ul style="list-style-type: none"> <li>• Excellent location for a neighborhood 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>
<b>MB CLINIC - 790 SHERBROOK STREET</b>						
	BRETT INTRATER 204 934 6229  RYAN MUNT 204 928 5015	UNIT 110 6TH FLOOR 7TH FLOOR 8TH FLOOR 10TH FLOOR	838 19,796 19,796 19,796 14,651	\$28.00 \$28.00 \$28.00 \$28.00 \$28.00	\$15.54 \$15.54 \$15.54 \$15.54 \$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>
<b>1000 WAVERLEY STREET</b>						
	RYAN MUNT 204 928 5015  SHAE HALPIN 204 558 6071	A D	16,370 - 21,468 24,825	TBD TBD	\$7.36 \$7.36	<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> <li>• Utilities are included!</li> </ul>
<b>386 BROADWAY</b>						
	BRETT INTRATER 204 934 6229  RYAN MUNT 204 928 5015	UNIT 100	<b>SUBLEASE</b> 830	\$16.00	\$15.53	<ul style="list-style-type: none"> <li>• Turnkey office space for sublease located on Winnipeg's amenity rich Broadway corridor</li> <li>• Easy access to the RBC Convention Centre, Provincial Law Courts, Manitoba Legislature and Winnipeg's climate-controlled skywalk system</li> <li>• Layout features 1 large private office, open work space and a kitchenette</li> <li>• 1 parking stall available in the underground parkade</li> <li>• Furniture negotiable</li> <li>• Excellent transit access with major bus routes located within 1 block</li> </ul>

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)

CUSHMAN & WAKEFIELD | STEVENSON




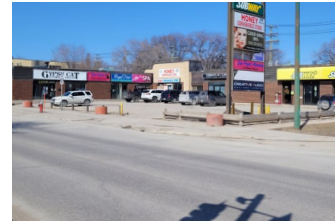
P: (204) 928 5000

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>UNIT 3 - 350 KEEWATIN STREET</b>						
	MURRAY GOODMAN 204 928 5009	UNIT 3	853	\$9.95	\$4.82	<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 Boulevard and the Perimeter Highway</li> <li>Good on site parking available</li> <li>Minutes from James Armstrong Richardson International Airport, Red River College and the downtown area</li> <li>Close proximity to many amenities</li> <li>Zoned M1</li> <li>Available immediately</li> </ul>
<b>UNIT A - 1155 SHERWIN ROAD</b>						
	STEPHEN SHERLOCK 204 799 5526	UNIT A	4,971	\$13.00		<ul style="list-style-type: none"> <li>Amazing cost effective office space in St. James</li> <li>Building Owner is leasing out unneeded office addition</li> <li>(+/-) 2,822 sf on the main floor and (+/-) 2,149 sf on the second floor</li> <li>Dedicated front entrance with nicely developed reception area</li> <li>Nice bright space with plenty of windows and natural light</li> <li>Large open areas, private offices, kitchenette and boardroom</li> <li>Ample parking</li> <li>Zoned: M2</li> <li>Available February 1, 2024</li> </ul>
<b>UNIT I &amp; J - 359 JOHNSON AVE</b>						
	STEPHEN SHERLOCK 204 799 5526	UNIT I & J	2,400	\$8.95	\$6.39	<ul style="list-style-type: none"> <li>Located on the corner of Johnson Avenue and Levis Street close to Chalmers Ave and Watt Street</li> <li>Nicely developed office/warehouse space with 6 private offices, board room, kitchen area, and I.T. room</li> <li>Warehouse space has 1 grade level loading door and a set of double main doors</li> <li>Zoned: M1</li> <li>Available November 1, 2023</li> </ul>
<b>353 PROVENCHER BLVD</b>						
	STEPHEN SHERLOCK 204 799 5526	UNIT 6	853	\$14.95	\$10.45	<ul style="list-style-type: none"> <li>Excellent high exposure location on Provencher Boulevard in the heart of St. Boniface</li> <li>Pylon signage opportunities</li> <li>(+/-) 27,400 cars pass by per day (City of Winnipeg)</li> <li>Zoned: C2</li> </ul>

