

JANUARY 2024



AVAILABILITY REPORT





FOR LEASE

INDUSTRIAL

OFFICE

RETAIL

LAND

FOR SALE

INDUSTRIAL

OFFICE

RETAIL

LAND & INVESTMENT



INDUSTRIAL FOR LEASE

629 ERIN STREET

(+/-) 3,065 sf Available for Sublease

PROPERTY HIGHLIGHTS

- 10' x 10' grade loading door
- Fully sprinklered
- Open office area, washroom, server room and open warehouse space

FOR MORE DETAILS CONTACT




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Shae Halpin
Associate

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*Please click the property image for more details.

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



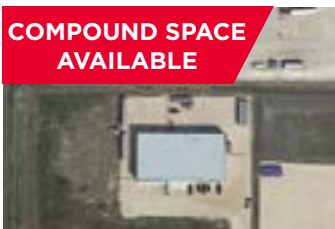

FOR GENERAL INFORMATION CONTACT: INFO@CWSTEVENSON.CA

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21 MURRAY PARK ROAD											
	CHRIS MACSYMIC 204 928 5019	M1	BUILD-TO-SUIT	7,840 - 15,680	6			\$14.95	TBD	<ul style="list-style-type: none"> Build-to-suit opportunity in the heart of Murray Industrial Park Located on Murray Park Rd between Sturgeon Rd and Moray St Close proximity to Winnipeg Richardson International Airport and major transportation routes Six (6) 12'x14' grade loading doors 24' clear ceiling height Zoned M2 	
	289 KING STREET										
		STEPHEN SHERLOCK 204 928 5011	M	MAIN FLOOR 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 Ave 30 parking stalls with additional parking available 1 freight elevator Fully sprinklered Sheltered loading dock 3rd floor - sub-dividable Utilities 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	<div>CLICK HERE TO TAKE A VIRTUAL TOUR</div> <ul style="list-style-type: none"> Join a quickly growing industrial park just 5 minutes from the Perimeter Highway in the RM of Springfield Choose between 10,120 sf of built out office/warehouse space or up to 5,888 sf of shell space 4 drive through grade doors with electric openers in unit 3 Floor drains in the warehouse (+/-) 16' to 19' clear ceiling height Fenced compound space available 	
		MG	2	2,944	1		16'-19'	\$14.95	\$3.00		
	RYAN MUNT 204 928 5015	MG	1 & 2	5,888	2		16'-19'	\$14.95	\$3.00		
		MG	3	10,120	4		16'-19'	\$15.95	\$3.00		
		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 Cres In close proximity to major trucking routes, CentrePort and the Winnipeg Richardson International Airport Unit is comprised of a showroom, private offices, open work area, lunch room, warehouse area and mezzanine 	
		M2	59	5,236	1		12'	\$8.95			
		M2	324	10,975	2		18'	LEASED			
		M2	348	5,220				\$9.95	\$4.01		

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2030 NOTRE DAME AVENUE										
	MURRAY GOODMAN 204 928 5009	M2	2	27,461		3	21'	\$7.25	\$4.06	<ul style="list-style-type: none">Warehouse/distribution space located in CentrePort 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 phase
		M1	13	733				\$8.00	\$2.60	
6 RYAN WIRTH WAY - RM OF EAST ST PAUL										
	RYAN MUNT 204 928 5015	CH		1,500	1		24'	\$14.95	\$4.50	READY FOR FIXTURING <ul style="list-style-type: none">Located just off the Perimeter Hwy between Wenzel St and McGregor Farm Rd3 (+/-) 1,500 sf units1 (+/-) 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
				1,500	1		24'	\$14.95	\$4.50	
				1,500	1		24'	\$14.95	\$4.50	
	BRETT INTRATER 204 934 6229			2,000	1		24'	\$14.95	\$4.50	

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Winnipeg



Stevenson

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965 SHERWIN ROAD										
	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
	RYAN MUNT 204 928 5015									
STEELE BUSINESS PARK PHASE II										
	STEPHEN SHERLOCK 204 928 5011		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
	RYAN MUNT 204 928 5015									
1081 KEEWATIN ST										
	MURRAY GOODMAN 204 928 5009	M2		4,950		2	18'	\$9.25	\$3.98	<ul style="list-style-type: none"> 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	M2		1.8 ACRES				\$7,500 NET MONTHLY		<ul style="list-style-type: none"> M2 Zoned compound for lease in the heart of Inkster Industrial Park Site is fully-fenced and gated with security cameras Net lease plus taxes and utilities Well-situated in close proximity to major transportation routes Available immediately
	SHAE HALPIN 204 560 2536									

