

AVAILABILITY REPORT

APRIL 2024

**Please click a listing type to navigate*

INDUSTRIAL



FOR LEASE
FOR SALE

OFFICE



FOR LEASE
FOR SALE

RETAIL



FOR LEASE
FOR SALE

LAND & INVESTMENT



FOR LEASE
FOR SALE

INDUSTRIAL FOR LEASE

176 WYATT ROAD, WPG MB

(+/-) 2,110 sf Available





PROPERTY HIGHLIGHTS

- Located in North West Winnipeg, in the heart of Inkster Industrial Park
- Close proximity to major transportation routes and ample parking on site
- Access to many nearby amenities
- One dock level loading door
- (+/-) 15' clear ceiling height
- Zoned M2
- Professionally Managed
- Available July 1, 2024





CONTACT

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Senior Vice President & Principal
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*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING		MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
					GRADE	DOCK				
1865 BURROWS AVENUE										
	CHRIS MACSYMIC 204 928 5019 RYAN MUNT 204 928 5015	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
FORT GARRY PLACE										
	RYAN MUNT 204 928 5015 BRETT INTRATER 204 934 6229		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
400 FORT WHYTE WAY										
	CHRIS HOURIHAN 204 934 6215 JAMES TOKER 204 934 6210 BRANDI ELOQUENCE 204 934 6246	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 Excellent warehouse or retail opportunity Open warehouse with unit heater ready for tenant fixturing. 10' x 12' grade loading door
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




*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING		MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
					GRADE	DOCK				
367 POPLAR AVENUE										
	CHRIS HOURIHAN 204 934 6215	M1	12	933				\$7.00	\$2.60	<ul style="list-style-type: none"> Spacious and open warehouse providing ample storage or manufacturing space Shared grade and dock loading and access to freight elevator 60amp single phase service, currently being upgraded to 3 phase
			13	733				\$8.00	\$2.60	
6 RYAN WIRTH WAY - RM OF EAST ST PAUL										
	RYAN MUNT 204 928 5015 BRETT INTRATER 204 934 6229	CH		1,500		1	24'	\$14.95	\$4.50	<p>READY FOR FIXTURING</p> <ul style="list-style-type: none"> Located just off the Perimeter Hwy between Wenzel St and McGregor Farm Rd 3 (+/-) 1,500 sf units 1 (+/-) 2,000 sf unit Option to combine units Grade loading available in each unit No City of Winnipeg business taxes Fully controlled intersection underway at Wenzel St & Perimeter Hwy
				1,500		1	24'	\$14.95	\$4.50	
				1,500		1	24'	\$14.95	\$4.50	
				2,000		1	24'	\$14.95	\$4.50	
965 - 975 SHERWIN ROAD										
	CHRIS MACSYMIC 204 928 5019 RYAN MUNT 204 928 5015	M2	965	11,438 - 38,700 7,830		6	19'4"	\$8.95	\$5.48	<p>965 SHERWIN VIRTUAL TOUR</p> <ul style="list-style-type: none"> Various demising options available Located on Sherwin Road in Northwest Winnipeg, in very close proximity to the Winnipeg Richardson International Airport Zoned M2
			975		2	21'	\$8.95	\$5.48		
1196 FIFE STREET										
	CHRIS MACSYMIC 204 928 5019 SHAE HALPIN 204 558 6071	M2		1.8 - 3.0 ACRES				\$4,175.00 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




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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING		MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
					GRADE	DOCK				
STEELE BUSINESS PARK PHASE II										
	STEPHEN SHERLOCK 204 928 5011 RYAN MUNT 204 928 5015		PHASE II	5,425 - 16,340			28'	TBD	\$3.99	<p>PHASE II READY FOR OCCUPANCY</p> <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
555 CAMIEL SYS STREET										
	CHRIS MACSYMIC 204 928 5019 SHAE HALPIN 204 558 6071	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
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


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					GRADE	DOCK				
STEELE BUSINESS PARK PHASE I										
	RYAN MUNT 204 928 5015		4-5	SUBLEASE 12,150				CONTACT AGENT	\$3.99	<ul style="list-style-type: none"> Open warehouse space for sublease Located in CentrePort Canada, North America's largest trimodal inland port offering unparalleled access to road, rail, and air transportation Brand new construction 2 dock doors with potential for additional dock or grade loading 28' clear ceiling height Headlease expiry: March 31, 2027 Quick access to major highways and key trade corridors No City of Winnipeg business taxes
	STEPHEN SHERLOCK 204 928 5011									
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
629 ERIN STREET										
	RYAN MUNT 204 928 5015			SUBLEASE 3,065		1		\$13.25 PSF (DEC. 1, 2023 - NOV. 30, 2024)	\$6.53 PSF (2024 EST.) +	<ul style="list-style-type: none"> 10' x 10' grade loading door Fully sprinklered Open office area, washroom, server room and open warehouse space
	SHAE HALPIN 204 558 6071							\$13.50 PSF (DEC. 1, 2024 - NOV. 31, 2025)	MGMT FEE 5% OF GROSS RENT	