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

# OFFICE FOR SALE

## 883 CORYDON AVENUE

(+/-) 1,738 sf Available

### PROPERTY HIGHLIGHTS

- 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

### FOR MORE DETAILS CONTACT

**Shae Halpin**  
**Associate**

T 204 560 2536

C 204 558 6071

[shae.halpin@cwstevenson.ca](mailto:shae.halpin@cwstevenson.ca)

**Brett Intrater**  
**Senior Vice President**  
**Personal Real Estate Corporation**


T 204 934 6229

C 204 999 1238

[brett.intrater@cwstevenson.ca](mailto:brett.intrater@cwstevenson.ca)



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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
<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>						
	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>
<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>

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.





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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
<b>883 CORYDON AVENUE</b> 	SHAE HALPIN 204 558 6071  BRETT INTRATER 204 934 6229		1,738	\$850,000	\$14,797.55	<ul style="list-style-type: none"> <li>• Beautiful stand-alone office building located in the heart of Corydon Village</li> <li>• Prominent building signage opportunity in a high vehicular and foot traffic area</li> <li>• Interior layout features modern fixtures throughout</li> <li>• Main floor build-out includes a reception area, 2 private offices, a waiting room/open area, kitchenette as well as an accessible washroom.</li> <li>• 2nd floor build-out includes 3 private offices and an open area that can easily convert into an additional private office and a washroom.</li> <li>• Basement area not included in the total square footage and is functional for additional storage space</li> <li>• 3 parking stalls located at the rear of the building with the option to stack for additional parking</li> <li>• Common area furniture negotiable</li> </ul>
<b>887 CORYDON AVENUE</b> 	SHAE HALPIN 204 558 6071  BRETT INTRATER 204 934 6229		4,618	\$2,300,000	\$28,303.83	<ul style="list-style-type: none"> <li>• One-of-a-kind stand-alone office building situated in the heart of the amenity-rich Corydon Village</li> <li>• Exceptional turnkey opportunity with attractive finishes throughout and a beautiful rooftop patio</li> <li>• Prominent building signage opportunity in a high vehicular and foot traffic area</li> <li>• Main floor build-out includes a vestibule area, reception, 5 private offices, large boardroom, large file storage area, kitchenette and accessible washrooms.</li> <li>• 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.</li> <li>• Basement area not included in the total square footage and is functional for additional storage space</li> <li>• 7 parking stalls located at the rear of the building with the option to stack for additional parking</li> <li>• New wheel chair ramp installed providing full accessibility to the Main floor from the rear of the building</li> <li>• Furniture negotiable</li> </ul>

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
1000 WAVERLEY STREET						
	RYAN MUNT 204 928 5015	M2	58,468	\$16,000,000.00	\$174,241.40 (2023)	<ul style="list-style-type: none"> <li>Fully developed office space ideally situated in the highly desirable Southwest Winnipeg</li> <li>Two units available for immediate possession with additional revenue and growth opportunity</li> <li>Exceptional parking offering with (+/-) 200 stalls</li> <li>Excellent high-exposure building signage and large monument sign opportunity along Waverley Street</li> <li>City of Winnipeg transit stops going North and South located directly outside</li> <li>Zoned M2</li> <li>Property Tax: \$174,241.40 (2023)</li> </ul>
	SHAE HALPIN 204 558 6071					

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
<b>323 PORTAGE AVE</b> 	BRETT INTRATER 204 934 6229  CHRIS MACSYMIC 204 928 5019		49,820	\$2,650,000	\$72,313.50	<ul style="list-style-type: none"> <li>• 3-Storey Office/Retail/Mixed-Use Commercial Building For Sale</li> <li>• Unique Investor or Owner/Occupier Opportunity</li> <li>• Ideally located directly across from the Canada Life Centre in the heart of the Sport, Hospitality &amp; Entertainment District (SHED) in Downtown Winnipeg</li> <li>• (+/-) 38,640 sf spanning 3-Storeys plus additional (+/-) 11,180 sf basement</li> <li>• Zoning: M – Multiple Use</li> <li>• Property Taxes (2023): \$72,313.50</li> </ul>

