

DECEMBER 2023



AVAILABILITY REPORT





FOR LEASE

INDUSTRIAL

OFFICE

RETAIL

LAND

FOR SALE

INDUSTRIAL

OFFICE

RETAIL

LAND & INVESTMENT



INDUSTRIAL FOR LEASE

40 DURUM DRIVE - ROSSEY MB

(+/-) 10,000 sf on 2.05 acres Available for Sublease

PROPERTY HIGHLIGHTS

- High Profile, brand new state-of-the-art 10,000 sf industrial facility on 2.05 Acres for sublease in the RM of Rossey 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




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

Shae Halpin
Associate
T 204 560 2536
C 204 558 6071
shae.halpin@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"> 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 | | | | | | | | |
| | RYAN MUNT 204 928 5015 | | | | | | | | | | | | | | | | | |
| FORT GARRY PLACE | | | | | | | | | | | | | | | | | | |
|  | RYAN MUNT 204 928 5015 | | | | | | | | | | | 5007 | 9,849 | 1 | | TBD | \$7.75 | <ul style="list-style-type: none"> Located in an amenity-rich area Fully furnished – seating for 100+ staff members Direct elevator access off Fort St Easy access to parkade from suite Up to 75 scramble parkade parking stalls available Rooftop patio access 24-7 on-site security Several great restaurants on site |
| | BRETT INTRATER 204 934 6229 | | | | | | | | | | | | | | | | | |
| 400 FORT WHYTE WAY | | | | | | | | | | | | | | | | | | |
|  | CHRIS HOURIHAN 204 934 6215 | ML | 106 | 5,498 | 1 | 20' | \$13.95 | \$4.37 | <ul style="list-style-type: none"> Just beyond City of Winnipeg limits NO BUSINESS TAX! Convenient access to Southwest Winnipeg and surrounding rural area, fastest growing and wealthiest section of Winnipeg 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 | | | | | | | | | |
| | JAMES TOKER 204 934 6210 | | | | | | | | | | | | | | | | | |
| | BRANDI ELOQUENCE 204 934 6246 | | | | | | | | | | | | | | | | | |

FOR GENERAL INFORMATION CONTACT: 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 |
|--|----------------------------------|--------|-------------------------|----------------------------|-----------------------|---------------------|-------------------------|--------------------------|---|
| 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 ParkLocated on Murray Park Rd between Sturgeon Rd and Moray StClose proximity to Winnipeg Richardson International Airport and major transportation routesSix (6) 12'x14' Grade loading doors24' clear ceiling heightZoned M2 |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| 289 KING STREET | | | | | | | | | |
|  | STEPHEN SHERLOCK 204 928 5011 | M | MAIN FLOOR 3RD FLOOR | 3,727 2,976 | | | \$7.00 \$6.00 | \$3.05 \$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 - sub-dividableUtilities included |
| | CHRIS HOURIHAN 204 934 6215 | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| 17 GEE TEE WAY - RM OF SPRINGFIELD | | | | | | | | | |
|  | 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 SpringfieldChoose between 10,120 sf of built out office/warehouse or up to 5,888 sf of shell space4 drive through grade doors with electric openers in unit 3Floor drains in the warehouse(+/-) 16' to 19' clear ceiling heightFenced compound space available |
| | | MG | 2 | 2,944 | 1 | 16'-19' | \$14.95 | \$3.00 | |
| | RYAN MUNT 204 928 5015 | MG | 1 & 2 | 5,888 | 2 | 16'-19' | \$14.95 | \$3.00 | |
| | | MG | 3 | 10,120 | 4 | 16'-19' | \$15.95 | \$3.00 | |
| | | | | | | | | | |
| MURRAY PARK TRADE CENTRE - 328-348 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 CresIn close proximity to major trucking routes, CentrePort and the Winnipeg Richardson International AirportUnit 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 | | |
| | | M2 | 348 | 5,220 | | | \$9.95 | \$4.01 | |
| | | | | | | | | | |

FOR GENERAL INFORMATION CONTACT: 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.