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555 CAMIEL SYS STREET									
	CHRIS MACSYMIC 204 928 5019 SHAE HALPIN 204 560 2536	M2		24,665	2 18	21' - 23.5'	\$14.50	\$7.75	<ul style="list-style-type: none"> (+/-) 5,351 sf of office area includes private offices 3 washrooms and open work space (+/-) 19,314 sf of cross-dock warehouse 21' - 23.5' clear ceiling height 2 - 10' x 14' grade doors Back up generator on site Radiant heat in warehouse Fully sprinklered 3 phase 400 amp 347/600 volt Fully fenced and gated compound with paving and gravel Available March 1, 2024
STEELE BUSINESS PARK PHASE I									
	RYAN MUNT 204 928 5015 STEPHEN SHERLOCK 204 928 5011		4-5	SUBLEASE 12,150				CONTACT AGENT	<ul style="list-style-type: none"> Open warehouse space for sublease Located in CentrePort Canada, North America's largest trimodal inland port offering unparalleled access to road, rail, and air transportation Brand new construction 2 dock doors with potential for additional dock or grade loading 28' clear ceiling height Headlease expiry: March 31, 2027 Quick access to major highways and key trade corridors No City of Winnipeg business taxes
75-77 BANNISTER ROAD									
	BRETT INTRATER 204 934 6229 RYAN MUNT 204 928 5015			16,628	2 4	24'	\$11.95	\$4.59	<ul style="list-style-type: none"> Excellent warehouse/office space located in Northwest Winnipeg Close proximity to major routes and the Winnipeg Richardson International Airport Includes approximately (+/-) 1,100 sf fully built out office space 4 dock doors 2 grade doors Ample parking on-site 24' clear ceiling height

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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

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116-120 PARAMOUNT ROAD									
<div>CONDITIONALLY LEASED</div> 	RYAN MUNT 204 928 5015 SHAE HALPIN 204 558 6071			4,528	4		\$9.50	\$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
629 ERIN STREET									
<div>NEW</div> 	RYAN MUNT 204 928 5015 SHAE HALPIN 204 558 6071			SUBLEASE 3,065	1		\$13.25 PSF (DEC. 1, 2023 - NOV. 30, 2024) \$13.50 PSF (DEC. 1, 2024 - NOV. 31, 2025)	\$6.53 PSF (2024 EST.) + MGMT FEE 5% OF GROSS RENT	<ul style="list-style-type: none">10' x 10' grade loading doorFully sprinkleredOpen office area, washroom, server room and open warehouse space

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INDUSTRIAL FOR SALE

190 IXL CRESCENT - EAST SELKIRK, MB

(+/-) 10,150 sf Available

PROPERTY HIGHLIGHTS

- Situated on the north west corner of IXL Crescent in the St. Clements Industrial Park
- Fully fenced and secured site
- Low site coverage
- 3x 16' grade loading doors in the warehouse and 1 grade loading door in the utility building
- Perfect for landscaping, contractors, mechanics, etc.

FOR MORE DETAILS CONTACT

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ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING GRADE	DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
68 CRANE STREET - THOMPSON, MB									
	RYAN MUNT 204 928 5015		1.34	17,000				\$395,000.00	<ul style="list-style-type: none">(+/-) 17,000 sf Industrial building situated on 1.34 acres of landLocated in Thompson, the largest city in the Northern Region of Manitoba, situated along the Burntwood RiverClose access to Provincial Trunk Hwy 6 and the Thompson Train StationGrade loading
	CHRIS MACSYMIC 204 928 5019								
422 JARVIS AVENUE									
<div>UNDER CONTRACT</div> 	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'	
40 SCURFIELD BLVD									
	CHRIS HOURIHAN 204 934 6215	M1	3.01	102,281	1	1 WITH LEVELLER			<ul style="list-style-type: none">Rare opportunity to acquire a turn-key manufacturing facility with over 100,000L fermentation capacityFacility is fully equipped and operational, requiring little to no modifications for immediate useSignificant recent capital invested into the premises and equipmentPrime South West location fronting Scurfield Boulevard
	SHAE HALPIN 204 558 6071								
	CHRIS MACSYMIC 204 997 6547								
	RYAN MUNT 204 928 5015								
	BRETT INTRATER 204 934 6229								
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818 MAIN STREET - SELKIRK MB								
	BRANDI ELOQUENCE 204 934 6246	M1	3.32	14,596	5	22'	\$1,500,0000	<ul style="list-style-type: none">Single tenant industrial building for sale with two storey office space of (+/-) 2,528 square feet per floor consisting of offices, boardroom, lunch room, locker-room and storage, remainder is clearspan warehouse/manufacturing area10% site coverageCompacted gravel compound with 6' chain link perimeterReinforced concrete grade beam on piles foundationEnergy efficient lighting600 Volt 3-phase 4-wire electrical serviceHigh volume natural gas service (680,000 cubic meters annually)Holding tank and well for sewer and water serviceBuilt in 1975, 1980 and 1994
	STEPHEN SHERLOCK 204 928 2011							
ROCKALL PARK COMMERCIAL CONDOS								
	RYAN MUNT 204 928 5015	IB		880	1	18'	\$235,000	<div>70% SOLD!</div> <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				