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



# RETAIL FOR LEASE

## 379 BROADWAY

(+/-) 1,996 sf Available

### PROPERTY HIGHLIGHTS

- Move-in-ready retail space with excellent exposure on the corner of Broadway and Edmonton St
- 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
- Unit facing Edmonton—beautifully built out space that is perfectly suited for retail use and professional services

### FOR MORE DETAILS CONTACT





**Chris Hourihan**  
**Associate**

T 204 934 6215

C 204 995 0225

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

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>1079 AUTUMNWOOD DRIVE</b>							
	RYAN MUNT 204 928 5015  SHAE HALPIN 204 558 6071	M	A	2,868	\$16.00	\$8.42	<ul style="list-style-type: none"> <li>• Fixtured 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>400 FORT WHYTE WAY</b>							
	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"> <li>• Just beyond City of Winnipeg limits NO BUSINESS TAX!</li> <li>• Convenient access to Southwest Winnipeg and surrounding rural area, fastest growing and wealthiest section of Winnipeg metro</li> <li>• 20' clear ceiling height</li> <li>• Ample parking on-site</li> <li>• Former fitness use with enhanced HVAC systems</li> <li>• Excellent warehouse or retail opportunity. Open warehouse with unit heater ready for tenant fixturing. 10' x 12' grade loading door</li> </ul>
<b>MUSE FLATS - 290 COLONY STREET</b>							
	CHRIS HOURIHAN 204 934 6215	M	CRU 3	1,066	\$15.50	\$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 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>

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)

CUSHMAN & WAKEFIELD | STEVENSON



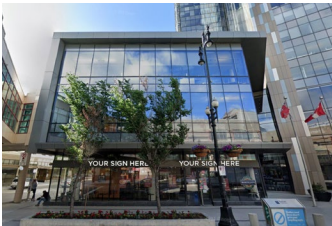

P: (204) 928 5000

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



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

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"><li>Blank canvas ready for tenant design and fit-up</li><li>Main floor of a modern design 6 storey, 64 suite property</li><li>Tucked away in the East Exchange District within close proximity to an array of amenities</li><li>Amazing walk-ability, close to local spots including Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Avenue Pumphouse, The Forks and much more</li></ul>
	MURRAY GOODMAN 204 928 5009						
NAAWI-ODENA							
	BRETT INTRATER 204 934 6229		BLOCK A		TBD	TBD	<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>
	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"><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>
	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"><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						

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000




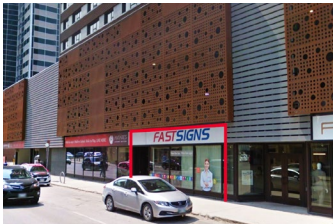


*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
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						
SMITH STREET LOFTS							
	BRETT INTRATER 204 934 6229	M	1	2,345	\$7,500 PER MONTH SEMI-GROSS		<b>MAIN FLOOR COMMERCIAL UNITS</b> <ul style="list-style-type: none"><li>Storefront that sits below a luxury apartment complex with 251 new units and 20,000 sf of residential amenities</li><li>Located close to Canada Life Centre events with high vehicular and pedestrian traffic</li><li>Options to expand into the plaza are negotiable</li><li>Additional features include: a 13' high exposed ceiling, industrial concrete finishes, architectural lighting and floor to ceiling glazing along the storefront</li></ul>
190 SMITH STREET							
	CHRIS HOURIHAN 204 934 6215		3	2,014	\$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>
FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA							

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>353 PROVENCHER BLVD</b>							
	STEPHEN SHERLOCK 204 799 5526	C2	UNIT 6	853	\$14.95	\$10.45	<ul style="list-style-type: none"> <li>• Excellent high exposure location on Provencher Boulevard in the heart of St. Boniface</li> <li>• Pylon signage opportunities</li> <li>• (+/-) 27,400 cars pass by per day (City of WInnipeg)</li> <li>• Zoned: C2</li> </ul>

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.