*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
40 DURUM DRIVE - ROSSER MB				SUBLEASE					
	CHRIS MACSYMIC 204 928 5019 SHAE HALPIN 204 558 6071	M		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
180 TRANSPORT ROAD									
	RYAN MUNT 204 928 5015 SHAE HALPIN 204 558 6071			4,096	1	16'	\$12.00	TBD	<ul style="list-style-type: none"> Located in the RM of Springfield just off of Gunn Road with convenient access from the Perimeter Highway 1 - 14x14 grade loading door 16' clear ceiling height Office build out includes two private offices, boardroom, kitchenette Available April 1, 2024
5 SCURFIELD BLVD									
	STEPHEN SHERLOCK 204 799 5526 RYAN MUNT 204 298 1905		38	7,020	1	18'	\$21.95	\$8.35	<ul style="list-style-type: none"> High traffic location on the corner of Scurfield Boulevard and Waverley Street in SW Winnipeg in close proximity to Route 90 Amazing high exposure showroom/ office/ warehouse space Corner building sign opportunities, pylon sign on the corner of Scurfield and Waverly and additional dedicated monument signage on Scurfield 1 grade level loading door, ability to re-instate additional grade level loading door currently drywalled in from the inside of the unit (+/-) 18' clear ceiling height Zoned M1 Available July 1, 2024

**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
<p>176 WYATT ROAD</p> 	MURRAY GOODMAN 204 990 4800			2,110	1	15'	\$9.25	\$4.06	<ul style="list-style-type: none"> • Located in North West Winnipeg, in the heart of Inkster Industrial Park • Close proximity to major transportation routes and ample parking on site • Access to many nearby amenities • One dock level loading door • (+/-) 15' clear ceiling height • Zoned M2 • Professionally Managed • Available July 1, 2024

INDUSTRIAL FOR SALE

ROCKALL PARK COMMERCIAL CONDOS

PHASE II COMING FALL 2024

(+/-) 880 - (+/-) 1,040 sf Available

PROPERTY HIGHLIGHTS

- New state-of-the-art commercial condominium complex located just west of the Perimeter Hwy and south of Roblin Blvd
- Units ranging from 880 sf - 1,040 sf suitable for both small business and hobbyist users
- Option to combine adjacent units, potential for drive-through access
- Large residential development planned just west of this site
- No City of Winnipeg business taxes





CONTACT

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*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING GRADE	DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
68 CRANE STREET - THOMPSON, MB									
	RYAN MUNT 204 928 5015 CHRIS MACSYMIC 204 928 5019		1.34	17,000				\$395,000.00	<ul style="list-style-type: none"> (+/-) 17,000 sf industrial building situated on 1.34 acres of land Located in Thompson, the largest city in the Northern Region of Manitoba, situated along the Burntwood River Close access to Provincial Trunk Hwy 6 and the Thompson Train Station Grade loading
422 JARVIS AVENUE									
	BRETT INTRATER 204 934 6229 RYAN MUNT 204 928 5015 SHAE HALPIN 204 558 6071	M2	2.765	MAIN: 58,906 2ND: 57,730 3RD: 37,441 4TH: 37,441 5TH: 30,956 TOTAL: 222,274		3		\$1,995,000	<ul style="list-style-type: none"> Rare opportunity to acquire five-storey, stand alone industrial facility Purpose built as a cold storage facility with the main floor recently renovated and used as a cannabis production facility Phase II ESA completed in 2013 Significant main floor renovations completed between 2014 and 2019
SHERWIN PARK - INDUSTRIAL CONDOS FOR SALE									
	RYAN MUNT 204 928 5015 SHAE HALPIN 204 558 6071								
			UNIT						
		M2	205-206	5,671	1	2	16'	UNCOND SOLD	
		M2	501-503	6,416	1	2	16'	\$1,100,000	
		M2	710-712	8,500	1	3	16'	\$1,460,000	<ul style="list-style-type: none"> Industrial complex located adjacent to the Winnipeg Richardson International Airport Located within CentrePort Canada, North America's largest tri-modal inland port Centrally located with close proximity to major transportation routes Ideal space for manufacturing, wholesale and distribution users Flexible bay sizes
40 SCURFIELD BLVD									
	CHRIS HOURIHAN 204 934 6215 SHAE HALPIN 204 558 6071 CHRIS MACSYMIC 204 997 6547 RYAN MUNT 204 928 5015 BRETT INTRATER 204 934 6229	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 capacity Facility is fully equipped and operational, requiring little to no modifications for immediate use Significant recent capital invested into the premises and equipment Prime South West location fronting Scurfield Boulevard