| ADDRESS | CONTACT | ZONING | UNIT/SUITE | AREA AVAILABLE (SF +/-) | LOADING GRADE | DOCK | MAX CLR HT (+/-) | RENTAL RATE (PSF) | & TAX (PSF) | COMMENTS |
|---|----------------------------------|--------|------------|----------------------------|------------------|------|---------------------|-------------------------|-------------------|---|
| 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 CanadaGreat access to major transportation routes with close proximity to Route 90Approximate column spacing 30' x 50'Approximate ceiling height +/- 21' (feet)(3) +/- 8' x 10' dock doors with levelersOne office and lunch room on mezzanineProfessionally managedFully 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 spaceShared grade and dock loading and access to freight elevator60amp single phase service, currently being upgraded to 3 phaseUnit 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 |
| | | | | 1,500 | 1 | | 24' | \$14.95 | \$4.50 | <ul style="list-style-type: none">Located just off the Perimeter Hwy between Wenzel St and McGregor Farm Rd |
| | | | | 1,500 | 1 | | 24' | \$14.95 | \$4.50 | <ul style="list-style-type: none">3 (+/-) 1,500 sf units |
| | BRETT INTRATER 204 934 6229 | | | 2,000 | 1 | | 24' | \$14.95 | \$4.50 | <ul style="list-style-type: none">1 (+/-) 2,000 sf unitOption to combine unitsGrade loading available in each unitNo City of Winnipeg business taxesFully controlled intersection underway at Wenzel St & Perimeter Hwy |







CUSHMAN & WAKEFIELD
Winnipeg

Stevenson

©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 |
|--|---|--------|------------|----------------------------|-----------------------|---------------------|---------------------------|--------------------------|--|
| 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 |
| 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 close proximity to major transportation routes Available immediately |




FOR GENERAL INFORMATION CONTACT: 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 |
|---|----------------------------------|--------|------------|----------------------------|-----------------------|----|---------------------|-------------------------|--------------------------|---|
| 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 offices3 washrooms and open work space(+/-) 19,314 sf of cross-dock warehouse21' - 23.5' clear ceiling height2 - 10' x 14' grade doorsBack up generator on siteRadiant heat in warehouseFully sprinklered3 phase 400 amp 347/600 voltFully fenced and gated compound with paving and gravelAvailable 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 subleaseLocated in CentrePort Canada, North America's largest trimodal inland port offering unparalleled access to road, rail, and air transportationBrand new construction2 dock doors with potential for additional dock or grade loading28' clear ceiling heightHeadlease expiry: March 31, 2027Quick access to major highways and key trade corridorsNo City of Winnipeg business taxes |
| | STEPHEN SHERLOCK 204 928 5011 | | | | | | | | | |
| 75-77 BANNISTER ROAD | | | | | | | | | | |
|  | BRETT INTRATER 204 934 6229 | | | 16,628 | 2 | 4 | 24' | \$11.95 | \$4.59 | <ul style="list-style-type: none">Excellent warehouse/office space located in Northwest WinnipegClose proximity to major routes and the Winnipeg Richardson International AirportIncludes approximately (+/-) 1,100 sf fully built out office space4 dock doors2 grade doorsAmple parking on-site24' clear ceiling height |
| | RYAN MUNT 204 928 5015 | | | | | | | | | |

FOR GENERAL INFORMATION CONTACT: 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 |
|--|---|--------|------------|--|-----------------------|---------------------|-------------------------|--------------------------|---|
| 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 - 3,000 | 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 minutes from the Perimeter Highway Each unit has 1 - 14'x14' grade loading door Floor drain in each unit Construction underway, available Spring 2024 |
| 40 DURUM DRIVE - ROSSER MB | | | | | | | | | |
|  | CHRIS MACSYMIC 204 928 5019 SHAE HALPIN 204 560 2536 | M | | SUBLEASE 10,000 | 4 | 24.5' | 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 |

FOR GENERAL INFORMATION CONTACT: 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 |
|--|-----------------------------|--------|------------|----------------------------|-----------------------|---------------------|-------------------------|--------------------------|---|
| 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 | | | | | | | | |

FOR GENERAL INFORMATION CONTACT: 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

224 ROCKALL ROAD - UNIT 9

(+/-) 1,344 sf Available

PROPERTY HIGHLIGHTS

- Turnkey unit ready for occupancy featuring a spacious mezzanine, kitchenette and a bathroom
- New State-of-the-art commercial condominium complex located just west of the Perimeter Highway and south of Roblin Boulevard
- One 14' x 14' grade door with automatic opener
- (+/-) 18' clear ceiling height
- Paved, fenced and secured site
- Ideal for small business or hobbyist users
- No City of Winnipeg business taxes
- 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

Shae Halpin
Associate

T 204 560 2536
C 204 558 6071
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">(+/-) 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 | | UNDER CONTRACT | <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 | | | | | | | | | |
| FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA | | | | | | | | | | |

FOR GENERAL INFORMATION CONTACT: 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">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 | | | | | | | | |
|  | 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 | | | | |

FOR GENERAL INFORMATION CONTACT: 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 |
|---|--------------------------------|--------|--------------------------|---------------------------|-----------------------|---------------------|--------------|--|
| 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 |
| CONDITIONALLY SOLD | SHAE HALPIN 204 558 6071 | | | | | | | |

