

NOVEMBER 2023



AVAILABILITY REPORT





FOR LEASE

INDUSTRIAL

OFFICE

RETAIL

LAND

FOR SALE

INDUSTRIAL

OFFICE

RETAIL

LAND & INVESTMENT



INDUSTRIAL FOR LEASE

1865 BURROWS AVE

(+/-) 23,792 sf Available

PROPERTY HIGHLIGHTS




- Fully sprinklered (ESFR)
- Located in the heart of Inkster Industrial Park on Burrows Avenue between Keewatin Street and Plymouth Street
- 1,140 sf of built out office space
- 22,652 sf of warehouse space
- 1200 amp 600 volt electrical service
- 1 dock and 2 grade doors

FOR MORE DETAILS CONTACT

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*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1865 BURROWS AVENUE									
	CHRIS MACSYMIC 204 928 5019	M2	B	23,792	2	1	16'5"	\$7.95	\$2.75
	RYAN MUNT 204 928 5015								
									<ul style="list-style-type: none"> Fully sprinklered (ESFR) Located in the heart of Inkster Industrial Park on Burrows Avenue between Keewatin Street and Plymouth Street 1,140 sf of built out office space 22,652 sf of warehouse space 1200 amp 600 volt electrical service 1 dock and 2 grade doors
FORT GARRY PLACE									
	RYAN MUNT 204 928 5015		5007	9,849	1		TBD	\$7.75	
	BRETT INTRATER 204 934 6229								
									<ul style="list-style-type: none"> Located in an amenity-rich area Fully furnished – seating for 100+ staff members Direct elevator access off Fort St Easy access to parkade from suite Up to 75 scramble parkade parking stalls available Rooftop patio access 24-7 on-site security Several great restaurants on site
400 FORT WHYTE WAY									
	CHRIS HOURIHAN 204 934 6215	ML	106	5,498	1	20'	\$13.95	\$4.37	
	JAMES TOKER 204 934 6210								
	BRANDI ELOQUENCE 204 934 6246								
									<ul style="list-style-type: none"> Just beyond City of Winnipeg limits NO BUSINESS TAX! Convenient access to Southwest Winnipeg and surrounding rural area, fastest growing and wealthiest section of Winnipeg metro 20' clear ceiling height Ample parking on-site Former fitness use with enhanced HVAC systems Excellent warehouse or retail opportunity. Open warehouse with unit heater ready for tenant fixturing. 10' x 12' grade loading door

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21 MURRAY PARK ROAD											
	CHRIS MACSYMIC 204 928 5019	M1	BUILD-TO-SUIT	7,840 - 15,680	6			\$14.95	TBD	<ul style="list-style-type: none">• Build-to-suit opportunity in the heart of Murray Industrial Park• Located on Murray Park Rd between Sturgeon Rd and Moray St• Close proximity to Winnipeg Richardson International Airport and major transportation routes• Six (6) 12'x14' Grade loading doors• 24' clear ceiling height• Zoned M2	
289 KING STREET											
	STEPHEN SHERLOCK 204 928 5011	M	MAIN FLOOR	3,727				\$7.00	\$3.05	<ul style="list-style-type: none">• Located in central Winnipeg at the Intersection of King St and Henry Ave• 30 parking stalls with additional parking• 1 freight elevator• Fully sprinklered• Sheltered loading dock• 3rd floor - sub-dividable• Utilities included	
			3RD FLOOR	2,976				\$6.00	\$3.05		
	CHRIS HOURIHAN 204 934 6215										
17 GEE TEE WAY - RM OF SPRINGFIELD											
<div>COMPOUND SPACE AVAILABLE</div> 	JAMES TOKER 204 934 6210	MG	1	2,944	1	16'-19'	\$14.95	\$3.00	CLICK HERE TO TAKE A VIRTUAL TOUR <ul style="list-style-type: none">• Join a quickly growing industrial park just 5 minutes from the Perimeter Highway in the RM of Springfield• Choose between 10,120 sf of built out office/warehouse or up to 5,888 sf of shell space• 4 drive through grade doors with electric openers in unit 3• Floor drains in the warehouse• (+/-) 16' to 19' clear ceiling height• Fenced compound space available		
		MG	2	2,944	1	16'-19'	\$14.95	\$3.00			
		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">• Located in Murray Industrial Park, situated on the corner of Murray Park Rd & Saulteaux Cres• In close proximity to major trucking routes, CentrePort and the Winnipeg Richardson International Airport• Unit is comprised of a showroom, private offices, open work area, lunch room, warehouse area and mezzanine		
		M2	59	5,236	1	12'	\$8.95				
		M2	324	10,975	2	18'	LEASED				

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2030 NOTRE DAME AVENUE										
	MURRAY GOODMAN 204 928 5009	M2	2	27,461		3	21'	\$7.25	\$4.06	<ul style="list-style-type: none"> Warehouse/distribution space located in CentrePort Canada Great access to major transportation routes with close proximity to Route 90 Approximate column spacing 30' x 50' Approximate ceiling height +/- 21' (feet) (3) +/- 8' x 10' dock doors with levelers One office and lunch room on mezzanine Professionally managed Fully sprinklered
	STEPHEN SHERLOCK 204 928 5011									
367 POPLAR AVENUE										
	CHRIS HOURIHAN 204 934 6215	M1	12	933				\$7.00	\$2.60	<ul style="list-style-type: none"> Spacious and open warehouse providing ample storage or manufacturing space Shared grade and dock loading and access to freight elevator 60amp single phase service, currently being upgraded to 3 phase Unit 8 has stairwell access and private entrance
		M1	13	733				\$8.00	\$2.60	
6 RYAN WIRTH WAY - RM OF EAST ST PAUL										
	RYAN MUNT 204 928 5015	CH		1,500		1	24'	\$14.95	\$4.50	READY FOR FIXTURING <ul style="list-style-type: none"> Located just off the Perimeter Hwy between Wenzel St and McGregor Farm Rd 3 (+/-) 1,500 sf units 1 (+/-) 2,000 sf unit Option to combine units Grade loading available in each unit No City of Winnipeg business taxes Fully controlled intersection underway at Wenzel St & Perimeter Hwy
				1,500		1	24'	\$14.95	\$4.50	
				1,500		1	24'	\$14.95	\$4.50	
	BRETT INTRATER 204 934 6229			2,000		1	24'	\$14.95	\$4.50	

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965 SHERWIN ROAD									
	RYAN MUNT 204 928 5015 CHRIS MACSYMIC 204 928 5019	M2	965	18,000 - 38,700	6	19'4"	\$8.00	\$5.17	965 SHERWIN VIRTUAL TOUR <ul style="list-style-type: none"> Located on Sherwin Rd in Northwest Winnipeg in very close proximity to the Winnipeg Richardson International Airport Potential to add more loading doors to 965 Sherwin 961 Sherwin is fully sprinklered
STEELE BUSINESS PARK PHASE II									
	STEPHEN SHERLOCK 204 928 5011 RYAN MUNT 204 928 5015		PHASE II	5,425 - 32,615		28'	TBD	\$3.70	PHASE II READY FOR OCCUPANCY <ul style="list-style-type: none"> Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air) Dock and grade loading Brand new construction Excellent exposure on CentrePort Canada Way All major amenities nearby Quick access to major highways and key corridors
1081 KEEWATIN ST									
	MURRAY GOODMAN 204 928 5009	M2		4,950	2	18'	\$9.25	\$3.98	<ul style="list-style-type: none"> Located in the heart of Inkster Industrial Park in close proximity to major trucking routes and retail amenities Excellent frontage on Keewatin Street and good on site parking Phase 3, 4, wire & 200 amp power Professionally managed
1196 FIFE STREET									
	CHRIS MACSYMIC 204 928 5019 SHAE HALPIN 204 560 2536	M2		1.8 ACRES			\$7,500 NET MONTHLY		<ul style="list-style-type: none"> M2 Zoned compound for lease in the heart of Inkster Industrial Park Site is fully-fenced and gated with security cameras Net lease plus taxes and utilities Well-situated in class proximity to major transportation routes Available immediately




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555 CAMIEL SYS STREET										
	CHRIS MACSYMIC 204 928 5019	M2		24,665	2	18	21' - 23.5'	\$14.25	\$7.75	<ul style="list-style-type: none"> (+/-) 5,351 sf of office area includes private offices 3 washrooms and open work space (+/-) 19,314 sf of cross-dock warehouse 21' - 23.5' clear ceiling height 2 - 10' x 14' grade doors Back up generator on site Radiant heat in warehouse Fully sprinklered 3 phase 400 amp 347/600 volt Fully fenced and gated compound with paving and gravel Available March 1, 2024
	SHAE HALPIN 204 560 2536									
STEELE BUSINESS PARK PHASE I										
	RYAN MUNT 204 928 5015		4-5	SUBLEASE 12,150				CONTACT AGENT	\$3.70	<ul style="list-style-type: none"> Open warehouse space for sublease Located in CentrePort Canada, North America's largest trimodal inland port offering unparalleled access to road, rail, and air transportation Brand new construction 2 dock doors with potential for additional dock or grade loading 28' clear ceiling height Headlease expiry: March 31, 2027 Quick access to major highways and key trade corridors No City of Winnipeg business taxes
	STEPHEN SHERLOCK 204 928 5011									
75-77 BANNISTER ROAD										
	BRETT INTRATER 204 934 6229			16,628	2	4		\$11.95	\$4.59	<ul style="list-style-type: none"> Excellent warehouse/office space located in Northwest Winnipeg Close proximity to major routes and the Winnipeg Richardson International Airport Includes approximately (+/-) 1,100 sf fully built out office space 4 dock doors 2 grade doors Ample parking on-site 24' clear ceiling height
	RYAN MUNT 204 928 5015									