CUSHMAN &  
WAKEFIELD  
Winnipeg

Stevenson

# RETAIL FOR SALE

## 645-659 CENTURY STREET

(+/-) 29,084sf Available

### PROPERTY HIGHLIGHTS

- Well located with exceptional exposure on Route 90
- Well maintained property offering excellent on-site parking
- Stable rent roll offering investors consistent cash flows

### FOR MORE DETAILS CONTACT

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

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





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



ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>79 ST ANNES ROAD</b>							
	CHRIS HOURIHAN 204 934 6215	C2		3,851	4,905	\$999,900	<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 (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</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>835 KING EDWARD STREET</b>							
	RYAN MUNT 204 928 5015			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>
<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>

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
1379-1381 PORTAGE AVENUE							
	CHRIS HOURIHAN 204 934 6215	C2	1379	4,394 (LEASED)		\$1,625,000	<ul style="list-style-type: none"><li>1381 Portage Ave leased until November 14th, 2028, offering built-in income to an new owner-user or investor</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><li>High Exposure Retail Building For Sale with fenced compound</li><li>Located just North of Mountain Avenue on Main Street, one of Winnipeg's busiest thoroughfares</li><li>Excellent transit access</li><li>Property to be delivered with vacant possession, or with existing tenant to remain</li><li>Potential for re-development - Possibility to subdivide for multiple tenancies</li><li>Building features open warehouse, front show room area and office area</li><li>3 grade loading doors</li></ul>
		C2	1381	4,227 (LEASED)			
1248-1280 MAIN STREET							
	BRETT INTRATER 204 934 6229			8,038	0.83	<del>\$1,600,000</del> PRICE REDUCTION \$1,350,000	
	SHAE HALPIN 204 558 6071						
43 4TH ST. SE - HAMIOTA, MB							
	BRETT INTRATER 204 934 6229			2,530	6,300	COND SOLD	<ul style="list-style-type: none"><li>Well maintained single tenant office/retail building for sale in Hamiota, Manitoba</li><li>Former freestanding RBC retail branch located on 4 St. East, Hamiota's main commercial thoroughfare</li><li>2,530 sf on main level with no basement</li><li>Build out includes bank teller area, office areas, ATM area, washrooms, janitor room, staff lounge and kitchen, a book vault and a main vault</li><li>Easy access from Highway 21</li><li>Parking is available in the front and behind the building</li></ul>
		CONDITIONALLY SOLD					
743 MAIN STREET- BIRTLE, MB							
	BRETT INTRATER 204 934 6229			2,009	6,600	COND SOLD	<ul style="list-style-type: none"><li>Well maintained single tenant office/retail building for sale in Birtle Manitoba</li><li>Former freestanding RBC retail branch located on Main Street (Provincial Trunk Highway 83), Birtle's main thoroughfare</li><li>Main floor: Primary bank teller area, office area, ATM area, washroom and a vault</li><li>Lower level: Washrooms, storage room, staff lounge, janitor room, book vault</li><li>Basement can only be accessed via interior stairwell</li><li>Parking is available behind the building as well as street parking out front</li></ul>
		CONDITIONALLY SOLD					

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
645-659 CENTURY STREET							
	MURRAY GOODMAN 204 990 4800			29,084	1.36	\$4,500,000	<ul style="list-style-type: none"><li>Well located with exceptional exposure on Route 90</li><li>Well maintained property offering excellent on-site parking</li><li>Stable rent roll offering investors consistent cash flows</li></ul>
	BRETT INTRATER 204 934 6229						
627 ELLICE AVENUE							
	STEPHEN SHERLOCK 204 928 5011	C2		COND. SOLD		COND. SOLD	<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>
198-200 MARJORIE STREET							
	BRETT INTRATER 204 934 6229	R2		2,700	6,032	\$750,000.00	<ul style="list-style-type: none"><li>Newly constructed property with a distinctive architectural design, well-located in St James, just off Portage Avenue</li><li>The Main floor consists of 1,000 sf built out as warehouse/storage space with strong holding income from the existing low-maintenance tenant, flexibility to either continue with current tenancy or have the space delivered vacant upon possession</li><li>Warehouse space features double-man door access and 20ft clear ceilings</li><li>The 2nd and 3rd floors consist of a spacious 3 bedroom, 2 bathroom turnkey residential unit totalling 1,700 sf, to be delivered vacant upon possession, perfect for both owner-occupier and investor potential (offered fully furnished for executive suites stay or Airbnb rental)</li><li>Well appointed and finished improvements with attractive furnishes</li><li>Two stunning 3rd story patios with exceptional 360-degree views</li><li>Private garage off laneway</li><li>Great opportunity for business owners seeking both work and living spaces in the same property</li></ul>
	RYAN MUNT 204 928 5015						
	SHAE HALPIN 204 558 6071						