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198-200 MARJORIE STREET								
	BRETT INTRATER 204 934 6229	R2	2,700	6,032			\$750,000	<ul style="list-style-type: none"> Newly constructed property with a distinctive architectural design, well-located in St James, just off of Portage Avenue The Main floor consists of 1,000 sf built out as warehouse/storage space with strong holding income from the existing low-main-tenance tenant, flexibility to either continue with current tenancy or have the space delivered vacant upon possession 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
UNCONDITIONALLY SOLD	SHAE HALPIN 204 558 6071							

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ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING GRADE	DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
11 PLYMOUTH STREET 	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 997 6547	M2	11.8	113,310	3	6	20 FT	CONTACT AGENT	<ul style="list-style-type: none"> 100% freehold interest in 11 Plymouth Street Fully renovated industrial building leased to Amazon Canada Fulfillment Services, ULC, a wholly-owned subsidiary of the publicly traded entity, Amazon.com, Inc. Opportunity to acquire a highly coveted industrial asset leased to an investment grade tenant Upon tenant's lease expiry in December 2025, there is a significant opportunity for value creation through a mark-to-market lease renewal 113,310 sq. ft single-storey (with a two-storey office portion) located within Inkster Industrial Park northeast of the intersection between Plymouth Street and Burrows Avenue Inkster Industrial Park is Winnipeg's second largest city-developed master planned industrial park strategically located within the northwest quadrant of Winnipeg losely linked to all major transportation routes and in close proximity to the Winnipeg Richardson International Airport
190 IXL CRESCENT, EAST SELKIRK, MB 	BRETT INTRATER 204 934 6229 SHAE HALPIN 204 558 6071	ML	2.10	10,150	4			\$1,995,000	<ul style="list-style-type: none"> Situated on the north west corner of IXL Crescent in the St. Clements Industrial Park Fully fenced and secured site Low site coverage 3 x 16' grade loading doors in the warehouse and 1 grade loading door in the utility building Perfect for landscaping, contractors, mechanics, etc.

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OFFICE FOR LEASE

UNIT 4 - 1320 CONCORDIA AVE

(+/-) 1,235 sf Available for Sublease

PROPERTY HIGHLIGHTS

- Turnkey office space for sublease located on Concordia Avenue East
- 1,235 sf of built out office space with reception area, two built out offices, kitchenette and a storage area
- Situated between Peguis Street and Lagimodiere Boulevard on a major transit route providing easy access





- Two reserved parking stalls available
- Head lease expiry: November 30, 2027
- Close proximity to Concordia Hospital and by major retailers

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
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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	LEASED	<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• Ample parking available at Lakeview Square Parkade
		1109	11,109	LEASED		
	SHAE HALPIN 204 558 6071	1410	7,531	\$15.50		
		1550	1,554	\$15.50		
	RYAN MUNT 204 928 5015					
1150 WAVERLEY STREET						
	RYAN MUNT 204 928 5015		5,138	\$16.00	\$8.31	<ul style="list-style-type: none">• Highly desirable suburban office located in SW Winnipeg, accessible via Waverley St and Buffalo Place• Nicely built-out office space with kitchenette, boardroom and 12 private offices• Ample on-site parking• Move in ready• Close to many amenities
	SHAE HALPIN 204 558 6071					

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430 DOVERCOURT DRIVE							
	STEPHEN SHERLOCK 204 928 5011	B	3,950	LEASED	LEASED	<ul style="list-style-type: none">The building is single storey and concrete block type constructionLocated in the heart of southwest Winnipeg, one of the city's most desirable areasClose proximity to Kenaston & McGillivrayClose to all amenitiesAmple parking availableBright space full of plenty of natural light and updated office finishingsAvailable May 1, 2024	
	MURRAY GOODMAN 204 928 5009						
FORT GARRY PLACE							
	RYAN MUNT 204 928 5015	500	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-siteEnhanced HVAC systemsExcellent warehouse or retail opportunityOpen 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 parking available1 freight elevatorFully sprinkleredSheltered loading dock3rd floor is sub-dividableUtilities included	
	CHRIS HOURIHAN 204 934 6215	3RD FLOOR	2,976	\$6.00	\$3.05		

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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 Winnipeg• In close proximity to downtown and Chief Peguis Trail• Building features floor to ceiling windows• Main entrance features glass atrium with three storey glazing and elevator access.• Available immediately
333 MAIN STREET						
	RYAN MUNT 204 928 5015	10TH FLOOR	SUBLEASE 7,720	TBD	\$16.08	<ul style="list-style-type: none">• 2 full floors available on the 10th and 11th floor• Floorplates are approximately 7,720 sf• Connection to downtown's climate controlled skywalk and concourse systems• Direct elevator lobby exposure• Headlease expiry: December 27th, 2026
	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 Ave• Large open area with ample natural light• One reserved parking stall at rear of building• Excellent access to major public transportation routes
	SHAE HALPIN 204 558 6071					
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 lease• Located just off the Perimeter Hwy between Wenzel St and McGregor Farm Rd in the RM of East St. Paul• Units ranging from 1,500 – 6,500 sf• Option to combine units• Grade loading
			1,500	\$14.95	\$4.50	
	BRETT INTRATER 204 934 6229		1,500	\$14.95	\$4.50	
			2,000	\$14.95	\$4.50	