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1205 RICHARD AVE 	CHRIS HOURIHAN 204 934 6215			1,375			LEASED		<ul style="list-style-type: none"> Located in the West End of Winnipeg, South of Notre Dame and West of Erin Street 80%/20% warehouse/office ratio. Buildout consists of open reception area, storage room w/ small kitchenette, washroom, and warehouse space Professionally managed and maintained 11' 5" ceiling height (underside of the joist) 100 amp 120/208v electrical 8'x8' grade loading door Zoned M2 – Light Industrial Available October 1, 2023
UNIT I & J - 359 JOHNSON AVE 	STEPHEN SHERLOCK 204 799 5526		UNIT I & J	2,400			\$8.95	\$6.39	<ul style="list-style-type: none"> Located on the corner of Johnson Avenue and Levis Street close to Chalmers Ave and Watt Street Nicely developed office/warehouse space with 6 private offices, board room, kitchen area, and I.T. room Warehouse space has 1 grade level loading door and a set of double main doors Zoned: M1 Available November 1, 2023
210 TRANSPORT ROAD 	RYAN MUNT 204 928 5015 CHRIS MACSYMIC 204 928 5019			6,450 SF POTENTIAL TO DEMISE: UNIT A: 2,506 SF UNIT B/C: 3,845 SF			\$12.00	\$4.36	<ul style="list-style-type: none"> Warehouse space with fenced and gravelled compound available for lease Located in the RM of Springfield Cross grade loading with (6) 14x14 loading doors Option to demise into two units Available immediately
21 JOHN HIEBERT DRIVE - SPRINGFIELD MB 	RYAN MUNT 204 928 5015	M		1,500 - 2,000	1		\$1,750	\$375	<ul style="list-style-type: none"> Situated just east of the City of Winnipeg and 2 minutes from Dugald Road and 4 minutes from the Perimeter Highway Each unit has 1 – 14'x14' grade loading door 200 Amp service per unit Available Spring 2024

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40 DURUM DRIVE - ROSSER MB				SUBLEASE						
	CHRIS MACSYMIC 204 928 5019	M		10,000	4			CONTACT AGENT	TBD	<ul style="list-style-type: none"> High Profile, brand new state-of-the-art 10,000 sf warehouse on 2.05 Acres for sublease in the RM of Rosser within CentrePort Canada Located on the corner of Durum Drive and Klimpke Road in the heart of Brookport Business Park Excellent access to major highways and key trade corridors Headlease expiry: 2028 Available for Tenant fixturing immediately Zoning: I2
	SHAE HALPIN 204 560 2536									
116-120 PARAMOUNT ROAD										
	RYAN MUNT 204 928 5015			4,528	4			\$8.95	\$5.00	<ul style="list-style-type: none"> Warehouse/office space for lease in the heart of Inkster Industrial Park Situated one block north of Inkster Boulevard 4 grade loading doors 14'10" clear ceiling height Ample parking on-site Available immediately Zoned M2
	SHAE HALPIN 204 558 6071									

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INDUSTRIAL FOR SALE

40 SCURFIELD BLVD

(+/-) 102,281 sf Available

PROPERTY HIGHLIGHTS

- Rare opportunity to acquire a turn-key manufacturing facility with over 100,000L fermentation capacity
- Facility is fully equipped and operational, requiring little to no modifications for immediate use
- Significant recent capital invested into the premises and equipment
- Prime South West location fronting Scurfield Boulevard

FOR MORE DETAILS CONTACT

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ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING GRADE	DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
68 CRANE STREET - THOMPSON, MB									
	RYAN MUNT 204 928 5015		1.34	17,000				\$395,000.00	<ul style="list-style-type: none">(+/-) 17,000 sf Industrial building situated on 1.34 acres of landLocated in Thompson, the largest city in the Northern Region of Manitoba, situated along the Burntwood RiverClose access to Provincial Trunk Hwy 6 and the Thompson Train StationGrade loading
	CHRIS MACSYMIC 204 928 5019								
422 JARVIS AVENUE									
	BRETT INTRATER 204 934 6229	M2	2.765	MAIN: 58,906 2ND: 57,730 3RD: 37,441 4TH: 37,441 5TH: 30,956 TOTAL: 222,274		3		\$2,400,000	<ul style="list-style-type: none">Rare opportunity to acquire five-story, stand alone industrial facilityPurpose built as a cold storage facility with the main floor recently renovated and used as a cannabis production facilityPhase II ESA completed in 2013Significant main floor renovations completed between 2014 and 2019
	RYAN MUNT 204 928 5015 SHAE HALPIN 204 558 6071								
SHERWIN PARK - INDUSTRIAL CONDOS FOR SALE									
	RYAN MUNT 204 928 5015	M2	UNIT 205-206	5,671	1	2	16'	UNCON SOLD	<ul style="list-style-type: none">Industrial complex located adjacent to the Winnipeg Richardson International AirportLocated within CentrePort Canada, North America's largest tri-modal inland portCentrally located with close proximity to major transportation routesIdeal space for manufacturing, wholesale and distribution usersFlexible bay sizes
		M2	501-503	6,416	1	2	16'	\$1,100,000	
	SHAE HALPIN 204 558 6071		203-204	5,828	1	2	16'	COND. SOLD	
40 SCURFIELD BLVD									
	CHRIS HOURIHAN 204 934 6215	M1	3.01	102,281	1	1 WITH LEVELLER			<ul style="list-style-type: none">Rare opportunity to acquire a turn-key manufacturing facility with over 100,000L fermentation capacityFacility is fully equipped and operational, requiring little to no modifications for immediate useSignificant recent capital invested into the premises and equipmentPrime South West location fronting Scurfield Boulevard
	SHAE HALPIN 204 558 6071								
	CHRIS MACSYMIC 204 997 6547								
	RYAN MUNT 204 928 5015								
	BRETT INTRATER 204 934 6229								
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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">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 area10% site coverageCompacted gravel compound with 6' chain link perimeterReinforced concrete grade beam on piles foundationEnergy efficient lighting600 Volt 3-phase 4-wire electrical serviceHigh volume natural gas service (680,000 cubic meters annually)Holding tank and well for sewer and water serviceBuilt in 1975, 1980 and 1994
	STEPHEN SHERLOCK 204 928 2011								
ROCKALL PARK COMMERCIAL CONDOS									
	RYAN MUNT 204 928 5015	IB		880	1		18'	\$235,000	70% SOLD! <ul style="list-style-type: none">New State-of-the-art commercial condominium complex located just west of the Perimeter Hwy and south of Roblin BlvdUnits ranging from 880 sf - 1,040 sf suitable for both small business and hobbyist usersOption to combine adjacent units, potential for drive through accessLarge residential development planned just west of this siteNo City of Winnipeg business taxes
	SHAE HALPIN 204 558 6071	IB		960	1		18'	\$255,000	
224 ROCKALL ROAD - UNIT 9									
<div>NEW</div> 	RYAN MUNT 204 928 5015	IB		MAIN FLOOR: 988 SF	1		18'	\$395,000.00	<ul style="list-style-type: none">Turnkey unit ready for occupancy featuring a spacious mezzanine, kitchenette and a bathroomNew State-of-the-art commercial condominium complex located just west of the Perimeter Highway and south of Roblin BoulevardOne 14' x 14' grade door with automatic opener(+/-) 18' clear ceiling heightPaced, fenced and secured siteIdeal for small business or hobbyist usersNo City of Winnipeg business taxesZoned IB - Industrial Business Zone
	SHAE HALPIN 204 558 6071			MEZZANINE: 356 SF					
				TOTAL: 1,344 SF					

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ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
198-200 MARJORIE STREET								
	BRETT INTRATER 204 934 6229	R2	2,700	6,032			\$750,000.00	<ul style="list-style-type: none"> Newly constructed property with a distinctive architectural design, well-located in St James, just off Portage Avenue 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 Warehouse space features double-man door access and 20ft clear ceilings 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) Well appointed and finished improvements with attractive furnishes Two stunning 3rd story patios with exceptional 360-degree views Private garage off laneway Great opportunity for business owners seeking both work and living spaces in the same property
	RYAN MUNT 204 928 5015							
	SHAE HALPIN 204 558 6071							
220 PONEIDA ROAD								
	CHRIS MACSYMIC 204 997 6547	M1	.59	1,200	1		\$480,000.00	<ul style="list-style-type: none"> 1,200 sf warehouse situated on 0.59 acres for Sale in the RM of West St Paul Additional storage available on site via outbuildings Grade loading available Easy access off of the Perimeter Highway Improved site complete with fenced and gravelled yard Zoned M1
	SHAE HALPIN 204 558 6071							