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					GRADE	DOCK			
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 area 10% site coverage Compacted gravel compound with 6' chain link perimeter Reinforced concrete grade beam on piles foundation Energy efficient lighting 600 Volt 3-phase 4-wire electrical service High volume natural gas service (680,000 cubic meters annually) Holding tank and well for sewer and water service Built in 1975, 1980 and 1994
	STEPHEN SHERLOCK 204 928 2011								
ROCKALL PARK COMMERCIAL CONDOS PHASE I									
	RYAN MUNT 204 928 5015	IB IB		880	1		18'	\$235,000	<p>75% SOLD!</p> <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 Blvd Units ranging from 880 sf - 1,040 sf suitable for both small business and hobbyist users Option to combine adjacent units, potential for drive-through access Large residential development planned just west of this site No City of Winnipeg business taxes
	SHAE HALPIN 204 558 6071			960	1		18'	\$255,000	
ROCKALL PARK COMMERCIAL CONDOS PHASE II									
	RYAN MUNT 204 928 5015	IB		1,040	1		18'	TBD	<p>COMING FALL 2024</p> <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 Blvd Units ranging from 880 sf - 1,040 sf suitable for both small business and hobbyist users Option to combine adjacent units, potential for drive-through access Large residential development planned just west of this site No City of Winnipeg business taxes
	SHAE HALPIN 204 558 6071								

**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
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 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 • Paced, fenced and secured site • Ideal for small business or hobbyist users • No City of Winnipeg business taxes • Zoned IB – Industrial Business Zone
	SHAE HALPIN 204 558 6071			MEZZANINE: 356 SF				
				TOTAL: 1,344 SF				
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 storey 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							

**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
<p>190 IXL CRESCENT, EAST SELKIRK, MB</p> 	<p>BRETT INTRATER 204 934 6229</p> <p>SHAE HALPIN 204 558 6071</p>	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.
<p>11 PLYMOUTH STREET</p> 	<p>BRETT INTRATER 204 934 6229</p> <p>CHRIS MACSYMIC 204 997 6547</p>	M2	11.8	113,310	3	6	20 FT	PENDING	<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 Closely linked to all major transportation routes and in close proximity to the Winnipeg Richardson International Airport

OFFICE FOR LEASE

1280 WAVERLEY STREET

Up to (+/-) 36,000 sf Available

PROPERTY HIGHLIGHTS





- New suburban office to be developed
- Excellent exposure to both Waverley and McGillivray
- Approximate gross floor plate sizes are 12,000 sf
- Highly desirable suburban office located in SW Winnipeg, accessible via Waverley St and Buffalo Pl
- In close proximity to McGillivray and Kenaston Blvd, with access to a variety of amenities
- Three storey office building
- High density residential area immediately to the west
- Commercial zoning: CMOFF

CONTACT





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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
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	\$14.58	<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
	SHAE HALPIN 204 558 6071	1410	7,531	\$15.50	\$14.58	
	RYAN MUNT 204 928 5015	1550	1,554	\$15.50	\$14.58	
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					
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 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 • Unit 5007 has 1 grade loading door • 24-7 on-site security • Several great restaurants on site
	BRETT INTRATER 204 934 6229	5007	9,849	TBD	\$7.75	





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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 metro • 20' clear ceiling height • Ample parking on-site • 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					
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 Ave • 30 parking stalls with additional parking available • 1 freight elevator • Fully sprinklered • Sheltered loading dock • 3rd floor is sub-dividable • Utilities included
	CHRIS HOURIHAN 204 934 6215	3RD FLOOR	2,976	\$6.00	\$3.05	
755 HENDERSON HIGHWAY						
	MURRAY GOODMAN 204 928 5009	THIRD FLOOR	5,750	\$20.00	\$5.86	<ul style="list-style-type: none"> • Located in Northeast Winnipeg • In close proximity to downtown and Chief Peguis Trail • Building features floor to ceiling windows • Main entrance features glass atrium with three storey glazing and elevator access. • Available immediately
333 MAIN STREET						
	RYAN MUNT 204 928 5015	10TH FLOOR	SUBLEASE 7,720	TBD	\$16.08	<ul style="list-style-type: none"> • 2 full floors available on the 10th and 11th floor • Floorplates are approximately 7,720 sf • Connection to downtown's climate controlled skywalk and concourse systems • Direct elevator lobby exposure • Headlease expiry: December 27th, 2026
		11TH FLOOR	7,720	TBD		
	SHAE HALPIN 204 558 6071	COMBINED	15,440	TBD		





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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	<p>READY FOR FIXTURING</p> <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	
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 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 walkability, 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					





*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<p>21 MURRAY PARK ROAD</p> 	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
<p>MUSE FLATS - 290 COLONY STREET</p> 	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
<p>1495 DUBLIN AVE</p> 	STEPHN SHERLOCK 204 928 5011 CHRIS HOURIHAN 204 934 6215		2,100		18' LEASED	<ul style="list-style-type: none"> Rarely available space in Winnipeg's Northwest quadrant Move-in-ready office/warehouse space includes multiple offices, 2 open office areas, washrooms and a small rear loading area Located on Dublin Avenue between St. James Street and Notre Dame Avenue Excellent access to major routes Recent building upgrades include new façade and roof
<p>1850 NESS AVENUE</p> 	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 Avenue 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