FOR GENERAL INFORMATION CONTACT: 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

204 928 5000

430B DOVERCOURT DRIVE

(+/-) 3,950 sf Available

PROPERTY HIGHLIGHTS

- Move in ready suburban office space
- Located in the heart of southwest Winnipeg, one of the city's most desirable areas. The property is in close proximity to Kenaston & McGilivray
- Close to all amenities
- Ample parking available
- Bright space full of plenty of natural light and updated office finishings
- Fully finished throughout in high end office finishes in amazing condition
- Available May 1, 2024

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 | 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">• Located in the heart of Downtown at the corner of Broadway and Smith St• Free Rent: Negotiable• Easy access from South and North entrances• Over \$5 million in building upgrades since 2010• Large floor plate attractive to a variety of tenants• Exterior building signage opportunities• 3 Phase 2,000 amp electrical |
| | | 102 | 3,055 | \$12.50 | \$15.57 | |
| | RYAN MUNT 204 928 5015 | 101-102 | 8,132 | \$12.50 | \$15.57 | |
| | | 3RD FLOOR | 6,188 | \$12.50 | \$15.57 | |
| | | | | | | |
| 379 BROADWAY | | | | | | |
|  | CHRIS HOURIHAN 204 934 6215 | 303 | 1,657 | \$11.75 | \$9.35 | <ul style="list-style-type: none">• Move-in ready offices with floor to ceiling windows offering an abundance of natural light• Public transportation access• Accessible facility with elevator access• Professionally managed• Quick occupancy• Perfect for law offices or professional services• Remaining office is a corner office with abundant natural light from two sides |
| 155 CARLTON STREET | | | | | | |
|  | BRETT INTRATER 204 934 6229 | 307 | 2,966 | \$15.50 | COND LEASED | BUILDING SIGNAGE OPPORTUNITY <ul style="list-style-type: none">• Located on the Northeast corner of Carlton St and York Ave• Directly across from the RBC Convention Centre• Connection to downtown's climate-controlled skywalk and concourse systems• 24/7 Security on site• Top of Building Signage Opportunity• Ample parking available at Lakeview Square Parkade |
| | | 1100 | 11,109 | \$15.50 | | |
| | SHAE HALPIN 204 558 6071 | 1410 | 7,531 | \$15.50 | | |
| | | 1550 | 1,554 | \$15.50 | | |
| | RYAN MUNT 204 928 5015 | | | | | |
| 1150 WAVERLEY STREET | | | | | | |
|  | RYAN MUNT 204 928 5015 | | 5,138 | \$16.00 | \$8.31 | <ul style="list-style-type: none">• Highly desirable suburban office located in SW Winnipeg, accessible via Waverley St and Buffalo Place• Nicely built-out office space, with kitchenette, boardroom and 12 private offices• Ample on-site parking• Move in ready• Close to many amenities |
| | SHAE HALPIN 204 558 6071 | | | | | |

FOR GENERAL INFORMATION CONTACT: 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 |
|--|----------------------------------|------------|----------------------------|----------------------|--------------------|--|
| 430 DOVERCOURT DRIVE | | | | | | |
|  | 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 & McGilivrayClose 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 | 13,409 | TBD | \$7.75 | <ul style="list-style-type: none">Located in an amenity-rich areaFully furnished – seating for 100+ staff membersDirect elevator access off Fort StEasy access to parkade from suiteUp to 75 scramble parkade parking stalls availableRooftop patio accessUnit 5007 has 1 grade loading door24-7 on-site securitySeveral great restaurants on site |
| | BRETT INTRATER 204 934 6229 | 5007 | 9,849 | TBD | \$7.75 | |
| 400 FORT WHYTE WAY | | | | | | |
|  | CHRIS HOURIHAN 204 934 6215 | 106 | 5,498 | \$13.95 | \$4.37 | <ul style="list-style-type: none">Just beyond City of Winnipeg limits NO BUSINESS TAX!Convenient access to Southwest Winnipeg and surrounding rural area, fastest growing and wealthiest section of Winnipeg metro20' clear ceiling heightAmple parking on-siteFormer fitness use with enhanced HVAC systemsExcellent warehouse or retail opportunity. Open warehouse with unit heater ready for tenant fixturing. 10' x 12' grade loading door |
| | JAMES TOKER 204 934 6210 | | | | | |
| | BRANDI ELOQUENCE 204 934 6246 | | | | | |
| 289 KING STREET | | | | | | |
|  | STEPHEN SHERLOCK 204 928 5011 | MAIN FLOOR | 3,727 | \$7.00 | \$3.05 | <ul style="list-style-type: none">Located in central Winnipeg at the intersection of King St and Henry Ave30 parking stalls with additional parking1 freight elevatorFully sprinkleredSheltered loading dock3rd floor is sub-dividableUtilities included |
| | CHRIS HOURIHAN 204 934 6215 | 3RD FLOOR | 2,976 | \$6.00 | \$3.05 | |