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000



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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>323 PORTAGE AVE</b> 	BRETT INTRATER 204 934 6229  CHRIS MACSYMIC 204 928 5019			49,820		\$2,650,000	<ul style="list-style-type: none"> <li>3-Storey Office/Retail/Mixed-Use Commercial Building For Sale</li> <li>Unique Investor or Owner/Occupier Opportunity</li> <li>Ideally located directly across from the Canada Life Centre in the heart of the Sport, Hospitality &amp; Entertainment District (SHED) in Downtown Winnipeg</li> <li>(+/-) 38,640 sf spanning 3-Storeys plus additional (+/-) 11,180 sf basement</li> <li>Zoning: M – Multiple Use</li> <li>Property Taxes (2023): \$72,313.50</li> </ul>

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



# LAND & INVESTMENT FOR SALE

## 768 PRESTON AVENUE

Westmoreland Apartments

### PROPERTY HIGHLIGHTS

- 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

### FOR MORE DETAILS CONTACT

**Brett Intrater**

**Senior Vice President**




Brett Intrater Personal Real Estate Corporation

T 204 934 6229

C 204 999 1238

[brett.intrater@cwstevenson.ca](mailto:brett.intrater@cwstevenson.ca)

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
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		
748 KEEWATIN STREET						
	BRETT INTRATER 204 934 6229		R1 - M	2.15	COND SOLD	<ul style="list-style-type: none"><li>• Large-scale rare infill opportunity with high exposure on a major thoroughfare and transit route</li><li>• Potential to rezone to RMU or RMF-L to build a medium to-high density multi-family or mixed-use project commercial/retail</li><li>• Demand for New Rental Housing lack of new rental housing supply in NW node</li></ul>
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"><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>

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>1379-1381 PORTAGE AVENUE</b>						
	CHRIS HOURIHAN 204 934 6215		C2	8,621 SF	\$1,625,000	<ul style="list-style-type: none"> <li>1381 Portage Ave leased until November 14th, 2028, offering built-in income to a new owner-user or investor</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>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>REIMER ROAD AT DECONS CORNER</b>						
	MURRAY GOODMAN 204 928 5009  STEPHEN SHERLOCK 204 928 5011			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>363 BROADWAY</b>						
	CHRIS MACSYMIC 204 928 5019  BRETT INTRATER 204 934 6229		M	COND. SOLD	COND. SOLD	<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>

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)





CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
MB CLINIC - 790 SHERBROOK STREET						
	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>
	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"><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>
	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	\$100,000	<ul style="list-style-type: none"><li>Located on Thornhill Street (Highway 3) in Morden, Manitoba</li><li>Very high traffic, high-visibility opportunity</li><li>In the heart of established residential area</li><li>Zoned Highway Commerical allowing for a wide variety of retail and commercial uses</li></ul>
37-43 MUIR ROAD						
	MURRAY GOODMAN 204 928 5009		M2	18,000 SF	\$2,600,000	<ul style="list-style-type: none"><li>100% freehold interest</li><li>Property can be easily demised for future leasing opportunities</li><li>(+/-) 12' 3" ceiling</li><li>Three grade (10x10) and one dock (8x10) door</li><li>Fenced compound at rear of building</li><li>400 amps, 600 volts, 3-phase electrical</li><li>HVAC throughout the entire building, including the warehouse</li></ul>
	BRETT INTRATER 204 934 6229					

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)





CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

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

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





FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000



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

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

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.