*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
100 PAQUIN ROAD						
	RYAN MUNT 204 928 5015	MAIN FLOOR	3,000 - 7,327	\$15.00 GROSS		<ul style="list-style-type: none"> • Located just off of Dugald Rd in East Winnipeg • Abundance of natural light throughout office space creating a desirable work environment • Fiber optic cabling • Excellent on-site electrified parking • Convenient access to major public transportation routes • Main floor consists of 12 offices and a large open area • Outdoor patio space available for tenants • 50+ parking stalls available
	SHAE HALPIN 204 558 6071					
SHOPS OF WEST ST PAUL						
	BRETT INTRATER 204 934 6229		1,000 - 100,000	TBD	TBD	<ul style="list-style-type: none"> • The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. Paul • Located on the NW corner of Main St and the Perimeter Hwy just East of the Sunova Centre, a (+/-) 17,000 sf recreation facility • Excellent access off Main St, with a signalized intersection to be installed Q3 2021
	CHRIS MACSYMIC 204 928 5019					
STERLING LYON BUSINESS PARK - 900 LORIMER BOULEVARD						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	2,500 - 5,414	\$25.00	\$10.00	<ul style="list-style-type: none"> • Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and Waverley • Site has a variety of amenities in the neighborhood • Rare opportunity in a brand new office building in SW Winnipeg • Ample parking; both surface and heated underground parking available
	RYAN MUNT 204 928 5015	SECOND FLOOR	3,214	\$25.00	\$10.00	
	CHRIS MACSYMIC 204 928 5019					
1280 WAVERLEY STREET						
	RYAN MUNT 204 928 5015		UP TO 36,000	TBD	TBD	<ul style="list-style-type: none"> • New suburban office to be developed • Excellent exposure to both Waverley and McGillivray • Approximate gross floor plate sizes are 12,000 sf • Highly desirable suburban office located in SW Winnipeg, accessible via Waverley St and Buffalo Pl • In close proximity to McGillivray and Kenaston Blvd, with access to a variety of amenities • Three storey office building • High density residential area immediately to the west • Commercial zoning: CMOFF
	MURRAY GOODMAN 204 928 5009					


*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS	
5120 ROBLIN BOULEVARD							
	RYAN MUNT 204 928 5015	C	675	\$15.00	\$10.32	<ul style="list-style-type: none"> • Excellent location for a neighborhood in the heart of Charleswood • Great exposure on Roblin Blvd located between Harstone Rd and Pepperloaf Cres • Join Taverna Rodos Restaurant & Lounge, Signature Pizza & Salads and Royal Bank • Space includes a reception area, 2 private offices, and washroom • Professionally managed • Zoned C2 	
	SHAE HALPIN 204 558 6071	D	908	\$15.00	\$10.32		
MB CLINIC - 790 SHERBROOK STREET							
	JAMES TOKER 204 914 8423	UNIT 110	952	\$28.00	\$15.54		<ul style="list-style-type: none"> • Join one of Canada's largest Private Multi-Specialty Medical Clinics at Winnipeg's largest state-of-the-art Manitoba Clinic • Conveniently located adjacent to the Health Sciences Centre on the SW corner of Sherbrook St and McDermot Ave • Turnkey medical space
	BRANDI ELOQUENCE 204 934 6246						
	BRETT INTRATER 204 934 6229						
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		
353 PROVENCHER BLVD							
	STEPHEN SHERLOCK 204 799 5526	UNIT 6	853	\$14.95	\$12.94	<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 	
		UNIT 7	1,520	\$14.95	\$12.94		

*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	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
1320 CONCORDIA AVE EAST						
	RYAN MUNT 204 928 5015 SHAE HALPIN 204 558 6071	4	SUBLEASE 1,235	\$18.00	\$9.10	<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
363 BROADWAY						
	RYAN MUNT 204 928 5015 BRETT INTRATER 204 934 6229 SHAE HALPIN 204 558 6071	1 (MAIN FLOOR UNIT)	3,511	\$24.00	\$15.78	<p>BUILDING SIGNAGE OPPORTUNITY</p> <ul style="list-style-type: none"> • BUILDING SIGNAGE OPPORTUNITY • 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 • Valet service available • BOMA Best silver certified
		510	4,668	\$15.50	\$15.78	
		800	3,778	\$15.50	\$15.78	
		814	333	\$15.50	\$15.78	
		830	4,851	\$15.50	\$15.78	
		902	1,706	\$15.50	\$15.78	
		1130	1,363	\$15.50	\$15.78	
		1410	1,318	\$15.50	\$15.78	

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1000 LORIMER BLVD						
	STEPHEN SHERLOCK 204 799 5526 RYAN MUNT 204 298 1905	2 & 3	5,586	\$22.95	\$7.57	<ul style="list-style-type: none"> • Located on Lorimer Boulevard off of Sterling Lyon Parkway in close proximity to Kenaston, Wilkes and Waverley • Excellent opportunity in a newer facility allowing for flexible use of space • Site has a variety of amenities in the neighborhood • Space includes: <ul style="list-style-type: none"> - 20 private offices - 4 small meeting rooms (which could easily be offices) - One small boardroom (12' x 14') - One large mezzanine boardroom (15'4" x 29'6") - 3 washrooms (mens, womens, unisex) - 2 open work areas - Reception area - Kitchen/ lunchroom area
43 SCURFIELD BLVD						
	CHRIS MACSYMIC 204 997 6547 SHAE HALPIN 204 558 6071		1,400	\$21.00	\$8.40	<ul style="list-style-type: none"> • Beautifully built out professional office space available for lease with modern finishes • Conveniently located on Scurfield Boulevard in Southwest Winnipeg with excellent transit access and various nearby amenities • Layout features an open reception area, 3 large offices, boardroom, and a kitchenette • Ideal for a variety of professional services • Building and pylon sign opportunities • Ample parking available on-site