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

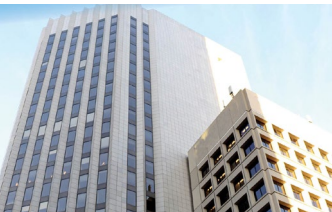

CUSHMAN & WAKEFIELD | STEVENSON

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 | | | | | | |
|  | MURRAY GOODMAN 204 928 5009 | 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 | | | | | |
| 6 RYAN WIRTH WAY - RM OF EAST ST PAUL | | | | | | |
|  | RYAN MUNT 204 928 5015 | | 1,500 | \$14.95 | \$4.50 | READY FOR FIXTURING <ul style="list-style-type: none">Brand new industrial/office units available for leaseLocated just off the Perimeter Hwy between Wenzel St and McGregor Farm Rd in the RM of East St. PaulUnits ranging from 1,500 – 6,500 sfOption to combine unitsGrade loading |
| | | | 1,500 | \$14.95 | \$4.50 | |
| | BRETT INTRATER 204 934 6229 | | 1,500 | \$14.95 | \$4.50 | |
| | | | 2,000 | \$14.95 | \$4.50 | |

FOR GENERAL INFORMATION CONTACT: 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 |
|--|--------------------------------|---------------|----------------------------|----------------------|--------------------|--|
| 90 MARKET AVENUE | | | | | | |
|  | CHRIS HOURIHAN 204 934 6215 | | 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 currently 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 204 934 6215 | | 2,400 | \$16.00 | 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 204 928 5015 | | 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 | | | | | |
| 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 |

FOR GENERAL INFORMATION CONTACT: 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 |
|--|--|------------|----------------------------|----------------------|--------------------|---|
| 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 |
| 100 PAQUIN ROAD | | | | | | |
|  | RYAN MUNT 204 928 5015 SHAE HALPIN 204 558 6071 | 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 |

FOR GENERAL INFORMATION CONTACT: 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 | 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 NW corner of Main St and the Perimeter Hwy just East of the Sunova Centre, a (+/-) 17,000 sf recreation facilityExcellent access off Main St, with a signalized intersection to be installed Q3 2021 |
| | CHRIS MACSYMIC 204 928 5019 | | | | | |
| STERLING LYON BUSINESS PARK - 900 LORIMER BOULEVARD | | | | | | |
|  | STEPHEN SHERLOCK 204 928 5011 | MAIN FLOOR | 2,500 - 5,414 | \$25.00 | \$8.80 | <ul style="list-style-type: none">Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and WaverleySite has a variety of amenities in the neighborhoodRare opportunity in a brand new office building in SW WinnipegAmple parking; both surface and heated underground parking available |
| | RYAN MUNT 204 928 5015 | SECOND FLOOR | 3,214 | \$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 developedExcellent exposure to both Waverley and McGillivrayApproximate gross floor plate sizes are 12,000 sfHighly desirable suburban office located in SW Winnipeg, accessible via Waverley St and Buffalo PlIn close proximity to McGillivray and Kenaston Blvd, with access to a variety of amenitiesThree storey office buildingHigh density residential area immediately to the westCommercial zoning: CMOFF |
| | MURRAY GOODMAN 204 928 5009 | | | | | |
| 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 CharleswoodGreat exposure on Roblin Blvd located between Harstone Rd and Pepperloaf CresJoin Taverna Rodos Restaurant & Lounge, Signature Pizza & Salads and Royal BankSpace includes a reception area, 2 private offices, and washroomProfessionally managedZoned C2 |
| | SHAE HALPIN 204 558 6071 | D | 908 | \$15.00 | \$10.32 | |