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OFFICE FOR LEASE

UNIT I & J - 359 JOHNSON AVE

(+/-) 2,400 sf Of Office/Warehouse Space Available

PROPERTY HIGHLIGHTS

- Located on the corner of Johnson Avenue and Levis Street close to Chalmers Ave and Watt Street
- Nicely developed office/warehouse space with 6 private offices, board room, kitchen area, and I.T. room
- Warehouse space has 1 grade level loading door and a set of double main doors
- Zoned: M1
- Available November 1, 2023

FOR MORE DETAILS CONTACT





Stephen Sherlock
Vice President

T 204 928 5011

C 204 799 5526

steve.sherlock@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	6 MONTHS BASE RENT FREE ON A QUALIFIED 5 YEAR TERM <ul style="list-style-type: none">Located in the heart of Downtown at the corner of Broadway and Smith StFree Rent: NegotiableEasy access from South and North entrancesOver \$5 million in building upgrades since 2010Large floor plate attractive to a variety of tenantsExterior building signage opportunities3 Phase 2,000 amp electrical
		102	3,055	\$12.50	\$15.57	
	RYAN MUNT 204 928 5015	101-102	8,132	\$12.50	\$15.57	
		3RD FLOOR	6,188	\$12.50	\$15.57	
379 BROADWAY						
	CHRIS HOURIHAN 204 934 6215	303	1,657	\$11.75	\$9.35	<ul style="list-style-type: none">Move-in ready offices with floor to ceiling windows offering an abundance of natural lightPublic transportation accessAccessible facility with elevator accessProfessionally managedQuick occupancyPerfect for law offices or professional servicesRemaining office is a corner office with abundant natural light from two sides
155 CARLTON STREET						
	BRETT INTRATER 204 934 6229	307	2,966	\$15.50	COND LEASED	BUILDING SIGNAGE OPPORTUNITY <ul style="list-style-type: none">Located on the Northeast corner of Carlton St and York AveDirectly across from the RBC Convention CentreConnection to downtown's climate-controlled skywalk and concourse systems24/7 Security on siteTop of Building Signage OpportunityAmple parking available at Lakeview Square Parkade
		1100	11,109	COND LEASED		
	SHAE HALPIN 204 558 6071	1410	7,531	\$15.50		
		1550	1,554	\$15.50		
	RYAN MUNT 204 928 5015					
1150 WAVERLEY STREET						
	RYAN MUNT 204 928 5015		5,138	\$16.00	\$8.31	<ul style="list-style-type: none">Highly desirable suburban office located in SW Winnipeg, accessible via Waverley St and Buffalo PlaceNicely built-out office space, with kitchenette, boardroom and 12 private officesAmple on-site parkingMove in readyClose to many amenities
	SHAE HALPIN 204 558 6071					

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
440 DOVERCOURT DRIVE						
<div>LEASED</div> 	STEPHEN SHERLOCK 204 928 5011	UNIT 1	6,994	LEASED	LEASED	<ul style="list-style-type: none">Located in heart of SW Winnipeg, one of the city's most desirable areas near Kenaston Blvd and McGillivray BlvdBright space full of plenty of natural lightFenced compound spaceCan be subdivided20 private offices, open office area, kitchen, boardroom and shop spaceAmple parking available
	MURRAY GOODMAN 204 928 5009					
430 DOVERCOURT DRIVE						
<div>NEW</div> 	STEPHEN SHERLOCK 204 928 5011	B	3,950	\$19.95	\$7.16	<ul style="list-style-type: none">The building is single storey and concrete block type construction;Located in the heart of southwest winnipeg, one of the city's most desirable areasClose proximity to Kenaston & McGillivrayClose to all amenitiesAmple parking availableBright space full of plenty of natural light and updated office finishingsAvailable May 1, 2024
	MURRAY GOODMAN 204 928 5009					
FORT GARRY PLACE						
	RYAN MUNT 204 928 5015	500 5007	13,409 9,849	TBD TBD	\$7.75 \$7.75	<ul style="list-style-type: none">Located in an amenity-rich areaFully furnished – seating for 100+ staff membersDirect elevator access off Fort StEasy access to parkade from suiteUp to 75 scramble parkade parking stalls availableRooftop patio accessUnit 5007 has 1 grade loading door24-7 on-site securitySeveral great restaurants on site
	BRETT INTRATER 204 934 6229					
400 FORT WHYTE WAY						
	CHRIS HOURIHAN 204 934 6215	106	5,498	\$13.95	\$4.37	<ul style="list-style-type: none">Just beyond City of Winnipeg limits NO BUSINESS TAX!Convenient access to Southwest Winnipeg and surrounding rural area, fastest growing and wealthiest section of Winnipeg metro20' clear ceiling heightAmple parking on-siteFormer fitness use with enhanced HVAC systemsExcellent warehouse or retail opportunity. Open warehouse with unit heater ready for tenant fixturing. 10' x 12' grade loading door
	JAMES TOKER 204 934 6210					
	BRANDI ELOQUENCE 204 934 6246					
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289 KING STREET						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	3,727	\$7.00	\$3.05	<ul style="list-style-type: none">Located in central Winnipeg at the intersection of King St and Henry Ave30 parking stalls with additional parking1 freight elevatorFully sprinkleredSheltered loading dock3rd floor is sub-dividableUtilities included
	CHRIS HOURIHAN 204 934 6215	3RD FLOOR	2,976	\$6.00	\$3.05	
755 HENDERSON HIGHWAY						
	STEPHEN SHERLOCK 204 928 5011	THIRD FLOOR	5,750	\$20.00	\$8.29	<ul style="list-style-type: none">Located in Northeast WinnipegIn close proximity to downtown and Chief Peguis TrailBuilding features floor to ceiling windowsMain entrance features glass atrium with three storey glazing and elevator access.Available immediately
333 MAIN STREET						
	RYAN MUNT 204 928 5015	10TH FLOOR	SUBLEASE 7,720	TBD	\$16.08	<ul style="list-style-type: none">2 full floors available on the 10th and 11th floorFloorplates are approximately 7,720 sfConnection to downtown's climate controlled skywalk and concourse systemsDirect elevator lobby exposureHeadlease Expiry: December 27th, 2026
	SHAE HALPIN 204 558 6071	11TH FLOOR COMBINED	7,720 15,440	TBD TBD		
1924 MAIN STREET						
	RYAN MUNT 204 928 5015	7	1,274	\$8.00	\$7.10	<ul style="list-style-type: none">Office opportunity on Main St between Leila Ave and Partridge AveLarge open area with ample natural lightOne reserved parking stall at rear of buildingExcellent access to major public transportation routes
	SHAE HALPIN 204 558 6071					

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6 RYAN WIRTH WAY - RM OF EAST ST PAUL						
	RYAN MUNT		1,500	\$14.95	\$4.50	READY FOR FIXTURING <ul style="list-style-type: none">• Brand new industrial/office units available for lease• Located just off the Perimeter Hwy between Wenzel St and McGregor Farm Rd in the RM of East St. Paul• Units ranging from 1,500 – 6,500 sf• Option to combine units• Grade loading
	204 928 5015		1,500	\$14.95	\$4.50	
	BRETT INTRATER		1,500	\$14.95	\$4.50	
	204 934 6229		2,000	\$14.95	\$4.50	
90 MARKET AVENUE						
	CHRIS HOURIHAN		17,232	\$15.00 GROSS		<ul style="list-style-type: none">• Located in the East Exchange District with close proximity to the Manitoba Museum, Centennial Concert Hall, and the Royal Manitoba Theatre Centre• Ideal for commercial use• Large parking lot on-site available for customers and employees• Flexible space options – The building is current demised into 8 units, and the Landlord is willing to alter the floorplan or create a single-tenant options• Perfect for many professional office uses, or a classroom style setting
	MURRAY GOODMAN					
	204 928 5009					
98 MARKET AVENUE						
	CHRIS HOURIHAN		2,400	\$18.00	TBD	<ul style="list-style-type: none">• Blank canvas ready for tenant design and fit-up• Main floor of a modern design 6 storey, 64 suite Property• Tucked away in the East Exchange District within close proximity to an array of amenities• Amazing walk-ability, close to local spots including- Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Ave Pumphouse, The Forks and much more• Zoned D
	MURRAY GOODMAN					
	204 928 5009					
1450 MOUNTAIN AVENUE						
	RYAN MUNT		2,923 - 16,183	8.95	\$3.96	<ul style="list-style-type: none">• Fully developed 2nd floor office and main floor warehouse space available in the heart of Inkster Industrial Park• Situated on the south side of Mountain Ave between Bentall St and Sheppard St• (+/-) 12,893 sf 2nd floor office build out includes a mix of private offices and open work areas, boardrooms and a kitchen• (+/-) 2,923 sf main floor open space instead of warehouse space• 50 parking stalls available
	CHRIS MACSYMIC					
	204 928 5019					