**CUSHMAN &  
WAKEFIELD**  
Winnipeg



**Stevenson**

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


ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<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>645-659 CENTURY STREET</b>						
	MURRAY GOODMAN 204 990 4800			29,084 SF	\$4,500,000	<ul style="list-style-type: none"> <li>Well located with exceptional exposure on Route 90</li> <li>Well maintained property offering excellent on-site parking</li> <li>Stable rent roll offering investors consistent cash flows</li> </ul>
<b>46 RYAN WIRTH WAY</b>						
	RYAN MUNT 204 928 5015		CH	3.93	\$1,200,000	<ul style="list-style-type: none"> <li>Located just off the Perimeter Highway between Wenzel Street and McGregor Farm Road in the RM of East St. Paul</li> <li>Potential for immediate construction</li> <li>670' of frontage along Perimeter Highway</li> <li>Convenient access via a controlled intersection at the junction of Wenzel Street and the Perimeter Highway</li> <li>No City of Winnipeg business taxes</li> <li>Excellent exposure on the Perimeter Highway</li> <li>Property Tax: TBD</li> </ul>
<b>3086 PEMBINA HIGHWAY</b>						
	BRETT INTRATER 204 934 6229		C3	2.583	CONTACT AGENT	<ul style="list-style-type: none"> <li>High Exposure at a traffic controlled intersection</li> <li>Currently zoned C3</li> <li>City of Winnipeg planning department suggests there would be support for a re-zoning to a mixed-use zoning (CMU or RMU)</li> </ul>

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>198-200 MARJORIE STREET</b>  	<b>BRETT INTRATER</b> 204 934 6229  <b>RYAN MUNT</b> 204 928 5015  <b>SHAE HALPIN</b> 204 558 6071			6,032 SF	\$750,000.00	<ul style="list-style-type: none"> <li>Newly constructed property with a distinctive architectural design, well-located in St James, just off Portage Avenue</li> <li>The Main floor consists of 1,000 sf built out as warehouse/storage space with strong holding income from the existing low-maintenance tenant, flexibility to either continue with current tenancy or have the space delivered vacant upon possession</li> <li>Warehouse space features double-man door access and 20ft clear ceilings</li> <li>The 2nd and 3rd floors consist of a spacious 3 bedroom, 2 bathroom turnkey residential unit totalling 1,700 sf, to be delivered vacant upon possession, perfect for both owner-occupier and investor potential (offered fully furnished for executive suites stay or Airbnb rental)</li> <li>Well appointed and finished improvements with attractive furnishes</li> <li>Two stunning 3rd story patios with exceptional 360-degree views</li> <li>Private garage off laneway</li> <li>Great opportunity for business owners seeking both work and living spaces in the same property</li> </ul>
<b>PACIFIC AVENUE - PORTAGE LA PRARIE</b>  	<b>STEPHEN SHERLOCK</b> 204 928 5011		M1	.573	\$50,000	<ul style="list-style-type: none"> <li>Industrial land located on Pacific Avenue in Portage La Prairie on an industrial strip running east/ west; along the rail lines, just north of the Downtown Corridor</li> <li>Zoned M1</li> </ul>
<b>KERR STREET - FRANKLIN MB</b>  	<b>STEPHEN SHERLOCK</b> 204 928 5011		GD	2.29	\$25,000	<ul style="list-style-type: none"> <li>(+/-) 2.29 acres available in Franklin Manitoba between Neepawa and Minnedosa just north of Highway 16</li> <li>Zoned GD general Development Zone a mixed use industrial, residential, commercial</li> <li>Surrounded by existing agricultural and residential uses</li> <li>Access off of Kerr Street</li> </ul>