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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 CentreIdeal for commercial useLarge parking lot on-site available for customers and employeesFlexible space options – The building is currently demised into 8 units, and the landlord is willing to alter the floorplan or create single-tenant optionsPerfect 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-upMain floor of a modern design 6 storey, 64 suite propertyTucked away in the East Exchange District within close proximity to an array of amenitiesAmazing walk-ability, close to local spots including Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Ave Pumphouse, The Forks and much moreZoned D
	MURRAY GOODMAN 204 928 5009					
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 ParkIn close proximity to Winnipeg Richardson International Airport and major transportation routesInterior layout includes a large boardroom, private offices, an open work area, and a kitchenetteAmple parking on-site
MUSE FLATS - 290 COLONY STREET						
	CHRIS HOURIHAN 204 934 6215	CRU 3	1,066	\$15.50	\$9.79	<ul style="list-style-type: none">Brand new architecturally significant commercial space, ideal for restaurant, service, retail and professional usesExcellent opportunity to serve residential tenants and University of Winnipeg studentsLocated at high exposure corner steps away from University of Winnipeg campus, and WAG

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NAAWI-ODENA						
	BRETT INTRATER 204 934 6229	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
	CHRIS MACSYMIC 204 928 5019					
1850 NESS AVENUE						
	CHRIS HOURIHAN 204 934 6215	2ND FLOOR	SUBLEASE 2,556	\$15.50 GROSS		<ul style="list-style-type: none">• 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	MAIN FLOOR	3,000 - 7,327	\$15.00 GROSS		<ul style="list-style-type: none">• Located just off of Dugald Rd in east Winnipeg• Abundance of natural light throughout office space creating a desirable work environment• Fiber optic cabling• Excellent on-site electrified parking• Convenient access to major public transportation routes• Main floor consists of 12 offices and a large open area• Outdoor patio space available for tenants• 50+ parking stalls available
	SHAE HALPIN 204 558 6071					
SHOPS OF WEST ST PAUL						
	BRETT INTRATER 204 934 6229		1,000 - 100,000	TBD	TBD	<ul style="list-style-type: none">• The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. Paul• Located on the NW corner of Main St and the Perimeter Hwy just East of the Sunova Centre, a (+/-) 17,000 sf recreation facility• Excellent access off Main St, with a signalized intersection to be installed Q3 2021
	CHRIS MACSYMIC 204 928 5019					

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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	COND LEASED	COND LEASED	
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
		6TH FLOOR	19,796	LEASED	LEASED	
		7TH FLOOR	19,796	LEASED	LEASED	
	RYAN MUNT 204 928 5015	8TH FLOOR	19,796	LEASED	LEASED	
		10TH FLOOR	14,651	LEASED	LEASED	

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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 Blvd• Great natural light with modern improvements• Ample parking available with 70-80 stalls per unit available• Easy access to public transit with many amenities nearby• Unit D has a 8,144 sf bonus mezzanine space• Utilities are included!
	SHAE HALPIN 204 558 6071	D	24,825	\$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 corridor• Easy access to the RBC Convention Centre, Provincial Law Courts, Manitoba Legislature and Winnipeg's climate-controlled skywalk system• Layout features 1 large private office, open work space and a kitchenette• 1 parking stall available in the underground parkade• Furniture negotiable• Excellent transit access with major bus routes located within 1 block
	RYAN MUNT 204 928 5015					
UNIT 3 - 350 KEEWATIN STREET						
	MURRAY GOODMAN 204 928 5009	UNIT 3	1,654	\$9.95	\$4.82	<ul style="list-style-type: none">• Single storey building located in Inkster Industrial Park in northwest Winnipeg• Easy access to Route 90, Inkster Boulevard and the Perimeter Highway• Good on site parking available• Minutes from Winnipeg Richardson International Airport, Red River College and the downtown area• Close proximity to many amenities• Zoned M1• Available immediately
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

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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
116-120 PARAMOUNT ROAD						
<div>CONDITIONALLY LEASED</div> 	RYAN MUNT 204 928 5015 SHAE HALPIN 204 558 6071		4,528	\$9.50	\$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

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363 BROADWAY						
	RYAN MUNT 204 928 5015	510	4,668	\$15.50	\$15.78	BUILDING SIGNAGE OPPORTUNITY <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 Street Close proximity to the RBC Convention Centre, Provincial Law Courts and Manitoba Legislature with easy access to the climate-controlled Skywalk System Convenient 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 points 24/7 on-site security 5 elevators, recently upgraded 3 levels of heated underground parking with on-site car wash Vallet service available BOMA Best silver certified
		800	3,778	\$15.50	\$15.78	
		814	333	\$15.50	\$15.78	
	BRETT INTRATER 204 934 6229	830	4,851	\$15.50	\$15.78	
		902	1,706	\$15.50	\$15.78	
		1130	1,363	\$15.50	\$15.78	
	SHAE HALPIN 204 558 6071	1410	1,318	\$15.50	\$15.78	
1320 CONCORDIA AVE EAST						
	RYAN MUNT 204 928 5015	4	SUBLEASE 1,235	\$22.00 - \$23.00	TBD	<ul style="list-style-type: none"> Turnkey office space for sublease located in Harbourview Village Strip Mall Situated between Peguis Street and Lagimodiere Boulevard on a major transit route providing easy access 1,235 sf of built out office space with reception area, two built out offices, kitchenette and a storage area Two reserved parking stalls available Head lease expiry: November 30, 2027 Close proximity to Concordia Hospital and by major retailers
	SHAE HALPIN 204 558 6071					