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
21 MURRAY PARK ROAD						
	CHRIS MACSYMIC 204 928 5019	BUILD-TO-SUIT	7,840 - 15,680	\$14.95	TBD	<ul style="list-style-type: none"> Office space located on Murray Park Rd in the heart of Murray Industrial Park In close proximity to Winnipeg Richardson International Airport and major transportation routes Interior layout includes a large boardroom, private offices, an open work area, and a kitchenette Ample parking on-site
MUSE FLATS - 290 COLONY STREET						
	CHRIS HOURIHAN 204 934 6215	CRU 3	1,066	\$15.50	\$9.79	<ul style="list-style-type: none"> Brand new architecturally significant commercial space, ideal for restaurant, service, retail and professional uses Excellent opportunity to serve residential tenants and University of Winnipeg students Located at high exposure corner steps away from University of Winnipeg Campus, and WAG
NAAWI-ODENA						
	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 928 5019	BLOCK A	UP TO 60,000	TBD	TBD	<ul style="list-style-type: none"> Brand new multi-story office building 160-acre master-planned development led by Treaty One Development Corporation in partnership with Canada Lands Company CLC The village-like atmosphere planned for the mixed-use village area will transform the character of Grant entering the former Kapyong Barracks site Site servicing to commence Q3 2023
1850 NESS AVENUE						
	CHRIS HOURIHAN 204 934 6215	2ND FLOOR	SUBLEASE 2,556	\$15.50 GROSS		<ul style="list-style-type: none"> 2nd floor office space available Excellent exposure and signage opportunities along Ness Newly renovated office interior including large open office area, conference room and washrooms Private entrance off Roseberry St Street parking in immediate area Stair access to 2nd floor Zoned C1 Sublease expires April 30, 2027

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100 PAQUIN ROAD						
	RYAN MUNT 204 928 5015	MAIN FLOOR	3,000 - 7,327	\$15.00 GROSS		<ul style="list-style-type: none">• Located just off of Dugald Rd in east Winnipeg• Abundance of natural light throughout office space creating a desirable work environment• Fiber optic cabling• Excellent on-site electrified parking• Convenient access to major public transportation routes• Main floor consists of 12 offices and a large open area• Outdoor patio space available for tenants• 50+ parking stalls available
	SHAE HALPIN 204 558 6071					
SHOPS OF WEST ST PAUL						
	BRETT INTRATER 204 934 6229		1,000 - 100,000	TBD	TBD	<ul style="list-style-type: none">• The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. Paul• Located on the NW corner of Main St and the Perimeter Hwy just East of the Sunova Centre, a (+/-) 17,000 sf recreation facility• Excellent access off Main St, with a signalized intersection to be installed Q3 2021
	CHRIS MACSYMIC 204 928 5019					
STERLING LYON BUSINESS PARK - 900 LORIMER BOULEVARD						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	2,500 - 5,414	\$25.00	\$8.80	<ul style="list-style-type: none">• Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and Waverley• Site has a variety of amenities in the neighborhood• Rare opportunity in a brand new office building in SW Winnipeg• Ample parking; both surface and heated underground parking available
	RYAN MUNT 204 928 5015	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">• New suburban office to be developed• Excellent exposure to both Waverley and McGillivray• Approximate gross floor plate sizes are 12,000 sf• Highly desirable suburban office located in SW Winnipeg, accessible via Waverley St and Buffalo Pl• In close proximity to McGillivray and Kenaston Blvd, with access to a variety of amenities• Three storey office building• High density residential area immediately to the west• Commercial zoning: CMOFF
	MURRAY GOODMAN 204 928 5009					

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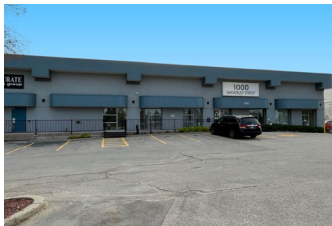



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5120 ROBLIN BOULEVARD						
	RYAN MUNT 204 928 5015	C	675	\$15.00	\$10.32	<ul style="list-style-type: none">• Excellent location for a neighborhood in the heart of Charleswood• Great exposure on Roblin Blvd located between Harstone Rd and Pepperloaf Cres• Join Taverna Rodos Restaurant & Lounge, Signature Pizza & Salads and Royal Bank• Space includes a reception area, 2 private offices, and washroom• Professionally managed• Zoned C2
	SHAE HALPIN 204 558 6071	D	908	\$15.00	\$10.32	
MB CLINIC - 790 SHERBROOK STREET						
	BRETT INTRATER 204 934 6229	UNIT 110	838	\$28.00	\$15.54	<ul style="list-style-type: none">• Join one of Canada's largest Private Multi-Specialty Medical Clinics at Winnipeg's largest state-of-the-art Manitoba Clinic• Conveniently located adjacent to the Health Sciences Centre on the SW corner of Sherbrook St and McDermot Ave• Turnkey medical space
		6TH FLOOR	19,796	\$28.00	\$15.54	
		7TH FLOOR	19,796	\$28.00	\$15.54	
		8TH FLOOR	19,796	\$28.00	\$15.54	
	RYAN MUNT 204 928 5015	10TH FLOOR	14,651	\$28.00	\$15.54	
1000 WAVERLEY STREET						
	RYAN MUNT 204 928 5015	A	16,370 - 21,468	TBD	\$7.36	<ul style="list-style-type: none">• Excellent exposure along Waverley St between Wilkes Ave and McGillivray Blvd• Great natural light with modern improvements• Ample parking available with 70-80 stalls per unit available• Easy access to public transit with many amenities nearby• Unit D has a 8,144 sf bonus mezzanine space• Utilities are included!
	SHAE HALPIN 204 558 6071	D	24,825	TBD	\$7.36	
386 BROADWAY						
	BRETT INTRATER 204 934 6229	UNIT 100	SUBLEASE 830	\$16.00	\$15.53	<ul style="list-style-type: none">• Turnkey office space for sublease located on Winnipeg's amenity rich Broadway corridor• Easy access to the RBC Convention Centre, Provincial Law Courts, Manitoba Legislature and Winnipeg's climate-controlled skywalk system• Layout features 1 large private office, open work space and a kitchenette• 1 parking stall available in the underground parkade• Furniture negotiable• Excellent transit access with major bus routes located within 1 block
	RYAN MUNT 204 928 5015					

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UNIT 3 - 350 KEEWATIN STREET						
	MURRAY GOODMAN 204 928 5009	UNIT 3	1,654	\$9.95	\$4.82	<ul style="list-style-type: none"> Single storey building located in Inkster Industrial Park in northwest Winnipeg Easy access to Route 90, Inkster Boulevard and the Perimeter Highway Good on site parking available Minutes from James Armstrong Richardson International Airport, Red River College and the downtown area Close proximity to many amenities Zoned M1 Available immediately
1155 SHERWIN ROAD						
	STEPHEN SHERLOCK 204 799 5526	UNIT A	4,971	\$13.00		<ul style="list-style-type: none"> Amazing cost effective office space in St. James Building Owner is leasing out unneeded office addition (+/-) 2,822 sf on the main floor and (+/-) 2,149 sf on the second floor Dedicated front entrance with nicely developed reception area Nice bright space with plenty of windows and natural light Large open areas, private offices, kitchenette and boardroom Ample parking Zoned: M2 Available February 1, 2024
UNIT I & J - 359 JOHNSON AVE						
	STEPHEN SHERLOCK 204 799 5526	UNIT I & J	2,400	\$8.95	\$6.39	<ul style="list-style-type: none"> Located on the corner of Johnson Avenue and Levis Street close to Chalmers Ave and Watt Street Nicely developed office/warehouse space with 6 private offices, board room, kitchen area, and I.T. room Warehouse space has 1 grade level loading door and a set of double main doors Zoned: M1 Available November 1, 2023

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353 PROVENCHER BLVD						
	STEPHEN SHERLOCK 204 799 5526	UNIT 6	853	\$14.95	\$10.45	<ul style="list-style-type: none"> • Excellent high exposure location on Provencher Boulevard in the heart of St. Boniface • Pylon signage opportunities • (+/-) 27,400 cars pass by per day (City of WInnipeg) • Zoned: C2
116-120 PARAMOUNT ROAD						
	RYAN MUNT 204 928 5015 SHAE HALPIN 204 558 6071		4,528	\$8.95	\$5.00	<ul style="list-style-type: none"> • Warehouse/office space for lease in the heart of Inkster Industrial Park • Situated one block north of Inkster Boulevard • 4 grade loading doors • 14'10" clear ceiling height • Ample parking on-site • Available immediately • Zoned M2

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

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OFFICE FOR SALE

1000 WAVERLEY STREET

(+/-) 58,468 sf with (+/-) 200 Parking Stalls

PROPERTY HIGHLIGHTS

- Fully developed office space ideally situated in the highly desirable Southwest Winnipeg
- Two units available for immediate possession with additional revenue and growth opportunity
- Exceptional parking offering with (+/-) 200 stalls
- Excellent high-exposure building signage and large monument sign opportunity along Waverley Street
- City of Winnipeg transit stops going North and South located directly outside
- Zoned M2
- Property Tax: \$174,241.40 (2023)