FOR GENERAL INFORMATION CONTACT: 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 |
|--|--------------------------------|------------|----------------------------|----------------------|--------------------|---|
| 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 ClinicConveniently located adjacent to the Health Sciences Centre on the SW corner of Sherbrook St and McDermot AveTurnkey medical space |
| | RYAN MUNT 204 928 5015 | 6TH FLOOR | 19,796 | \$28.00 | \$15.54 | |
| | | 7TH FLOOR | 19,796 | \$28.00 | \$15.54 | |
| | | 8TH FLOOR | 19,796 | \$28.00 | \$15.54 | |
| | | 10TH FLOOR | 14,651 | \$28.00 | \$15.54 | |
| 1000 WAVERLEY STREET | | | | | | |
|  | RYAN MUNT 204 928 5015 | A | 16,370 - 21,468 | \$18.50 | \$7.36 | <ul style="list-style-type: none">Excellent exposure along Waverley St between Wilkes Ave and McGillivray BlvdGreat natural light with modern improvementsAmple parking available with 70-80 stalls per unit availableEasy access to public transit with many amenities nearbyUnit D has a 8,144 sf bonus mezzanine spaceUtilities are included! |
| | SHAE HALPIN 204 558 6071 | D | 24,825 | \$18.50 | \$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 corridorEasy access to the RBC Convention Centre, Provincial Law Courts, Manitoba Legislature and Winnipeg's climate-controlled skywalk systemLayout features 1 large private office, open work space and a kitchenette1 parking stall available in the underground parkadeFurniture negotiableExcellent transit access with major bus routes located within 1 block |
| | RYAN MUNT 204 928 5015 | | | | | |
| 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 WinnipegEasy access to Route 90, Inkster Boulevard and the Perimeter HighwayGood on site parking availableMinutes from James Armstrong Richardson International Airport, Red River College and the downtown areaClose proximity to many amenitiesZoned M1Available immediately |

FOR GENERAL INFORMATION CONTACT: 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 |
|---|----------------------------------|------------|----------------------------|----------------------|--------------------|--|
| 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 |
| 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 |

FOR GENERAL INFORMATION CONTACT: 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 |
|--|--------------------------------|------------|----------------------------|----------------------|--------------------|---|
| 116-120 PARAMOUNT ROAD | | | | | | |
|  <div>CONDITIONALLY LEASED</div> | RYAN MUNT 204 928 5015 | | 4,528 | \$8.95 | \$5.00 | <ul style="list-style-type: none">Warehouse/office space for lease in the heart of Inkster Industrial ParkSituated one block north of Inkster Boulevard4 grade loading doors14'10" clear ceiling heightAmple parking on-siteAvailable immediatelyZoned M2 |
| | SHAE HALPIN 204 558 6071 | | | | | |
| 363 BROADWAY | | | | | | |
|  <div>NEW</div> | RYAN MUNT 204 928 5015 | 510 | 4,668 | \$15.50 | \$15.78 | <ul style="list-style-type: none">15-Storey Class B Office space for Lease located in Winnipeg's Amenity-rich Broadway corridor on the Northwest corner of Broadway and Carlton StreetClose proximity to the RBC Convention Centre, Provincial Law Courts and Manitoba Legislature with easy access to the climate-controlled Skywalk SystemConvenient transit access with a stop directly out front of the building as well as all along Broadway with service to the 23 and 24 lines connecting all major transfer points24/7 on-site security5 elevators, recently upgraded3 levels of heated underground parking with on-site car washVallet service availableBOMA Best silver certified |
| | | 800 | 3,778 | \$15.50 | \$15.78 | |
| | BRETT INTRATER 204 934 6229 | 814 | 333 | \$15.50 | \$15.78 | |
| | | 830 | 4,851 | \$15.50 | \$15.78 | |
| | | 902 | 1,706 | \$15.50 | \$15.78 | |
| | SHAE HALPIN 204 558 6071 | 1130 | 1,363 | \$15.50 | \$15.78 | |
| | 1410 | 1,318 | \$15.50 | \$15.78 | | |
| 1320 CONCODRIA AVE EAST | | | | | | |
|  <div>NEW</div> | RYAN MUNT 204 928 5015 | 4 | 1,235 | \$22.00 - \$23.00 | TBD | <ul style="list-style-type: none">Turnkey office space for sublease located in Harbourview Village Strip MallSituated between Peguis Street and Lagimodiere Boulevard on a major transit route providing easy access1,235 sf of built out office space with reception area, two built out offices, kitchenette and a storage areaTwo reserved parking stalls availableHead lease expiry: November 30, 2027Close proximity to Concordia Hospital and by major retailers |
| | SHAE HALPIN 204 558 6071 | | | | | |

FOR GENERAL INFORMATION CONTACT: 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 SALE

361/365 HARGRAVE STREET & 114 GARRY STREET

(+/-) 144,967 sf Available

PROPERTY HIGHLIGHTS




- 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.
- 361-365 Hargrave Street: 70,719 sf over 5 floors
- 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
- Fully leased until 2039 to Manitoba Department of Infrastructure & Transportation
- Provincial Government credit (A) tenancy
- Incredibly stable long term cash flows

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

Brett Intrater
Senior Vice President
Personal Real Estate Corporation
T 204 934 6229
C 204 999 1238
brett.intrater@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 | COND SOLD | <ul style="list-style-type: none"> 2-Storey single tenant office/retail building for sale in McCreary Manitoba Former freestanding RBC retail branch located on the corner of Burrows Rd and 1 Avenue just off of Hwy 50 Excellent exposure along Burrows Road, the town of McCreary's main thoroughfare Main Floor: 3 private offices, open area, 2 vaults and washrooms 2nd Level: Kitchen, janitor room and an additional full bathroom |
| 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 |