OFFICE FOR SALE

1000 WAVERLEY STREET

(+/-) 58,468 sf Available

PROPERTY HIGHLIGHTS




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

CONTACT




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Ryan Munt Personal Real Estate Corporation
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Shae Halpin
Senior Associate
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C 204 558 6071
shae.halpin@cwstevenson.ca

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
<p>835 KING EDWARD STREET</p> 	<p>RYAN MUNT 204 928 5015</p>		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
<p>68 RAILWAY AVE - PIERSON, MANITOBA</p> 	<p>BRETT INTRATER 204 934 6229</p>		2,000	\$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
<p>883 CORYDON AVENUE</p> <p>CONDITIONALLY SOLD</p> 	<p>SHAE HALPIN 204 558 6071</p> <p>BRETT INTRATER 204 934 6229</p>		1,738	COND SOLD	COND SOLD	<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

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
<p>1000 WAVERLEY STREET</p> 	<p>RYAN MUNT 204 928 5015</p> <p>SHAE HALPIN 204 558 6071</p>	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 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)
<p>280 BROADWAY & 70 SMITH STREET</p> 	<p>CHRIS MACSYMIC 204 928 5019</p> <p>BRETT INTRATER 204 999 1238</p>	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
<p>361/365 HARGRAVE STREET & 114 GARRY STREET</p> 	<p>CHRIS MACSYMIC 204 928 5019</p> <p>BRETT INTRATER 204 999 1238</p>	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 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

RETAIL FOR LEASE

1857 GRANT AVENUE

(+/-) 1,200 sf Available for Sublease





PROPERTY HIGHLIGHTS

- Know as “Kenaston Village Mall”, this property has excellent exposure, sitting on the northeast corner of Grant Ave and Kenaston Blvd
- Join an excellent tenant mix with Bulk Barn, Dairy Queen, Harvest Bakery, Stella’s, and more
- The unit has been completely refreshed and is ready for sub-tenant fixturing. Current buildout has restaurant grade flooring, upgraded ceiling/lights, multiple roughed-in plumbing areas, new grease trap, large hot water tank, and 3 ton rooftop unit.
- Previously operated as a take-and-bake pizza retailer
- Pylon sign available for increased exposure
- Significant parking availability
- Lease term end date of December 14, 2028





CONTACT

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Associate Vice President
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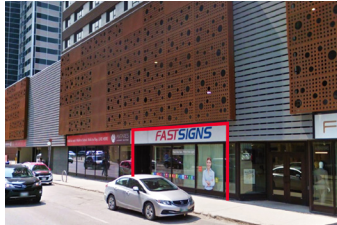
**Please click the property image for more details.*

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<p>1079 AUTUMNWOOD DRIVE</p> 	<p>RYAN MUNT 204 928 5015</p> <p>SHAE HALPIN 204 558 6071</p>	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
<p>379 BROADWAY</p> 	<p>CHRIS HOURIHAN 204 934 6215</p>	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
<p>400 FORT WHYTE WAY</p> 	<p>CHRIS HOURIHAN 204 934 6215</p> <p>JAMES TOKER 204 934 6210</p> <p>BRANDI ELOQUENCE 204 934 6246</p>	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 • Excellent warehouse or retail opportunity • Open warehouse with unit heater ready for tenant fixturing. • 10' x 12' grade loading door
<p>MUSE FLATS - 290 COLONY STREET</p> 	<p>CHRIS HOURIHAN 204 934 6215</p>	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




*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 MURRAY GOODMAN 204 928 5009	D		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 walkability, close to local spots including Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Avenue Pumphouse, The Forks and much more
1495 DUBLIN AVE							
	STEPHN SHERLOCK 204 928 5011 CHRIS HOURIHAN 204 934 6215	M3		2,100	LEASED	LEASED	<ul style="list-style-type: none"> Rarely available space in Winnipeg's Northwest quadrant Move-in-ready office/warehouse space includes multiple offices, 2 open office areas, washrooms and a small rear loading area Located on Dublin Avenue between St. James Street and Notre Dame Avenue Excellent access to major routes Recent building upgrades include new façade and roof
MANITOBA HYDRO PLACE - 360 PORTAGE AVENUE							
	CHRIS HOURIHAN 204 934 6215 BRANDI ELOQUENCE 204 934 6246 MURRAY GOODMAN 204 928 5009	C2		3,422	\$18.00	\$9.03	<ul style="list-style-type: none"> Former restaurant/marketplace for lease Build-out includes commercial kitchen, large walk-in freezer and fridge, multiple self-serve stations, coffee bar and lots of other equipment End cap exposure with ample frontage on Portage Ave and Carlton St Located directly below MB Hydro's headquarters Access directly from Portage Ave, from Hydro Place Galleria or skywalk Close proximity to multiple amenities
REFINERY CRU - 428 BALLANTRAE DRIVE							
	BRETT INTRATER 204 934 6229 CHRIS HOURIHAN 204 934 6215	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 development Suitable for retail, commercial, office and professional services Units starting from (+/-) 875 sf Excellent access to major transportation routes Available August 2022