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OFFICE FOR SALE

68 RAILWAY AVE - PIERSON, MB

(+/-) 2,000 sf Available

PROPERTY HIGHLIGHTS

- Well maintained single tenant office/retail building for sale in Pierson Manitoba
- Former freestanding RBC retail branch located on 68 Railway Avenue, Pierson's main commercial thoroughfare
- Easy access from Highway 3 and Highway 256

- Parking is available in the front and behind the building
- Pylon signage available in front of the building
- Property Taxes: \$2,572.80 (2021)

FOR MORE DETAILS CONTACT

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

**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	\$20,667.88	<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 Richardson International Airport, Polo Park Shopping Centre and major transportation routes
68 RAILWAY AVE - PIERSON, MANITOBA 	BRETT INTRATER 204 934 6229		2,000	\$99,000 PRICE REDUCTION \$85,000	\$2,572.80	<ul style="list-style-type: none"> Well maintained single tenant office/retail building for sale in Pierson Manitoba Former freestanding RBC retail branch located on 68 Railway Ave, Pierson's main commercial thoroughfare Easy access from Hwy 3 and Hwy 256 Parking is available in the front and behind the building Pylon signage available in front of the building

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
883 CORYDON AVENUE 	SHAE HALPIN 204 558 6071 BRETT INTRATER 204 934 6229		1,738	\$850,000	\$14,797.55	<ul style="list-style-type: none"> • Beautiful stand-alone office building located in the heart of Corydon Village • Prominent building signage opportunity in a high vehicular and foot traffic area • Interior layout features modern fixtures throughout • Main floor build-out includes a reception area, 2 private offices, a waiting room/open area, kitchenette as well as an accessible washroom. • 2nd floor build-out includes 3 private offices and an open area that can easily convert into an additional private office and a washroom. • Basement area not included in the total square footage and is functional for additional storage space • 3 parking stalls located at the rear of the building with the option to stack for additional parking • Common area furniture negotiable
887 CORYDON AVENUE 	SHAE HALPIN 204 558 6071 BRETT INTRATER 204 934 6229		4,618	\$2,150,000	\$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

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
1000 WAVERLEY STREET						
	RYAN MUNT 204 928 5015	M2	58,468	\$16,000,000.00	\$174,241.40 (2023)	<ul style="list-style-type: none">Fully developed office space ideally situated in the highly desirable Southwest WinnipegTwo units available for immediate possession with additional revenue and growth opportunityExceptional parking offering with (+/-) 200 stallsExcellent high-exposure building signage and large monument sign opportunity along Waverley StreetCity of Winnipeg transit stops going North and South located directly outsideZoned M2Property Tax: \$174,241.40 (2023)
	SHAE HALPIN 204 558 6071					
323 PORTAGE AVE						
	BRETT INTRATER 204 934 6229		49,820	\$2,650,000	\$72,313.50	<ul style="list-style-type: none">3-Storey Office/Retail/Mixed-Use Commercial Building For SaleUnique investor or owner/occupier opportunityIdeally located directly across from the Canada Life Centre in the heart of the Sport, Hospitality & Entertainment District (SHED) in Downtown Winnipeg(+/-) 38,640 sf spanning 3-storeys plus additional (+/-) 11,180 sf basementZoning: M – Multiple UseProperty Taxes (2023): \$72,313.50
	CHRIS MACSYMIC 204 928 5019					
280 BROADWAY & 70 SMITH STREET						
	CHRIS MACSYMIC 204 928 5019	280 BROADWAY 70 SMITH STREET	105,341	CONTACT AGENT		<ul style="list-style-type: none">Unique conversion opportunity to residential or hospitality consisting of an institutional-quality, well-built, office asset that features 105,000 sf of space, coupled with surface parking lots and a 15-suite multi-family buildingWell-located on the corner of Broadway and Smith StreetStrong holding income until 2025 allows time to plan redevelopment while enjoying strong cash flows and incredible annual returns on initial investment
	BRETT INTRATER 204 999 1238					

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
361/365 HARGRAVE STREET & 114 GARRY STREET						
	CHRIS MACSYMIC 204 928 5019	361-365 HARGRAVE STREET	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			