FOR GENERAL INFORMATION CONTACT: 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 |
|---|---|------------|----------------------------|--|-------------|--|
| 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 | CLICK HERE FOR VIDEO TOUR <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 |

FOR GENERAL INFORMATION CONTACT: 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">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 | | | | | |

FOR GENERAL INFORMATION CONTACT: 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 |
|--|--------------------------------|-------------------------|----------------------------|------------------|-------|--|
| 361/365 HARGRAVE STREET & 114 GARRY STREET | | | | | | |
|  | CHRIS MACSYMIC 204 928 5019 | 361-365 HARGRAVE 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 | 114 GARRY STREET | 74,248 | | | |

FOR GENERAL INFORMATION CONTACT: 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

286 TACHE AVE

(+/-) 480 sf Available

PROPERTY HIGHLIGHTS

- 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

FOR MORE DETAILS CONTACT

Chris Hourihan
Associate





T 204 394 6215

C 204 995 0225

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 |
|--|---|--------|------------|----------------------------|-------------------------|--------------------|---|
| 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 • 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 |

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA


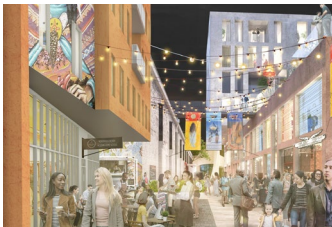
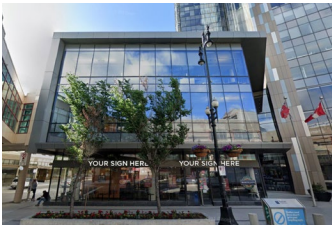

CUSHMAN & WAKEFIELD | STEVENSON

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 | \$16.00 | 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 | | | | | | |

FOR GENERAL INFORMATION CONTACT: 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 +/-) | 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 |

FOR GENERAL INFORMATION CONTACT: 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 +/-) | RENTAL RATE (PSF) | CAM & TAX (PSF) | COMMENTS |
|---|--|--------|------------|----------------------------|----------------------------|--------------------|--|
| 286 TACHE AVE  | CHRIS HOURIHAN 204 934 6215 | C1 | | 480 | \$2,000/ 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 |
| 197 OSBORNE ST  | CHRIS HOURIHAN 204 934 6215 BRETT INTRATER 204 999 1238 CHRIS MACSYMIC 204 928 5019 | C2 | | 702-7,014 | \$28.00 | \$10.00 | <ul style="list-style-type: none"> Beautifully designed mixed-use building with amazing retail exposure CRU's fronting Osborne Street, filling a market gap in new retail construction in the Osborne Area 90 residential units currently under construction, with up to 7 commercial units with a targeted occupancy date of August 2024 On site parking for commercial tenants Easy deliveries through the rear service corridor, accessed by the newly installed loading bay on Gertrude Avenue Units complete with drywalled/taped walls, doorway/entrance, poured concrete floor, roughed in plumbing, electrical panel, and base lighting Zoned C2, offering a vast array of opportunities, with numerous commercial uses permitted Perfect space for cafe, bakery, specialty retail & grocery, beauty and wellness, apparel and fashion, and professional services |

FOR GENERAL INFORMATION CONTACT: 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 |
|--|--------------------------------|--------|------------|----------------------------|-------------------------|--------------------|--|
| 180 KING STREET | | | SUBLEASE | | | | |
|  | CHRIS HOURIHAN 204 934 6215 | C | 103 | 1,391 | \$12.00 | \$9.00 | <ul style="list-style-type: none"> Fully built-out dental clinic with 4 operatories, a designated x-ray area, and a reception area with a spacious waiting room, providing a ready-to-use space for a new tenant City-central location in The Exchange District, inside the Dynasty Building, just down the street from Red River College The Exchange District is renowned for its well-preserved historic architecture, and is home to numerous art galleries, theaters, eclectic shops, and cultural venues, creating a dynamic environment for both professionals and their clients Nearby amenities include Sam Po Dim Sum Restaurant, Noodle Express, Kum Koon Garden, Jane's Restaurant and The King's Head Pub Head lease expires October 31st, 2025 (opportunity to structure a longer lease term) |

FOR GENERAL INFORMATION CONTACT: 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 SALE