*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. Paul Located on the North West corner of Main St and the Perimeter Hwy, just East of the Sunova Centre, a (+/-) 17,000 sf recreation facility Excellent 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		<p>MAIN FLOOR COMMERCIAL UNITS</p> <ul style="list-style-type: none"> Storefront that sits below a luxury apartment complex with 251 new units and 20,000 sf of residential amenities Located close to Canada Life Centre with high vehicular and pedestrian traffic Options to expand into the plaza are negotiable Additional 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	2,049	\$19.00	\$10.93	<ul style="list-style-type: none"> An ideal downtown retail opportunity with exposure along Smith St, just south of St. Mary Ave Join new tenants, Freshcut Downtown and Xing Fu Tang Across the street from Smith Street Lofts, a brand-new luxury apartment complex with 251 new units Covered parking available at \$145/stall per month Over 2,400 people travel to work by walking within a 3 km radius 74,000 daytime population within a 3 km radius



*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
353 PROVENCHER BLVD							
	STEPHEN SHERLOCK 204 799 5526		UNIT 6 UNIT 7	853 1,520	\$14.95 \$14.95	\$12.94 \$12.94	<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
286 TACHE AVE							
	CHRIS HOURIHAN 204 934 6215	C1		480	LEASED	LEASED	<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

*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
165 OSBORNE STREET			SUBLEASE				
	BRANDI ELOQUENCE 204 996 3425 JAMES TOKER 204 914 8423			2,065	\$22.00	\$5.93	<ul style="list-style-type: none"> Prominent boutique storefront located on the corner of Osborne Street and Wardlaw Avenue. Excellent access from all directions of traffic and situated along multiple public transit routes. Suitable for a variety of uses including – aesthetics, medical, personal services, professional offices, or specialty retail. Bright, clean, modern, and recently renovated. The main floor consists of an expansive showroom currently being used for nail services, reception area, five aesthetic rooms/offices, a supply room, and a restroom. The second floor features a spacious waiting room, five aesthetic rooms/offices, a restroom, and a large private deck. The basement provides ample storage, a small kitchenette, and a third restroom. The rear of the property features a single parking stall and a rare private garage. Breakout rooms are tenanted with a variety of aesthetic services. Flexibility to either continue with current tenancies or have the space delivered vacant upon possession. Head-lease expires August 31, 2026.
5905 ROBLIN BLVD			A B	1,328 1,139	LEASED \$20.00	LEASED \$9.56	
	BRETT INTRATER 204 934 6229 SHAE HALPIN 204 558 6071						<ul style="list-style-type: none"> Located on Roblin Boulevard just east of the Perimeter Highway Unit A: 1,328 sf Unit B: 1,139 sf Combined: 2,467 sf Unit A features a large open area, kitchenette and a washroom Unit B features an open reception area, two accessible washrooms, 3 private offices and a kitchenette Ability to combine units Ample parking available on site Building and pylon signage opportunities Available immediately

*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
5 SCURFIELD BLVD							
	STEPHEN SHERLOCK 204 799 5526 RYAN MUNT 204 298 1905		38	7,020	\$21.95	\$8.35	<ul style="list-style-type: none"> • High traffic location on the corner of Scurfield Boulevard and Waverley Street in SW Winnipeg in close proximity to Route 90 • Amazing high exposure showroom/ office/ warehouse space • Corner building sign opportunities, pylon sign on the corner of Scurfield and Waverly and additional dedicated monument signage on Scurfield • 1 grade level loading door, ability to re-instate additional grade level loading door currently drywalled in from the inside of the unit • (+/-) 18' clear ceiling height • Zoned M1 • Available July 1, 2024
1857 GRANT AVE							
	CHRIS HOURIHAN 204 995 0225			SUBLEASE 1,200	\$28.00	\$11.93	<ul style="list-style-type: none"> • Know as “Kenaston Village Mall”, this property has excellent exposure, sitting on the northeast corner of Grant Ave and Kenaston Blvd • Join an excellent tenant mix with Bulk Barn, Dairy Queen, Harvest Bakery, Stella’s, and more • The unit has been completely refreshed and is ready for sub-tenant fixturing. Current buildout has restaurant grade flooring, upgraded ceiling/lights, multiple roughed-in plumbing areas, new grease trap, large hot water tank, and 3 ton rooftop unit. Previously operated as a take-and-bake pizza retailer • Pylon sign available for increased exposure • Significant parking availability • Lease term end date of December 14, 2028