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RETAIL FOR LEASE

UNIT 103 - 180 KING STREET

(+/-) 1,391 sf Available for sublease

PROPERTY HIGHLIGHTS

- 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 MORE DETAILS CONTACT





Chris Hourihan
Associate

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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 • Enhanced HVAC systems • Excellent warehouse or retail opportunity • Open warehouse with unit heater ready for tenant fixturing. • 10' x 12' grade loading door
MUSE FLATS - 290 COLONY STREET							
	CHRIS HOURIHAN 204 934 6215	M	CRU 3	1,066	\$15.50	\$9.79	<ul style="list-style-type: none"> • Brand new architecturally significant commercial space, ideal for restaurant, service, retail and professional uses • Excellent opportunity to serve residential tenants and University of Winnipeg students • Located at high exposure corner steps away from University of Winnipeg campus, and WAG

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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						

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

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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

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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	\$10.25	<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)

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RETAIL FOR SALE

198-200 MARJORIE STREET

(+/-) 1,000 sf Available

PROPERTY HIGHLIGHTS

- Newly constructed property with a distinctive architectural design, well-located in St James, just off of 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 turnkey residential unit totalling 1,700 sf with one spacious bedroom, two bathrooms and ability to add two additional bedrooms with minimal adjustments. The unit is 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
- Zoning: C2 - Community Commercial
- Located less than 50m to nearest Winnipeg Transit bus stop
- Property Taxes: \$ 7,719.33 (2023)





FOR MORE DETAILS CONTACT

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
79 ST ANNES ROAD							
	CHRIS HOURIHAN 204 934 6215	C2		3,851	4,905	\$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 (Vanxai's Restaurant and Nik's Shoe Repair) occupying main floor space on short-term leases, making for a great investment or owner-user opportunity
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 Richardson International Airport, Polo Park Shopping Centre
68 RAILWAY ROAD - PIERSON, MANITOBA							
	BRETT INTRATER 204 934 6229			2,000		\$99,000 PRICE REDUCTION \$85,000	<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
1379-1381 PORTAGE AVENUE							
	CHRIS HOURIHAN 204 934 6215	C2 C2	1379 1381	4,394 (LEASED) 4,227 (LEASED)		\$1,625,000	<ul style="list-style-type: none"> 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

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
1248-1280 MAIN STREET							
<div>SOLD</div> 	BRETT INTRATER 204 934 6229			8,038	0.83	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							
<div>CONDITIONALLY SOLD</div> 	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
627 ELLICE AVENUE							
<div>CONDITIONALLY SOLD</div> 	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 usersAmple parkingLocated 4-6 minutes from Portage and Main, the HSC campus and the Polo Park commercial districtProperty is well positioned to access large daytime trade populationsExcellent access and egress to Maryland St and Ellice AveVery strong visual presence with opportunities for signage on building and 2 prominent pylons
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 SaleUnique Investor or Owner/Occupier OpportunityIdeally located directly across from the Canada Life Centre in the heart of the Sport, Hospitality & Entertainment District (SHED) in Downtown Winnipeg(+/-) 38,640 sf spanning 3-Storeys plus additional (+/-) 11,180 sf basementZoning: M - Multiple UseProperty Taxes (2023): \$72,313.50
	CHRIS MACSYMIC 204 928 5019						

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

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LAND & INVESTMENT FOR SALE

11 PLYMOUTH STREET

(+/-) 113,310 sf Available

THE OPPORTUNITY

- 100% freehold interest in 11 Plymouth Street
- Fully renovated industrial building leased to Amazon Canada Fulfillment Services, ULC, a wholly-owned subsidiary of the publicly traded entity, Amazon.com, Inc.
- Opportunity to acquire a highly coveted industrial asset leased to an investment grade tenant
- Upon tenant's lease expiry in December 2025, there is a significant opportunity for value creation through a mark-to-market lease renewal
- 113,310 sq. ft single-storey (with a two-storey office portion) located within Inkster Industrial Park northeast of the intersection between Plymouth Street and Burrows Avenue
- Inkster Industrial Park is Winnipeg's second largest city-developed master planned industrial park strategically located within the northwest quadrant of Winnipeg
- Closely linked to all major transportation routes and in close proximity to Winnipeg Richardson International Airport

FOR MORE DETAILS CONTACT

Brett Intrater

Senior Vice President

Brett Intrater Personal Real Estate Corporation

T 204 934 6229

C 204 999 1238

brett.intrater@cwstevenson.ca

Chris Macsymic

Senior Vice President & Principal


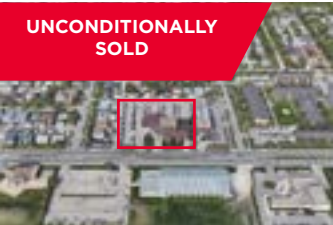

Chris Macsymic Personal Real Estate Corporation

T 204 928 5019

C 204 997 6547

chris.macsymic@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 (\$225,000 PER ACRE)	<ul style="list-style-type: none">Access to services include municipal water, low pressure sewer and natural gasExtremely high visibility from both the Perimeter Hwy and McGillivray BlvdIn close proximity to the town of Oak Bluff and the City of WinnipegIn the process of being designated for Commercial and Industrial use. Could also be used as Residential land