1379-1381 PORTAGE AVE

(+/-) 4,394 sf and (+/-) 4,227 sf Available

PROPERTY HIGHLIGHTS

- Fully leased investment opportunity!
- Excellent Portage Ave exposure from both eastbound and westbound traffic
- Located on the corner of Portage Ave and Strathcona St, along major transit routes
- Beside Polo Park retail node, offering nearby walking and driving amenities including many restaurants, shopping and services

FOR MORE DETAILS CONTACT

Chris Hourihan
Associate


T 204 394 6215

C 204 995 0225

chris.hourihan@cwstevenson.ca



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


| 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 |

FOR GENERAL INFORMATION CONTACT: 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">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 | COND SOLD | <ul style="list-style-type: none">Well maintained single tenant office/retail building for sale in Hamiota, ManitobaFormer freestanding RBC retail branch located on 4 St. East, Hamiota's main commercial thoroughfare2,530 sf on main level with no basementBuild out includes bank teller area, office areas, ATM area, washrooms, janitor room, staff lounge and kitchen, a book vault and a main vaultEasy access from Highway 21Parking is available in the front and behind the building |
| | | | | | | | |
| 645-659 CENTURY STREET | | | | | | | |
|  | MURRAY GOODMAN 204 990 4800 | | | 29,084 | 1.36 | SOLD | <ul style="list-style-type: none">Well located with exceptional exposure on Route 90Well maintained property offering excellent on-site parkingStable rent roll offering investors consistent cash flows |
| | BRETT INTRATER 204 934 6229 | | | | | | |

FOR GENERAL INFORMATION CONTACT: 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 |
|--|----------------------------------|--------|------------|----------------------------|--------------------------|------------------|--|
| 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 | | | | | | |

FOR GENERAL INFORMATION CONTACT: 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 +/-) | 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 | | | | | | |

FOR GENERAL INFORMATION CONTACT: 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

AMBER CORNERS

(+/-) 4.09 Acre Mixed-Use Multi-Family Development Site

PROPERTY HIGHLIGHTS




- 4.09 Acre Mixed-Use Multi-Family Development Site with approval for 305 suites across three 6-storey buildings (Header)
- Located on the corner of Templeton Avenue and Pipeline Road
- Situated just East of the new Amber Trails development, South of the new Ecole Templeton
- Within close proximity to Garden City's abundant retail node including Walmart, Home Depot, Canadian Tire, Garden City Shopping Centre, Seven Oaks General Hospital and the brand new Seven Oaks Sportsplex, a 102,700 sf Community Centre

FOR MORE DETAILS CONTACT

Brett Intrater
Senior Vice President
Personal Real Estate Corporation
T 204 934 6229
C 204 999 1238
brett.intrater@cwstevenson.ca

Shae Halpin
Associate
T 204 560 2536
C 204 558 6071
shae.halpin@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 |

FOR GENERAL INFORMATION CONTACT: 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 |
|--|----------------------------------|--------|--------|--------------------------|--------------|---|
| 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 | | 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 | | | | | |

FOR GENERAL INFORMATION CONTACT: 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 | | | | | | |
| <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 | | | | | |

FOR GENERAL INFORMATION CONTACT: 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 |
|--|--|--------|--------|--------------------------|------------|---|
| 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 |

FOR GENERAL INFORMATION CONTACT: 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 |
|--|----------------------------------|--------|--------|--------------------------|-------------------|---|
| MORRIS INDUSTRIAL PARK | | | | | | |
|  | STEPHEN SHERLOCK 204 928 5011 | | | 34.56 | \$75,000 PER ACRE | <ul style="list-style-type: none"> Morris Industrial Park is in a position to capture the economic opportunities associated with its location along Highway 75 The park is approximately +/- 38 acres in size Serviced by a water line that connects to the existing watermain along Stampede Drive and runs north along the west side of the access road of the park The sewer line is a low-pressure sewer that connects to another sewer line located just east of the Canadian National railway along Wagon Trail The design of the subdivision is conducive to all types of development with the possibility to combine individual lots to accommodate larger industrial uses Lots range from 1.44 acres to 2.85 acres |
| 961-975 SHERWIN ROAD | | | | | | |
|  | BRETT INTRATER 204 934 6229 | | M2 | | UNCOND SOLD | <ul style="list-style-type: none"> Owner-User Opportunity with strong, long term holding income and stable cash flows Well located, close proximity to major transportation routes and the Winnipeg Richardson International Airport Opportunity to acquire an institutional quality property well below replacement cost |
| 768 PRESTON AVENUE | | | | | | |
|  | BRETT INTRATER 204 934 6229 | | R2 | 15 SUITES | UNCOND 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 | UNCOND 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 |

FOR GENERAL INFORMATION CONTACT: 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 |
|--|----------------------------------|--------|--------|--------------------------|----------------------|--|
| 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 | | | 29,084 SF | UNCOND 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 | | 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) |