RETAIL FOR SALE

79 ST. ANNES ROAD



(+/-) 3,851 sf Available




PROPERTY HIGHLIGHTS

- High visibility and frontage along St. Anne's Rd, a major Winnipeg thoroughfare
- Located in desirable Southwest Winnipeg with a mix of residential and commercial properties, providing a diverse customer base
- Ample parking available at the rear of the property for customers and employees
- Two established tenants (Vanxai's Restaurant and Nik's Shoe Repair) occupying main floor space on short-term leases, making for a great investment or owner-user opportunity



CONTACT

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**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 SF	\$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
68 RAILWAY ROAD - PIERSON, MANITOBA							
	BRETT INTRATER 204 934 6229			2,000		\$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

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p>627 ELLICE AVENUE</p> 	<p>STEPHEN SHERLOCK 204 928 5011</p>	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
<p>198-200 MARJORIE STREET</p> 	<p>BRETT INTRATER 204 934 6229</p> <p>RYAN MUNT 204 928 5015</p> <p>SHAE HALPIN 204 558 6071</p>	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 storey 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

LAND & INVESTMENT FOR SALE

635 FRONT AVE.
MANITOU, MB

(+/-) 1.02 acres Available

PROPERTY HIGHLIGHTS

- 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

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*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p>748 KEEWATIN STREET</p> 	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 route • Potential to rezone to RMU or RMF-L to build a medium to-high density multi-family or mixed-use project commercial/retail • Demand for New Rental Housing lack of new rental housing supply in NW node
<p>6043 PTH 2E - OAK BLUFF</p> 	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 gas • Extremely high visibility from both the Perimeter Hwy and McGillivray Blvd • In close proximity to the town of Oak Bluff and the City of Winnipeg • In the process of being designated for Commercial and Industrial use. Could also be used as Residential land
<p>1379-1381 PORTAGE AVENUE</p> 	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
<p>SMITH STREET PARKADE</p> 	<p>BRETT INTRATER 204 934 6229</p> <p>CHRIS MACSYMIC 204 928 5019</p>		M	29,237 SF	\$9,795,000	<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





*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
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
1284 WILKES AVENUE						
	CHRIS MACSYMIC 204 928 5019 BRETT INTRATER 204 934 6229 CHRIS HOURIHAN 204 934 6215 BRANDI ELOQUENCE 204 934 6246		M2	21.56	\$950,000 PER ACRE	<ul style="list-style-type: none"> • Highly sought-after development land in SW Winnipeg • 1,500 feet of frontage • Direct access off Wilkes Ave • Excellent visibility with daily traffic count of 100,000 vehicles at corner of Kenaston and Sterling Lyon • Amenity rich area • Adjacent to Seasons of Tuxedo, The Outlet Collection and Winnipeg's newest luxury auto dealership corridor
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




*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p>455 MAIN STREET, STEINBACH MB</p> 	<p>STEPHEN SHERLOCK 204 928 5011</p>		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
<p>MORRIS INDUSTRIAL PARK</p> 	<p>STEPHEN SHERLOCK 204 928 5011</p> <p>MURRAY GOODMAN 204 928 5009</p>			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
<p>961-975 SHERWIN ROAD</p> 	<p>BRETT INTRATER 204 934 6229</p> <p>CHRIS MACSYMIC 204 928 5019</p>		M2		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
<p>768 PRESTON AVENUE</p> 	<p>BRETT INTRATER 204 934 6229</p>		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




*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p>182 COLONY STREET</p>  <p>UNCONDITIONALLY SOLD</p>	<p>BRETT INTRATER 204 934 6229</p>		<p>RMFL</p>	<p>29 SUITES</p>	<p>UNCOND SOLD</p>	<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
<p>46 RYAN WIRTH WAY</p>  <p>CONDITIONALLY SOLD</p>	<p>RYAN MUNT 204 928 5015</p>		<p>CH</p>	<p>3.93</p>	<p>COND SOLD</p>	<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
<p>3086 PEMBINA HIGHWAY</p> 	<p>BRETT INTRATER 204 934 6229</p> <p>SHAE HALPIN 204 558 6071</p>		<p>C3</p>	<p>2.583</p>	<p>CONTACT AGENT</p>	<p>BID DATE APRIL 18, 2024 - 12:00PM</p> <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)
<p>PACIFIC AVENUE - PORTAGE LA PRARIE</p> 	<p>STEPHEN SHERLOCK 204 928 5011</p> <p>MURRAY GOODMAN 204 928 5009</p>		<p>M1</p>	<p>.573</p>	<p>\$50,000</p>	<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 Corridor Zoned M1




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

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198-200 MARJORIE STREET 	BRETT INTRATER 204 934 6229 RYAN MUNT 204 928 5015 SHAE HALPIN 204 558 6071			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 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 storey 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
KERR STREET - FRANKLIN MB 	STEPHEN SHERLOCK 204 928 5011 MURRAY GOODMAN 204 928 5009		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 16 Zoned GD general Development Zone a mixed use industrial, residential, commercial Surrounded by existing agricultural and residential uses Access off of Kerr Street
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