FOR MORE DETAILS CONTACT




Ryan Munt
Senior Vice President

Ryan Munt Personal Real Estate Corporation
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Shae Halpin
Associate

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C 204 558 6071
shae.halpin@cwstevenson.ca

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
516 BURROWS RD - MCCREARY, MB						
	BRETT INTRATER 204 934 6229		3,520	\$99,000	\$3,367.46	<ul style="list-style-type: none"> 2-Storey single tenant office/retail building for sale in McCreary Manitoba Former freestanding RBC retail branch located on the corner of Burrows Rd and 1 Avenue just off of Hwy 50 Excellent exposure along Burrows Road, the town of McCreary's main thoroughfare Main Floor: 3 private offices, open area, 2 vaults and washrooms 2nd Level: Kitchen, janitor room and an additional full bathroom
835 KING EDWARD STREET						
	RYAN MUNT 204 928 5015		7,106	\$3,200,000	\$16,549.33	<ul style="list-style-type: none"> Modern office/warehouse space for sale on Route 90 in the heart of St. James Industrial 2,333 sf of warehouse space with 1 dock loading door Meticulously maintained including a full roof replacement in 2022 Ample parking available on site Excellent transit access High exposure opportunity in close proximity to the Winnipeg James A. Richardson International Airport, Polo Park Shopping Centre and major transportation routes
68 RAILWAY ROAD - PIERSON, MANITOBA						
	BRETT INTRATER 204 934 6229		2,000	\$99,000	\$2,572.80	<ul style="list-style-type: none"> Well maintained single tenant office/retail building for sale in Pierson Manitoba Former freestanding RBC retail branch located on 68 Railway Ave Pierson's main commercial thoroughfare Easy access from Hwy 3 and Hwy 256 Parking is available in the front and behind the building Pylon signage available in front of the building

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
883 CORYDON AVENUE 	SHAE HALPIN 204 558 6071 BRETT INTRATER 204 934 6229		1,738	\$850,000	\$14,797.55	<ul style="list-style-type: none"> • Beautiful stand-alone office building located in the heart of Corydon Village • Prominent building signage opportunity in a high vehicular and foot traffic area • Interior layout features modern fixtures throughout • Main floor build-out includes a reception area, 2 private offices, a waiting room/open area, kitchenette as well as an accessible washroom. • 2nd floor build-out includes 3 private offices and an open area that can easily convert into an additional private office and a washroom. • Basement area not included in the total square footage and is functional for additional storage space • 3 parking stalls located at the rear of the building with the option to stack for additional parking • Common area furniture negotiable
887 CORYDON AVENUE 	SHAE HALPIN 204 558 6071 BRETT INTRATER 204 934 6229		4,618	\$2,300,000 PRICE REDUCTION \$2,150,000	\$28,533.86	<ul style="list-style-type: none"> • One-of-a-kind stand-alone office building situated in the heart of the amenity-rich Corydon Village • Exceptional turnkey opportunity with attractive finishes throughout and a beautiful rooftop patio • Prominent building signage opportunity in a high vehicular and foot traffic area • Main floor build-out includes a vestibule area, reception, 5 private offices, large boardroom, large file storage area, kitchenette and accessible washrooms. • 2nd level build-out includes 4 private offices, open work area with access to the rooftop patio, file storage area and a washroom with a shower. • Basement area not included in the total square footage and is functional for additional storage space • 7 parking stalls located at the rear of the building with the option to stack for additional parking • New wheel chair ramp installed providing full accessibility to the Main floor from the rear of the building • Furniture negotiable

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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">Fully developed office space ideally situated in the highly desirable Southwest WinnipegTwo units available for immediate possession with additional revenue and growth opportunityExceptional parking offering with (+/-) 200 stallsExcellent high-exposure building signage and large monument sign opportunity along Waverley StreetCity of Winnipeg transit stops going North and South located directly outsideZoned M2Property Tax: \$174,241.40 (2023)
	SHAE HALPIN 204 558 6071					
323 PORTAGE AVE						
	BRETT INTRATER 204 934 6229		49,820	\$2,650,000	\$72,313.50	<ul style="list-style-type: none">3-Storey Office/Retail/Mixed-Use Commercial Building For SaleUnique Investor or Owner/Occupier OpportunityIdeally located directly across from the Canada Life Centre in the heart of the Sport, Hospitality & Entertainment District (SHED) in Downtown Winnipeg(+/-) 38,640 sf spanning 3-Storeys plus additional (+/-) 11,180 sf basementZoning: M – Multiple UseProperty Taxes (2023): \$72,313.50
	CHRIS MACSYMIC 204 928 5019					
280 BROADWAY & 70 SMITH STREET						
	CHRIS MACSYMIC 204 928 5019	280 BROADWAY 70 SMITH STREET	105,341	CONTACT AGENT		<ul style="list-style-type: none">Unique conversion opportunity to residential or hospitality consisting of an institutional-quality, well-built, office asset that features 105,000 sf of space, coupled with surface parking lots and a 15-suite multi-family buildingWell-located on the corner of Broadway and Smith StreetStrong holding income until 2025 allows time to plan redevelopment while enjoying strong cash flows and incredible annual returns on initial investment
	BRETT INTRATER 204 999 1238					

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
361/365 HARGRAVE STREET & 114 GARRY STREET						
	CHRIS MACSYMIC 204 928 5019	361-365 HARGRAVE STREET 114 GARRY STREET	70,719	CONTACT AGENT		<ul style="list-style-type: none"> Two fully occupied, single-tenant, institutional quality assets featuring 145,000 sf of office space, well-located in close proximity to employment centres, universities and various amenities. <ul style="list-style-type: none"> 361-365 Hargrave Street: 70,719 sf over 5 floors <ul style="list-style-type: none"> Fully leased until 2029 to Indigenous Services Canada Federal Government credit (A+) tenancy 31% rental increase in 2025 114 Garry Street: 72,248 sf over 3 floors <ul style="list-style-type: none"> Fully leased until 2039 to Manitoba Department of Infrastructure & Transportation Provincial Government credit (A) tenancy Incredibly stable long term cash flows
	BRETT INTRATER 204 999 1238		74,248			

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RETAIL FOR LEASE

353 PROVENCHER BLVD

(+/-) 853 sf Available

PROPERTY HIGHLIGHTS

- Excellent high exposure location on Provencher Boulevard in the heart of St. Boniface
- Pylon signage opportunities
- (+/-) 27,400 cars pass by per day (City of Winnipeg)
- Zoned: C2

FOR MORE DETAILS CONTACT

Stephen Sherlock
Vice President





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steve.sherlock@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
1079 AUTUMNWOOD DRIVE							
	RYAN MUNT 204 928 5015 SHAE HALPIN 204 558 6071	M	A	2,868	\$16.00	\$8.42	<ul style="list-style-type: none"> • Fixtured restaurant opportunity in the heart of Windsor Park • Restaurant opportunity in the heart of Windsor Park • Located in Northeast Winnipeg at the intersection of Autumnwood Dr and Cottonwood Rd • Building signage opportunity • Ample parking on site • Zoned C2
379 BROADWAY							
	CHRIS HOURIHAN 204 934 6215	M	16	1,996	\$21.00	\$9.35	<ul style="list-style-type: none"> • Move-in-ready retail space with excellent exposure on the corner of Broadway and Edmonton St • Unit facing Edmonton—beautifully built out space that is perfectly suited for retail use and professional services • Unit facing Broadway – perfect for café, restaurant or retail use • Close proximity to the Manitoba Courts and Skywalk connectivity starting at RBC Convention Centre • Excellent access to public transportation
400 FORT WHYTE WAY							
	CHRIS HOURIHAN 204 934 6215 JAMES TOKER 204 934 6210 BRANDI ELOQUENCE 204 934 6246	ML	106	5,498	\$13.95	\$4.37	<ul style="list-style-type: none"> • Just beyond City of Winnipeg limits NO BUSINESS TAX! • Convenient access to Southwest Winnipeg and surrounding rural area, fastest growing and wealthiest section of Winnipeg metro • 20' clear ceiling height • Ample parking on-site • Former fitness use with enhanced HVAC systems • Excellent warehouse or retail opportunity. Open warehouse with unit heater ready for tenant fixturing. 10' x 12' grade loading door
MUSE FLATS - 290 COLONY STREET							
	CHRIS HOURIHAN 204 934 6215	M	CRU 3	1,066	\$15.50	\$9.79	<ul style="list-style-type: none"> • Brand new architecturally significant commercial space, ideal for restaurant, service, retail and professional uses • Excellent opportunity to serve residential tenants and University of Winnipeg students • Located at high exposure corner steps away from University of Winnipeg Campus, and WAG

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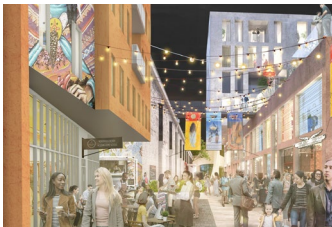
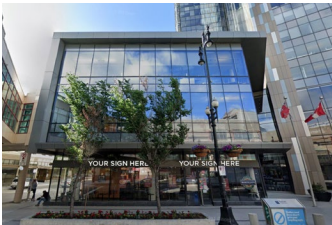