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1379-1381 PORTAGE AVENUE						
	CHRIS HOURIHAN 204 934 6215		C2	8,621 SF	\$1,625,000	<ul style="list-style-type: none"> 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
SMITH STREET PARKADE						
	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 928 5019		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 entrance Rare opportunity to own large-scale parking structure in downtown Winnipeg Acquire well below replacement-cost Significant recent investment in the asset
REIMER ROAD AT DECONS CORNER						
	MURRAY GOODMAN 204 928 5009 STEPHEN SHERLOCK 204 928 5011			4.13	\$1,300,950	<ul style="list-style-type: none"> Located in the Deacon's Corner, a highly visible and recognizable location Subdivision in progress to create six 0.69 acre commercial lots Approaches installed and drainage easements in place No city of Winnipeg Business Taxes Gas and Hydro to the lot line; holding tanks and wells for sewer and water Highway Commercial Zoning
MB CLINIC - 790 SHERBROOK STREET						
	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 928 5019 RYAN MUNT 204 928 5015		EI	1.87	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 Clinic Conveniently located adjacent to the Health Sciences Centre on the SW corner of Sherbrook St and McDermot Ave 136,731 sf net rentable area 10 floors plus basement Clinic built in 2018

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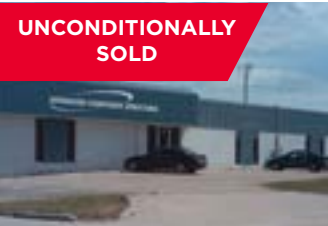
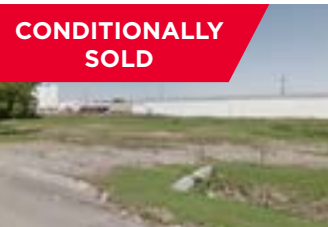
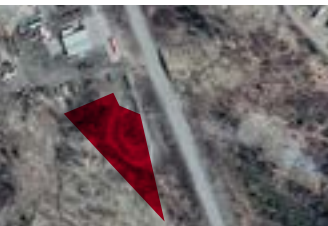
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1284 WILKES AVENUE						
	CHRIS MACSYMIC 204 928 5019		M2	21.56	\$950,000 PER ACRE	<ul style="list-style-type: none">Highly sought-after development land in SW Winnipeg1,500 feet of frontageDirect access off Wilkes AveExcellent Visibility with daily 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					
37-43 MUIR ROAD						
	MURRAY GOODMAN 204 928 5009		M2	18,000 SF	UNCOND 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					
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 AvenueProperty is surrounded by existing commercial and retail uses in close proximity to residential neighborhoodsZoned Commercial GeneralDuel access off of South Railway Avenue
101 TIMBER LANE, FLIN FLON MB						
	STEPHEN SHERLOCK 204 928 5011		M2	1.56	\$55,000	<ul style="list-style-type: none">Irregular shaped lot at the dead end of a streetAccess to Timber Lane is via Queen Street off of Provincial Highway 10 (street currently ends at subject property)Zoned M2
	MURRAY GOODMAN 204 928 5009					

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
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
MORRIS INDUSTRIAL PARK 	STEPHEN SHERLOCK 204 928 5011 MURRAY GOODMAN 204 928 5009			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 CHRIS MACSYMIC 204 928 5019		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 a good contender for current CMHC financing programs Value-add potential which gives the property significant rental rate growth potential upon lease expiries through suite renovation and capital investment

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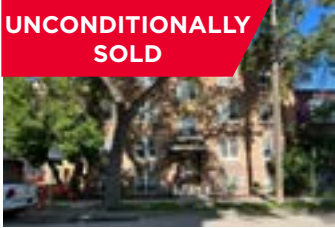





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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
182 COLONY STREET 	BRETT INTRATER 204 934 6229		RMFL	29 SUITES	UNCOND SOLD	<ul style="list-style-type: none"> Historically low vacancy offering investors a stable return profile 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 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
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
46 RYAN WIRTH WAY 	RYAN MUNT 204 928 5015		CH	3.93	COND SOLD	<ul style="list-style-type: none"> Located just off the Perimeter Highway between Wenzel Street and McGregor Farm Road in the RM of East St. Paul Potential for immediate construction 670' of frontage along Perimeter Highway Convenient access via a controlled intersection at the junction of Wenzel Street and the Perimeter Highway No City of Winnipeg business taxes Excellent exposure on the Perimeter Highway Property Tax: TBD
3086 PEMBINA HIGHWAY 	BRETT INTRATER 204 934 6229 SHAE HALPIN 204 558 6071		C3	2.583	CONTACT AGENT	<ul style="list-style-type: none"> High Exposure at a traffic controlled intersection Currently zoned C3 City of Winnipeg planning department suggests there would be support for a re-zoning to a mixed-use zoning (CMU or RMU)