FOR GENERAL INFORMATION CONTACT: 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 |
|--|----------------------------------|--------|--------|--------------------------|--------------|---|
| 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 | | | | | |

FOR GENERAL INFORMATION CONTACT: 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 |
|---|----------------------------------|--------|--------|--------------------------|-----------------|---|
| 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 | | | | | |

FOR GENERAL INFORMATION CONTACT: 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 |
|---|--|--------|--------|--------------------------|--------------|--|
| EAST ST PAUL DEVELOPMENT | | | | | | |
|  | 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 | | | | | | |
|  | 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 |

FOR GENERAL INFORMATION CONTACT: 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 |
|---|--------------------------------|---------------------------------|--------|--------------------------|------------------|--|
| 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 | | | | | |
| 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 building• Well-located on the corner of Broadway and Smith Street• Strong 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 | | | | | |

FOR GENERAL INFORMATION CONTACT: 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 |
|--|--------------------------------|---|--------|--------------------------|------------------|---|
| 361/365 HARGRAVE STREET & 114 GARRY STREET | | | | | | |
|  | CHRIS MACSYMIC 204 928 5019 | 361-365 HARGRAVE STREET 114 GARRY STREET | | 70,719 74,248 | 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 CanadaFederal Government credit (A+) tenancy31% rental increase in 2025114 Garry Street: 72,248 sf over 3 floors<ul style="list-style-type: none">Fully leased until 2039 to Manitoba Department of Infrastructure & TransportationProvincial Government credit (A) tenancyIncredibly stable long term cash flows |
| | BRETT INTRATER 204 999 1238 | | | | | |
| AMBER CORNERS | | | | | | |
|  | BRETT INTRATER 204 999 1238 | | | 4.09 | \$5,250,000 | <ul style="list-style-type: none">4.09 Acre Mixed-Use Multi-Family Development Site with approval for 305 suites across three 6-storey buildings (Header)Located on the corner of Templeton Avenue and Pipeline RoadSituated just East of the new Amber Trails development, South of the new Ecole TempletonWithin close proximity to Garden City's abundant retail node including Walmart, Home Depot, Canadian Tire, Garden City Shopping Centre, Seven Oaks General Hospital and the brand new Seven Oaks Sportsplex, a 102,700 sf Community Centre |
| | SHAE HALPIN 204 558 6071 | | | | | |

FOR GENERAL INFORMATION CONTACT: 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 |
|--|--------------------------------|--------|--------|--------------------------|-------------|--|
| WESTPORT LOT 20  | BRETT INTRATER 204 999 1238 | | | 3.02 | \$3,900,000 | <ul style="list-style-type: none"> • Located on a prominent corner within the new Westport development just west of the Assiniboia Downs Horse Racing Track and Point West Auto • Park, Manitoba's largest auto mall • • Additional surrounding amenities include the Red River Exhibition, • Bell MTS Iceplex comprised of 4 rinks, and a new 12,000 sf Early • Learning Child Care Centre • • Surrounded by significant residential development including Taylor • Farm, Ridgewood South in addition to 8,000 proposed homes • within CentrePort and the RM of Headingley • • Two signalized intersections along Trans Canada Hwy #1 • providing convenient access to the site |
| | CHRIS MACSYMIC 204 928 5019 | | | | | |
| | SHAE HALPIN 204 558 6071 | | | | | |

FOR GENERAL INFORMATION CONTACT: 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

Shae Halpin
Associate

T 204 560 2536

C 204 558 6071

shae.halpin@cwstevenson.ca

OUR TEAM:



Martin McGarry

CEO

T 204 928 5005

C 204 997 4766

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



Murray Goodman

Senior Vice President & Principal

T 204 928 5009

C 204 990 4800

murray.goodman@cwstevenson.ca



Stephen Sherlock

Vice President

T 204 928 5011

C 204 799 5526

steve.sherlock@cwstevenson.ca



Brett Intrater

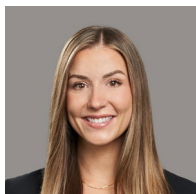
Senior Vice President

Brett Intrater Personal Real Estate Corporation

T 204 934 6229

C 204 999 1238

brett.intrater@cwstevenson.ca



Shae Halpin

Associate

T 204 560 2536

C 204 558 6071

shae.halpin@cwstevenson.ca



Chris Hourihan

Associate

T 204 934 6215

C 204 995 0225

chris.hourihan@cwstevenson.ca



Brandi Eloquence

Associate

T 204 934 6246

C 204 996 3425

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



James Toker

Associate

T 204 934 6210

C 204 914 8423

james.toker@cwstevenson.ca