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
98 MARKET AVENUE							
	CHRIS HOURIHAN 204 934 6215	D		2,400	\$18.00	TBD	<ul style="list-style-type: none">Blank canvas ready for tenant design and fit-upMain floor of a modern design 6 storey, 64 suite propertyTucked away in the East Exchange District within close proximity to an array of amenitiesAmazing walk-ability, close to local spots including Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Avenue Pumphouse, The Forks and much more
	MURRAY GOODMAN 204 928 5009						
NAAWI-ODENA							
	BRETT INTRATER 204 934 6229		BLOCK A		TBD	TBD	<ul style="list-style-type: none">160-acre master-planned development led by Treaty One Development Corporation in partnership with Canada Lands Company CLCThe village-like atmosphere planned for the mixed-use village area will transform the character of Grant entering the former Kapyong Barracks siteSite servicing to commence Q3 2023
	CHRIS MACSYMIC 204 928 5019						
MANITOBA HYDRO PLACE - 360 PORTAGE AVENUE							
	CHRIS HOURIHAN 204 934 6215	C2		3,422	\$18.00	\$9.03	<ul style="list-style-type: none">Former restaurant/marketplace for leaseBuild-out includes commercial kitchen, large walk-in freezer and fridge, multiple self-serve stations, coffee bar and lots of other equipmentEnd cap exposure with ample frontage on Portage Ave and Carlton StLocated directly below MB Hydro's headquartersAccess directly from Portage Ave, from Hydro Place galleria or skywalkClose proximity to multiple amenities
	BRANDI ELOQUENCE 204 934 6246						
	MURRAY GOODMAN 204 928 5009						
REFINERY CRU - 428 BALLANTRAE DRIVE							
	BRETT INTRATER 204 934 6229	RMU	BUILDING B	875 - 4,471	\$26.00	\$10.00	<ul style="list-style-type: none">Brand new commercial units available in the heart of SW Winnipeg anchoring a 2 building, 174 unit developmentSuitable for retail, commercial, office and professional servicesUnits starting from (+/-) 875 sfExcellent access to major transportation routesAvailable August 2022
	CHRIS HOURIHAN 204 934 6215						

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
SHOPS OF WEST ST PAUL							
	BRETT INTRATER 204 934 6229			1,000 - 100,000	TBD	TBD	<ul style="list-style-type: none">The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. PaulLocated on the North West corner of Main St and the Perimeter Hwy, just East of the Sunova Centre, a (+/-) 17,000 sf recreation facilityExcellent access off Main St, with a signalized intersection to be installed Q3 2021
	CHRIS MACSYMIC 204 928 5019						
SMITH STREET LOFTS							
	BRETT INTRATER 204 934 6229	M	1	2,345	\$7,500 PER MONTH SEMI-GROSS		MAIN FLOOR COMMERCIAL UNITS <ul style="list-style-type: none">Storefront that sits below a luxury apartment complex with 251 new units and 20,000 sf of residential amenitiesLocated close to Canada Life Centre events with high vehicular and pedestrian trafficOptions to expand into the plaza are negotiableAdditional features include: a 13' high exposed ceiling, industrial concrete finishes, architectural lighting and floor to ceiling glazing along the storefront
190 SMITH STREET							
	CHRIS HOURIHAN 204 934 6215		3	2,014	\$19.00	\$10.93	<ul style="list-style-type: none">An ideal downtown retail opportunity with exposure along Smith St, just south St. Mary AveJoin new tenants, Freshcut Downtown and Xing Fu TangAcross the street from Smith Street Lofts, a brand-new luxury apartment complex with 251 new unitsCovered parking available at \$145/stall per monthOver 2,400 people travel to work by walking within a 3 km radius74,000 daytime population within a 3 km radius
353 PROVENCHER BLVD							
	STEPHEN SHERLOCK 204 799 5526	C2	UNIT 6	853	\$14.95	\$10.45	<ul style="list-style-type: none">Excellent high exposure location on Provencher Boulevard in the heart of St. BonifacePylon signage opportunities(+/-) 27,400 cars pass by per day (City of WInnipeg)Zoned: C2

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286 TACHE AVE 	CHRIS HOURIHAN 204 934 6215	C1		480	\$1,500/ MONTH GROSS	TBD	<ul style="list-style-type: none"> Nearly turn-key diner space, requiring minimal additional setup Prime location fronting Tache Avenue, in the vibrant and supportive St. Boniface area Proven successful track record as Mrs. Mike's, a well-established and beloved burger spot with a loyal following Outdoor patio seating area to the south of the property Ample on-site and street parking for staff and customers Zoned C1 - commercial neighbourhood

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RETAIL FOR SALE

323 PORTAGE AVENUE

(+/-) 49,820 sf Available

PROPERTY HIGHLIGHTS

- 3-Storey Office/Retail/Mixed-Use Commercial Building For Sale
- Unique Investor or Owner/Occupier Opportunity
- Ideally located directly across from the Canada Life Centre in the heart of the Sport, Hospitality & Entertainment District (SHED) in Downtown Winnipeg





- (+/-) 38,640 sf spanning 3-Storeys plus additional (+/-) 11,180 sf basement
- Zoning: M – Multiple Use
- Property Taxes (2023): \$72,313.50

FOR MORE DETAILS CONTACT

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Chris Macsymic
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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
79 ST ANNES ROAD							
	CHRIS HOURIHAN 204 934 6215	C2		3,851	4,905	\$999,000 PRICE REDUCTION \$800,000	<ul style="list-style-type: none"> High visibility and frontage along St. Anne's Rd, a major Winnipeg thoroughfare Located in desirable Southwest Winnipeg with a mix of residential and commercial properties, providing a diverse customer base Ample parking available at the rear of the property for customers and employees Two established tenants (Vaxai's Restaurant and Nik's Shoe Repair) occupying main floor space on short-term leases, making for a great investment or owner-user opportunity
516 BURROWS RD - MCCREARY, MB							
	BRETT INTRATER 204 934 6229	C		3,520		\$99,000	<ul style="list-style-type: none"> 2-Storey single tenant office/retail building for sale in McCreary Manitoba Former freestanding RBC retail branch located on the corner of Burrows Rd and 1 Avenue just off of Hwy 50 Excellent exposure along Burrows Road, the town of McCreary's main thoroughfare Main Floor: 3 private offices, open area, 2 vaults and washrooms 2nd Level: Kitchen, janitor room and an additional full bathroom
835 KING EDWARD STREET							
	RYAN MUNT 204 928 5015			7,106	0.52	\$3,200,000	<ul style="list-style-type: none"> Modern office/warehouse space for sale on Route 90 in the heart of St. James Industrial 2,333 sf of warehouse space with 1 dock loading door Meticulously maintained including a full roof replacement in 2022 Ample parking available on site Excellent transit access High exposure opportunity in close proximity to the Winnipeg James A. Richardson International Airport, Polo Park Shopping Centre
68 RAILWAY ROAD - PIERSON, MANITOBA							
	BRETT INTRATER 204 934 6229			2,000		\$99,000	<ul style="list-style-type: none"> Well maintained single tenant office/retail building for sale in Pierson Manitoba Former freestanding RBC retail branch located on 68 Railway Ave Pierson's main commercial thoroughfare Easy access from Hwy 3 and Hwy 256 Parking is available in the front and behind the building Pylon signage available in front of the building

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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">Fully leased investment opportunity!Excellent Portage Ave exposure from both eastbound and westbound trafficLocated on the corner of Portage Ave and Strathcona St, along major transit routesBeside Polo Park retail node, offering nearby walking and driving amenities including many restaurants, shopping and services
		C2	1381	4,227 (LEASED)			
1248-1280 MAIN STREET							
	BRETT INTRATER 204 934 6229			8,038	0.83	UNCOND SOLD	<ul style="list-style-type: none">High Exposure Retail Building For Sale with fenced compoundLocated just North of Mountain Avenue on Main Street, one of Winnipeg's busiest thoroughfaresExcellent transit accessProperty to be delivered with vacant possession, or with existing tenant to remainPotential for re-development - Possibility to subdivide for multiple tenanciesBuilding features open warehouse, front show room area and office area3 grade loading doors
	SHAE HALPIN 204 558 6071						
43 4TH ST. SE - HAMIOTA, MB							
	BRETT INTRATER 204 934 6229			2,530	6,300	\$85,000	<ul style="list-style-type: none">Well maintained single tenant office/retail building for sale in Hamiota, ManitobaFormer freestanding RBC retail branch located on 4 St. East, Hamiota's main commercial thoroughfare2,530 sf on main level with no basementBuild out includes bank teller area, office areas, ATM area, washrooms, janitor room, staff lounge and kitchen, a book vault and a main vaultEasy access from Highway 21Parking is available in the front and behind the building
743 MAIN STREET- BIRTLE, MB							
	BRETT INTRATER 204 934 6229			2,009	6,600	SOLD	<ul style="list-style-type: none">Well maintained single tenant office/retail building for sale in Birtle ManitobaFormer freestanding RBC retail branch located on Main Street (Provincial Trunk Highway 83), Birtle's main thoroughfareMain floor: Primary bank teller area, office area, ATM area, washroom and a vaultLower level: Washrooms, storage room, staff lounge, janitor room, book vaultBasement can only be accessed via interior stairwellParking is available behind the building as well as street parking out front