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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
198-200 MARJORIE STREET						
	BRETT INTRATER 204 934 6229			6,032 SF	\$750,000	<ul style="list-style-type: none">Newly constructed property with a distinctive architectural design, well-located in St James, just off of Portage AvenueThe Main floor consists of 1,000 sf built out as warehouse/storage space with strong holding income from the existing low-maintenance tenant, flexibility to either continue with current tenancy or have the space delivered vacant upon possessionWarehouse space features double-man door access and 20ft clear ceilingsThe 2nd and 3rd floors consist of a spacious 3 bedroom, 2 bathroom turnkey residential unit totalling 1,700 sf, to be delivered vacant upon possession, perfect for both owner-occupier and investor potential (offered fully furnished for executive suites stay or Airbnb rental)Well appointed and finished improvements with attractive furnishesTwo stunning 3rd story patios with exceptional 360-degree viewsPrivate garage off lanewayGreat opportunity for business owners seeking both work and living spaces in the same property
	RYAN MUNT 204 928 5015					
	SHAE HALPIN 204 558 6071					
PACIFIC AVENUE - PORTAGE LA PRARIE						
	STEPHEN SHERLOCK 204 928 5011		M1	.573	\$50,000	<ul style="list-style-type: none">Industrial land located on Pacific Avenue in Portage La Prairie on an industrial strip running east/ west; along the rail lines, just north of the Downtown CorridorZoned M1
	MURRAY GOODMAN 204 928 5009					
KERR STREET - FRANKLIN MB						
	STEPHEN SHERLOCK 204 928 5011		GD	2.29	\$25,000	<ul style="list-style-type: none">(+/-) 2.29 acres available in Franklin Manitoba between Neepawa and Minnedosa just north of Highway 16Zoned GD general Development Zone a mixed use industrial, residential, commercialSurrounded by existing agricultural and residential usesAccess off of Kerr Street
	MURRAY GOODMAN 204 928 5009					

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635 FRONT AVENUE - MANITOU MB						
	STEPHEN SHERLOCK 204 928 5011 MURRAY GOODMAN 204 928 5009			1.02	TBD	<ul style="list-style-type: none"> Industrial land located in Manitou, Manitoba. Just east of Morden on Highway 3 Vacant 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
1000 WAVERLEY STREET						
	RYAN MUNT 204 928 5015 SHAE HALPIN 204 558 6071		M2	58,468 SF	\$16,000,000	<ul style="list-style-type: none"> Fully developed office space ideally situated in the highly desirable Southwest Winnipeg Two units available for immediate possession with additional revenue and growth opportunity Exceptional parking offering with (+/-) 200 stalls Excellent high-exposure building signage and large monument sign opportunity along Waverley Street City of Winnipeg transit stops going North and South located directly outside Zoned M2 Property Tax: \$174,241.40 (2023)
323 PORTAGE AVE						
	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 928 5019			49,820 SF	\$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

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**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	<ul style="list-style-type: none"> • Located 25 Kilometers North of Winnipeg on PTH67 • 234 2nd Avenue North runs East- West and is located between Patterson Drive and Provincial Road 236 • Zoned CH

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AMBASSADOR MANOR - 379 & 388 HARGRAVE STREET						
	BRETT INTRATER 204 934 6229		D	.40	SOLD	<ul style="list-style-type: none"> Turnkey investment opportunity – significant capital spent over recent years, all major components replaced/refurbished
	CHRIS MACSYMIC 204 928 5019					<ul style="list-style-type: none"> 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
515 MCMILLAN AVENUE						
	BRETT INTRATER 204 934 6229		R2	6,032 SF	UNCOND SOLD	<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					

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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 buildingsLocated 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					

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WESTPORT LOT 20						
<div>CONDITIONALLY SOLD</div> 	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 mallAdditional surrounding amenities include the Red River Exhibition, Hockey for All Centre comprised of 4 rinks, and a new 12,000 sf Early Learning Child Care CentreSurrounded by significant residential development including Taylor Farm, Ridgewood South in addition to 8,000 proposed homes within CentrePort and the RM of HeadingleyTwo signalized intersections along Trans Canada Hwy #1 providing convenient access to the site
	CHRIS MACSYMIC 204 928 5019					
	SHAE HALPIN 204 558 6071					
11 PLYMOUTH STREET						
<div>NEW</div> 	BRETT INTRATER 204 934 6229		M2	11.8	CONTACT AGENT	<ul style="list-style-type: none">100% freehold interest in 11 Plymouth StreetFully renovated industrial building leased to Amazon Canada Fulfillment Services, ULC, a wholly-owned subsidiary of the publicly traded entity, Amazon.com, Inc.Opportunity to acquire a highly coveted industrial asset leased to an investment grade tenantUpon tenant's lease expiry in December 2025, there is a significant opportunity for value creation through a mark-to-market lease renewal113,310 sq. ft single-storey (with a two-storey office portion) located within Inkster Industrial Park northeast of the intersection between Plymouth Street and Burrows AvenueInkster Industrial Park is Winnipeg's second largest city-developed master planned industrial park strategically located within the northwest quadrant of Winnipeglosely linked to all major transportation routes and in close proximity to the Winnipeg Richardson International Airport
	CHRIS MACSYMIC 204 997 6547					

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LAND FOR LEASE

1196 FIFE STREET

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

PROPERTY HIGHLIGHTS

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

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