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



**CUSHMAN &  
WAKEFIELD**  
Winnipeg



**Stevenson**



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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>635 FRONT AVENUE - MANITOU MB</b> 	STEPHEN SHERLOCK 204 928 5011			1.02	TBD	<ul style="list-style-type: none"> <li>Industrial land located in Manitou, Manitoba. Just east of Morden on Highway 3</li> <li>Vacant site zoned MG – Industrial General.</li> <li>Site is bordered to the north by a rail line and agricultural land, to the south by residential/ commercial mix and to the east and west is other industrial land</li> </ul>
<b>1000 WAVERLEY STREET</b> 	RYAN MUNT 204 928 5015  SHAE HALPIN 204 558 6071		M2	58,468 SF	\$16,000,000.00	<ul style="list-style-type: none"> <li>Fully developed office space ideally situated in the highly desirable Southwest Winnipeg</li> <li>Two units available for immediate possession with additional revenue and growth opportunity</li> <li>Exceptional parking offering with (+/-) 200 stalls</li> <li>Excellent high-exposure building signage and large monument sign opportunity along Waverley Street</li> <li>City of Winnipeg transit stops going North and South located directly outside</li> <li>Zoned M2</li> <li>Property Tax: \$174,241.40 (2023)</li> </ul>
<b>323 PORTAGE AVE</b> 	BRETT INTRATER 204 934 6229  CHRIS MACSYMIC 204 928 5019			49,820 SF	\$2,650,000	<ul style="list-style-type: none"> <li>3-Storey Office/Retail/Mixed-Use Commercial Building For Sale</li> <li>Unique Investor or Owner/Occupier Opportunity</li> <li>Ideally located directly across from the Canada Life Centre in the heart of the Sport, Hospitality &amp; Entertainment District (SHED) in Downtown Winnipeg</li> <li>(+/-) 38,640 sf spanning 3-Storeys plus additional (+/-) 11,180 sf basement</li> <li>Zoning: M – Multiple Use</li> <li>Property Taxes (2023): \$72,313.50</li> </ul>

FOR GENERAL INFORMATION CONTACT: [INFO@CWSTEVENSON.CA](mailto:INFO@CWSTEVENSON.CA)

CUSHMAN & WAKEFIELD | STEVENSON

P: (204) 928 5000

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

# 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

### FOR MORE DETAILS CONTACT

**Chris Macsymic**  
**Senior Vice President & Principal**

Chris Macsymic Personal Real

Estate Corporation

T 204 928 5019

C 204 997 6547

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

**Shae Halpin**  
**Associate**

T 204 560 2536

C 204 558 6071

[shae.halpin@cwstevenson.ca](mailto:shae.halpin@cwstevenson.ca)



## OUR TEAM:



**Martin McGarry**

CEO

T 204 928 5005

C 204 997 4766

[martin.mcgarry@cwstevenson.ca](mailto:martin.mcgarry@cwstevenson.ca)



**Ryan Munt**

Senior Vice President

Ryan Munt Personal Real Estate Corporation

T 204 928 5015

C 204 298 1905

[ryan.munt@cwstevenson.ca](mailto:ryan.munt@cwstevenson.ca)



**Murray Goodman**

Senior Vice President & Principal

T 204 928 5009

C 204 990 4800

[murray.goodman@cwstevenson.ca](mailto:murray.goodman@cwstevenson.ca)



**Stephen Sherlock**

Vice President

T 204 928 5011

C 204 799 5526

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



**Brett Intrater**

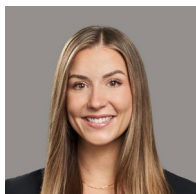
Senior Vice President

Brett Intrater Personal Real Estate Corporation

T 204 934 6229

C 204 999 1238

[brett.intrater@cwstevenson.ca](mailto:brett.intrater@cwstevenson.ca)



**Shae Halpin**

Associate

T 204 560 2536

C 204 558 6071

[shae.halpin@cwstevenson.ca](mailto:shae.halpin@cwstevenson.ca)



**Chris Hourihan**

Associate

T 204 934 6215

C 204 995 0225

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



**Brandi Eloquence**

Associate

T 204 934 6246

C 204 996 3425

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



**Chris Macsymic**

Senior Vice President & Principal

Chris Macsymic Personal Real Estate Corporation

T 204 928 5019

C 204 997 6547

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



**James Toker**

Associate

T 204 934 6210

C 204 914 8423

[james.toker@cwstevenson.ca](mailto:james.toker@cwstevenson.ca)