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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p>1000 WAVERLEY STREET</p> 	<p>RYAN MUNT 204 928 5015</p> <p>SHAE HALPIN 204 558 6071</p>		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)
<p>234 2ND AVENUE NORTH - STONEWALL MB</p> 	<p>STEPHEN SHERLOCK 204 928 5011</p> <p>MURRAY GOODMAN 204 928 5009</p>		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
<p>EAST ST PAUL DEVELOPMENT</p> 	<p>STEPHEN SHERLOCK 204 928 5011</p>		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



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

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<p>515 MCMILLAN AVENUE</p> 	<p>BRETT INTRATER 204 934 6229</p> <p>CHRIS MACSYMIC 204 928 5019</p>		R2	6,032 SF	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
<p>280 BROADWAY & 70 SMITH STREET</p> 	<p>CHRIS MACSYMIC 204 928 5019</p> <p>BRETT INTRATER 204 999 1238</p>	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
<p>361/365 HARGRAVE STREET & 114 GARRY STREET</p> 	<p>CHRIS MACSYMIC 204 928 5019</p> <p>BRETT INTRATER 204 999 1238</p>	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 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


*Please click the property image for more details.

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AMBER CORNERS						
	BRETT INTRATER 204 999 1238			4.09	COND SOLD	<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 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
	SHAE HALPIN 204 558 6071					
WESTPORT LOT 20						
	BRETT INTRATER 204 999 1238			3.02	COND SOLD	<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, Hockey for All Centre 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					
SOUTHWEST DEVELOPMENT LAND						
	BRETT INTRATER 204 999 1238	LOT 1	C3	3.69	\$825,000/ACRE	<ul style="list-style-type: none"> Brand new development C3 zoned southwest land Growing area being surrounded by new homes and multi-family buildings Excellent visibility from Kenaston Boulevard and access from Payworks Way Ideal for office, flex industrial/office, car dealerships, self-storage and high-end commercial condos
	RYAN MUNT 204 928 5015	LOT 2		3.84	\$825,000/ACRE	
	CHRIS MACSYMIC 204 928 5019					

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<p>11 PLYMOUTH STREET</p> 	<p>BRETT INTRATER 204 934 6229</p> <p>CHRIS MACSYMIC 204 997 6547</p>			11.8	PENDING	<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 • Closely linked to all major transportation routes and in close proximity to the Winnipeg Richardson International Airport
<p>512 PRINCESS AVE & 531 QUEENS AVE E - BRANDON, MB</p> 	<p>CHRIS MACSYMIC 204 928 5019</p> <p>BRETT INTRATER 204 999 1238</p>		<p>HMU RMD</p>	1.63	\$9,000,000	<ul style="list-style-type: none"> • 100% freehold interest in two recently constructed multi family assets totalling (45) units located in Brandon, MB at 512 Princess Avenue ("Princess") and 531 Queens Avenue East ("Queens"). • Princess is an infill 3-Storey walk up rental building located at the southwest corner of Princess Avenue and 5th Street in Brandon, MB. This modern, well located asset features 24 2-bedroom units and is walking distance from Brandon University, Assiniboine Community College and Brandon's Central Business District. • Queens features 21 3-bedroom stacked townhome units located across four buildings which are efficiently designed fronting Queens Avenue between Driftwood Crescent and Elderwood Drive in Brandon, MB. Located in Southeast Brandon and designed exclusively as three bedroom units located in a quiet family neighbourhood adjacent to Green Acres School, offering pristine park settings and family amenities for tenants.

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p>501 BRAECREST DRIVE - BRANDON, MB</p> 	<p>CHRIS MACSYMIC 204 928 5019</p> <p>BRETT INTRATER 204 999 1238</p>		CG	3.81	\$26,000,000	<ul style="list-style-type: none"> Cushman & Wakefield Stevenson Investment Team (“CWSIT”) is pleased to offer for sale a 100% freehold interest in a recently constructed multi family asset located in Brandon, MB at 501 Braecrest Drive (“Hilltop”), on behalf of the Vendor(s). Hilltop is a 6 building 108 Unit rental complex located at the corner of Braecrest Drive and Swanson Avenue in the Highland Park subdivision in North Brandon. This amenity rich area is minutes from the Coral Centre, Brandon’s largest mixed retail destination development anchored by Walmart and Home Depot as well as Brandon’s Community Sportsplex.
<p>31-47 SCURFIELD BLVD</p> 	<p>CHRIS MACSYMIC 204 928 5019</p> <p>BRETT INTRATER 204 999 1238</p>		M1	1.61	\$4,200,000	<ul style="list-style-type: none"> The Property features 16,002 square feet of rentable area including a 1,680 square foot double garage with a fenced compound area situated on just over 1.6 acres of land strategically located in Southwest Winnipeg. The current rent roll provides the opportunity for near term upside in income with minimal effort considering the under market rent profile and high tenancy demand in the area. The Property presents a purchaser with the opportunity to occupy and acquire a stable industrial/office flex investment with near term income growth potential, providing strong value-add investment metrics.

LAND FOR LEASE

1196 FIFE STREET



(+/-) 1.80 - (+/-) 3.0 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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