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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	COND SOLD	<ul style="list-style-type: none"> Well located with exceptional exposure on Route 90 Well maintained property offering excellent on-site parking Stable rent roll offering investors consistent cash flows
	BRETT INTRATER 204 934 6229						
627 ELLICE AVENUE							
	STEPHEN SHERLOCK 204 928 5011	C2				COND SOLD	<ul style="list-style-type: none"> Vacant property well suited to a variety of restaurant and retail users Ample parking Located 4-6 minutes from Portage and Main, the HSC campus and the Polo Park commercial district Property is well positioned to access large daytime trade populations Excellent access and egress to Maryland St and Ellice Ave Very strong visual presence with opportunities for signage on building and 2 prominent pylons
198-200 MARJORIE STREET							
	BRETT INTRATER 204 934 6229	R2		2,700	6,032	\$750,000.00	<ul style="list-style-type: none"> Newly constructed property with a distinctive architectural design, well-located in St James, just off Portage Avenue 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 Warehouse space features double-man door access and 20ft clear ceilings 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) Well appointed and finished improvements with attractive furnishes Two stunning 3rd story patios with exceptional 360-degree views Private garage off laneway Great opportunity for business owners seeking both work and living spaces in the same property
	RYAN MUNT 204 928 5015						
	SHAE HALPIN 204 558 6071						

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

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LAND & INVESTMENT FOR SALE

234 2ND AVENUE NORTH - STONEWALL MB

(+/-) 1.5 Acres Available

PROPERTY HIGHLIGHTS

- Located 25 Kilometers North of Winnipeg on PTH67
- 234 2nd Avenue North runs East- West and is located between Patterson Drive and Provincial Road 236
- Zoned CH

FOR MORE DETAILS CONTACT

Stephen Sherlock
Vice President

T 204 928 5011

C 204 799 5526

steve.sherlock@cwstevenson.ca




Murray Goodman
Senior Vice President & Principal

T 204 928 5009

C 204 990 4800

murray.goodman@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">Immediate scale with a 144-unit portfolio offering over 3 properties and 12 buildingsAttractive Assumable Debt Financing each property has CMHC-insured assumable mortgages at below-market ratesNew construction with all assets built in 2015/2016 and 2020/2021Fully occupied & stabilized current occupancy 100%
		512 PRINCESS AVE	TBD	0.48		
	BRETT INTRATER 204 934 6229	531 QUEENS AVE	TBD	1.14		
748 KEEWATIN STREET						
	BRETT INTRATER 204 934 6229		R1 - M	2.15	UNCOND SOLD	<ul style="list-style-type: none">Large-scale rare infill opportunity with high exposure on a major thoroughfare and transit routePotential to rezone to RMU or RMF-L to build a medium to-high density multi-family or mixed-use project commercial/retailDemand for New Rental Housing lack of new rental housing supply in NW node
6043 PTH 2E - OAK BLUFF						
	BRETT INTRATER 204 934 6229			81.98	\$18,445,500.00 (\$225,000 PER ACRE)	<ul style="list-style-type: none">Access to services include municipal water, low pressure sewer and natural gasExtremely high visibility from both the Perimeter Hwy and McGillivray BlvdIn close proximity to the town of Oak Bluff and the City of WinnipegIn the process of being designated for Commercial and Industrial use. Could also be used as Residential land

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
1379-1381 PORTAGE AVENUE						
	CHRIS HOURIHAN 204 934 6215		C2	8,621 SF	\$1,625,000	<ul style="list-style-type: none">Fully leased investment opportunity!Excellent Portage Ave exposure from both eastbound and westbound trafficLocated on the corner of Portage Ave and Strathcona St, along major transit routesBeside Polo Park retail node, offering nearby walking and driving amenities including many restaurants, shopping and services
SMITH STREET PARKADE						
	BRETT INTRATER 204 934 6229		M	29,237 SF	\$12,000,000	<ul style="list-style-type: none">Number of stalls: 430 (over 5 levels)3 Minute walk to nearest climate controlled walkway entranceRare opportunity to own large-scale parking structure in downtown WinnipegAcquire well below replacement-costSignificant recent investment in the asset
	CHRIS MACSYMIC 204 928 5019					
REIMER ROAD AT DECONS CORNER						
	MURRAY GOODMAN 204 928 5009			4.13	\$1,300,950	<ul style="list-style-type: none">Located in the Deacon's Corner, a highly visible and recognizable locationSubdivision in progress to create six 0.69 acre commercial lotsApproaches installed and drainage easements in placeNo city of Winnipeg Business TaxesGas and Hydro to the lot line; holding tanks and wells for sewer and waterHighway Commercial Zoning
	STEPHEN SHERLOCK 204 928 5011					
363 BROADWAY						
	CHRIS MACSYMIC 204 928 5019		M		UNCOND SOLD	<ul style="list-style-type: none">190,948 sf downtown office building15 storiesBuilt in 1977Over 90% occupied135 parking stallsBenefits from surrounding synergies with the Manitoba Legislature, Provincial Law Courts and wider Sports, Hospitality and Entertainment District
	BRETT INTRATER 204 934 6229					

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
MB CLINIC - 790 SHERBROOK STREET						
<div>CONDITIONALLY SOLD</div> 	BRETT INTRATER 204 934 6229		EI	1.87	COND SOLD	<ul style="list-style-type: none">One of Canada's largest Private Multi-Specialty Medical Clinics at Winnipeg's largest state-of-the-art Manitoba ClinicConveniently located adjacent to the Health Sciences Centre on the SW corner of Sherbrook St and McDermot Ave136,731 sf net rentable area10 floors plus basementClinic built in 2018
	CHRIS MACSYMIC 204 928 5019					
	RYAN MUNT 204 928 5015					
1284 WILKES AVENUE						
	CHRIS MACSYMIC 204 928 5019		M2	21.56	\$950,000 PER ACRE	<ul style="list-style-type: none">Highly sought-after development land in SW Winnipeg1,500 feet of frontageDirect access off Wilkes AveExcellent Visibility with daily traffic count of 100,000 vehicles at corner of Kenaston and Sterling LyonAmenity rich areaAdjacent to Seasons of Tuxedo, The Outlet Collection and Winnipeg's newest luxury auto dealership corridor
	BRETT INTRATER 204 934 6229					
	CHRIS HOURIHAN 204 934 6215					
	BRANDI ELOQUENCE 204 934 6246					
530 THORNHILL STREET, MORDEN						
<div>CONDITIONALLY SOLD</div> 	STEPHEN SHERLOCK 204 928 5011		HC	0.329	COND SOLD	<ul style="list-style-type: none">Located on Thornhill Street (Highway 3) in Morden, ManitobaVery high traffic, high-visibility opportunityIn the heart of established residential areaZoned Highway Commerical allowing for a wide variety of retail and commercial uses
37-43 MUIR ROAD						
<div>CONDITIONALLY SOLD</div> 	MURRAY GOODMAN 204 928 5009		M2	18,000 SF	COND SOLD	<ul style="list-style-type: none">100% freehold interestProperty can be easily demised for future leasing opportunities(+/-) 12' 3" ceilingThree grade (10x10) and one dock (8x10) doorFenced compound at rear of building400 amps, 600 volts, 3-phase electricalHVAC throughout the entire building, including the warehouse
	BRETT INTRATER 204 934 6229					

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202 NORTH RAILWAY STREET, MORDEN 	STEPHEN SHERLOCK 204 928 5011		CC	0.728	COND SOLD	<ul style="list-style-type: none"> Located on North Railway street in Morden, Manitoba In close proximity to Giant Tiger, Shoppers Drug Mart, other retail and multi-family properties Zoned Commercial Central allowing for a wide variety of retail and commercial uses
293 SOUTH RAILWAY AVE, WINKLER MB 	STEPHEN SHERLOCK 204 928 5011			1.149	COND SOLD	<ul style="list-style-type: none"> Located just off of Main Street on South Railway Avenue Property is surrounded by existing commercial and retail uses in close proximity to residential neighborhoods Zoned Commercial General Duel access off of South Railway Avenue
101 TIMBER LANE, FLIN FLON MB 	STEPHEN SHERLOCK 204 928 5011 MURRAY GOODMAN 204 928 5009		M2	1.56	\$55,000	<ul style="list-style-type: none"> Irregular shaped lot at the dead end of a street Access to Timber Lane is via Queen Street off of Provincial Highway 10 (street currently ends at subject property) Zoned M2
455 MAIN STREET, STEINBACH MB 	STEPHEN SHERLOCK 204 928 5011		C2	.538	COND SOLD	<ul style="list-style-type: none"> Site is on Main Street surrounded by other commercial and retail uses and is in close proximity to residential neighborhoods Zoned C2

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
MORRIS INDUSTRIAL PARK						
	STEPHEN SHERLOCK 204 928 5011			34.56	\$75,000 PER ACRE	<ul style="list-style-type: none"> Morris Industrial Park is in a position to capture the economic opportunities associated with its location along Highway 75 The park is approximately +/- 38 acres in size Serviced by a water line that connects to the existing watermain along Stampede Drive and runs north along the west side of the access road of the park The sewer line is a low-pressure sewer that connects to another sewer line located just east of the Canadian National railway along Wagon Trail The design of the subdivision is conducive to all types of development with the possibility to combine individual lots to accommodate larger industrial uses Lots range from 1.44 acres to 2.85 acres
	MURRAY GOODMAN 204 928 5009					
961-975 SHERWIN ROAD						
	BRETT INTRATER 204 934 6229		M2		COND SOLD	<ul style="list-style-type: none"> Owner-User Opportunity with strong, long term holding income and stable cash flows Well located, close proximity to major transportation routes and the Winnipeg Richardson International Airport Opportunity to acquire an institutional quality property well below replacement cost
	CHRIS MACSYMIC 204 928 5019					
768 PRESTON AVENUE						
	BRETT INTRATER 204 934 6229		R2	15 SUITES	COND SOLD	<ul style="list-style-type: none"> Historically low vacancy offering investors a stable return profile Well located in Wolseley neighbourhood surrounded by amenities and significant capital reinvestment into the area Free and clear of debt which makes the property is a good contender for current CMHC financing programs Value-add potential which gives the property significant rental rate growth potential upon lease expiries through suite renovation and capital investment
182 COLONY STREET						
	BRETT INTRATER 204 934 6229		RMFL	29 SUITES	COND SOLD	<ul style="list-style-type: none"> Historically low vacancy offering investors a stable return profile Well located in West Broadway neighbourhood surrounded by amenities and significant capital reinvestment into the area Free and clear of debt which makes the property is a good contender for current CMHC financing programs Value-add potential which gives the property significant rental rate growth potential upon lease expiries through suite renovation and capital investment

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
100 OAK POINT HIGHWAY						
	STEPHEN SHERLOCK 204 928 5011		M1	4.17	COND SOLD	<ul style="list-style-type: none"> Property boasts exceptional access and exposure along Winnipeg's prominent Route 90 corridor Nearby Route 90 properties are home to a long-standing cluster of Winnipeg's transport truck sales/service and logistics users Adjacent to CentrePort Canada
645-659 CENTURY STREET						
	MURRAY GOODMAN 204 990 4800 BRETT INTRATER 204 934 6229			29,084 SF	COND SOLD	<ul style="list-style-type: none"> Well located with exceptional exposure on Route 90 Well maintained property offering excellent on-site parking Stable rent roll offering investors consistent cash flows
46 RYAN WIRTH WAY						
	RYAN MUNT 204 928 5015		CH	3.93	COND SOLD	<ul style="list-style-type: none"> Located just off the Perimeter Highway between Wenzel Street and McGregor Farm Road in the RM of East St. Paul Potential for immediate construction 670' of frontage along Perimeter Highway Convenient access via a controlled intersection at the junction of Wenzel Street and the Perimeter Highway No City of Winnipeg business taxes Excellent exposure on the Perimeter Highway Property Tax: TBD
3086 PEMBINA HIGHWAY						
	BRETT INTRATER 204 934 6229 SHAE HALPIN 204 558 6071		C3	2.583	CONTACT AGENT	<ul style="list-style-type: none"> High Exposure at a traffic controlled intersection Currently zoned C3 City of Winnipeg planning department suggests there would be support for a re-zoning to a mixed-use zoning (CMU or RMU)

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
198-200 MARJORIE STREET						
	BRETT INTRATER 204 934 6229			6,032 SF	\$750,000.00	<ul style="list-style-type: none">Newly constructed property with a distinctive architectural design, well-located in St James, just off Portage AvenueThe 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 possessionWarehouse space features double-man door access and 20ft clear ceilingsThe 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)Well appointed and finished improvements with attractive furnishesTwo stunning 3rd story patios with exceptional 360-degree viewsPrivate garage off lanewayGreat opportunity for business owners seeking both work and living spaces in the same property
	RYAN MUNT 204 928 5015					
	SHAE HALPIN 204 558 6071					
PACIFIC AVENUE - PORTAGE LA PRARIE						
	STEPHEN SHERLOCK 204 928 5011		M1	.573	\$50,000	<ul style="list-style-type: none">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 CorridorZoned M1
	MURRAY GOODMAN 204 928 5009					
KERR STREET - FRANKLIN MB						
	STEPHEN SHERLOCK 204 928 5011		GD	2.29	\$25,000	<ul style="list-style-type: none">(+/-) 2.29 acres available in Franklin Manitoba between Neepawa and Minnedosa just north of Highway 16Zoned GD general Development Zone a mixed use industrial, residential, commercialSurrounded by existing agricultural and residential usesAccess off of Kerr Street
	MURRAY GOODMAN 204 928 5009					

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635 FRONT AVENUE - MANITOU MB						
	STEPHEN SHERLOCK 204 928 5011			1.02	TBD	<ul style="list-style-type: none">Industrial land located in Manitou, Manitoba. Just east of Morden on Highway 3Vacant site zoned MG – Industrial General.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
	MURRAY GOODMAN 204 928 5009					
1000 WAVERLEY STREET						
	RYAN MUNT 204 928 5015		M2	58,468 SF	\$16,000,000.00	<ul style="list-style-type: none">Fully developed office space ideally situated in the highly desirable Southwest WinnipegTwo units available for immediate possession with additional revenue and growth opportunityExceptional parking offering with (+/-) 200 stallsExcellent high-exposure building signage and large monument sign opportunity along Waverley StreetCity of Winnipeg transit stops going North and South located directly outsideZoned M2Property Tax: \$174,241.40 (2023)
	SHAE HALPIN 204 558 6071					
323 PORTAGE AVE						
	BRETT INTRATER 204 934 6229			49,820 SF	\$2,650,000	<ul style="list-style-type: none">3-Storey Office/Retail/Mixed-Use Commercial Building For SaleUnique Investor or Owner/Occupier OpportunityIdeally located directly across from the Canada Life Centre in the heart of the Sport, Hospitality & Entertainment District (SHED) in Downtown Winnipeg(+/-) 38,640 sf spanning 3-Storeys plus additional (+/-) 11,180 sf basementZoning: M – Multiple UseProperty Taxes (2023): \$72,313.50
	CHRIS MACSYMIC 204 928 5019					

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EAST ST PAUL DEVELOPMENT						
 <div>NEW</div>	STEPHEN SHERLOCK 204 928 5011		DR	200	UNPRICED	<ul style="list-style-type: none"> (+/-) 200 acres of prime single family development land available Highly sought after location in East St. Paul surrounded by existing high end residential development just north of Prichard Farms Development and just south of Hoddinott Road Extremely well located in close proximity to a controlled intersection to Highway 59 Abundance of nearby recreational facilities including the East St Paul Sports Complex, baseball diamonds, soccer pitches, and the East St Paul Recreational Complex, Arena and Community Centre Site is zoned DR (Development Reserve Zone) and is designated Settlement Centre lands by the Red River Planning District Development Plan Surrounding properties are zoned R1-17 which allows for 15,000 sf residential lots. Preliminary discussions with the Community Development Planner have advised R1-17 zoning could be achieved with this site and potential for R1-10 to be supported which would allow for 10,000 sf residential lots Prospective Purchasers can sign a Confidentiality Agreement to obtain access to the Data Room to receive additional details on the site Offers to be reviewed by Vendor November 30, 2023
234 2ND AVENUE NORTH - STONEWALL MB						
 <div>NEW</div>	STEPHEN SHERLOCK 204 928 5011 MURRAY GOODMAN 204 928 5009		CH	1.5	\$525,000.00	<ul style="list-style-type: none"> Located 25 Kilometers North of Winnipeg on PTH67 234 2nd Avenue North runs East- West and is located between Patterson Drive and Provincial Road 236 Zoned CH

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AMBASSADOR MANOR - 379 & 388 HARGRAVE STREET						
	BRETT INTRATER 204 934 6229		D	.40	UNCOND SOLD	<ul style="list-style-type: none"> • Turnkey investment opportunity – significant capital • spent over recent years, all major components • replaced/refurbished • 72 units • Near term upside based on RTB registered rent increases • Beautiful Heritage building • One of a kind heritage wedge-shaped building built to • last – masonry concrete block and reinforced concrete floor construction
	CHRIS MACSYMIC 204 928 5019					
515 MCMILLAN AVENUE						
	BRETT INTRATER 204 934 6229		R2	6,032 SF	\$2,250,000	<ul style="list-style-type: none"> • Luxury three-story apartment block • Six spacious two-bedroom, two-bathroom suites • Newly constructed in 2017 • Located in Crescentwood, near Osborne Village • Known for tree-lined streets and historic homes • Well-maintained with rents below market rates • Attractive value-add opportunity for buyer
	CHRIS MACSYMIC 204 928 5019					

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P: (204) 928 5000

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LAND FOR LEASE

1196 FIFE STREET

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

PROPERTY HIGHLIGHTS

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

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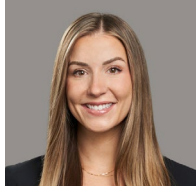


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