

AVAILABILITY REPORT

MAY 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

UNIT 7 & 8 - 1555 DUBLIN AVE



(+/-) 4,800 sf Available

PROPERTY HIGHLIGHTS





- Office/warehouse space located in the heart of St. James Industrial area
- Interior layout includes front showroom area, 3 private offices, kitchenette and open warehouse space
- Grade loading
- Two - 8' x 10' Grade loading doors
- 18.5' clear ceiling height
- Ample parking on-site
- Available September 2024

CONTACT





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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.

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|--|---|--------|------------|----------------------------|---------|------|---------------------|-------------------------|--------------------------|---|
| | | | | | 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' | LEASED | LEASED | <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' | COND LEASED | COND LEASED | <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, 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 |




*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 | | | | |
| STEELE BUSINESS PARK PHASE I | | | | | | | | | | |
|  | RYAN MUNT 204 928 5015 STEPHEN SHERLOCK 204 928 5011 | | 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 |
| 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 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 door Fully sprinklered Open office area, washroom, server room and open warehouse space |


*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 Waverley 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 September 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 |
|--|--------------------------------|--------|------------|----------------------------|-----------------------|---------------------|-------------------------|--------------------------|---|
| 176 WYATT ROAD | | | | | | | | | |
|  | 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 |
| UNIT 7 & 8 - 1555 DUBLIN AVE | | | | | | | | | |
|  | RYAN MUNT 204 928 5015 | | | 4,800 | 2 | 18.5' | \$9.95 | \$6.06 | <ul style="list-style-type: none"> • Office/warehouse space located in the heart of St. James Industrial area • Interior layout includes front showroom area, 3 private offices, kitchenette and open warehouse space • Grade loading • Two – 8' x 10' Grade loading doors • 18.5' clear ceiling height • Ample parking on-site • Available September 2024 |
| | SHAE HALPIN 204 558 6071 | | | | | | | | |
| 1475 DUGALD ROAD | | | | | | | | | |
|  | CHRIS MACSYMIC 204 928 5019 | | | 6,137 | 2 | | \$12.95 | \$3.27 | <ul style="list-style-type: none"> • Single Tenant Office/Warehouse with Compound located in the heart of St. Boniface Industrial Park • 6,137 sf with two bonus cold storage buildings at rear totaling 1,722 sf • Office (3,137 sf) Layout features: Reception area, boardroom, lunchroom, six private offices, open work area, storage • Warehouse (3,000 sf): Open layout with (2) 12' grade loading doors, one on the west and one on the north side of the building, built in crane, suspended gas heater, floor drain, (2) 100 Amp panels • Fenced and gravel compound area • Bonus cold storage space included featuring 1,722 sf between two buildings joined by an enclosed roof with a double door. • Storage Shed 1: 768 sf with (2) 8' grade loading doors in storage building 1 • Storage Shed 2: 954 sf with (1) 8' grade loading door in storage building 2 |
| | SHAE HALPIN 204 558 6071 | | | | | | | | |

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

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|---|-----------------------------|--------|------------|----------------------------|---------|------|---------------------|-------------------------|--------------------------|---|
| | | | | | GRADE | DOCK | | | | |
| 1000 WAVERLEY STREET  | RYAN MUNT 204 928 5015 | | A | 16,370 - 21,468 | | | | CONTACT AGENT | | <ul style="list-style-type: none"> Fully developed Office/Flex space 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 | | | | | | |

INDUSTRIAL FOR SALE

ROCKALL PARK
HEADINGLEY MB

PHASE II COMING FALL 2024

PROPERTY HIGHLIGHTS





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

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 | | | | | | | | | |
|  | <div style="background-color: red; color: white; padding: 5px; display: inline-block;">CONDITIONALLY SOLD</div> 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 | | COND SOLD | <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 M2 501-503 M2 710-712 | 5,671 6,416 8,500 | 1 1 1 | 2 2 3 | 16' 16' 16' | UNCOND SOLD \$1,100,000 \$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 |

*Please click the property image for more details.

| ADDRESS | CONTACT | ZONING | LAND AREA (ACRES +/-) | BUILDING AREA (SF +/-) | LOADING GRADE DOCK | MAX CLR HT (+/-) | SALE PRICE | COMMENTS |
|--|----------------------------------|--------|--------------------------|---------------------------|-----------------------|---------------------|--------------|---|
| 818 MAIN STREET - SELKIRK MB | | | | | | | | |
|  | BRANDI ELOQUENCE 204 934 6246 | M1 | 3.32 | 14,596 | 5 | 22' | \$1,500,000 | <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 & II | | | | | | | | |
|  | RYAN MUNT 204 928 5015 | 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 |
| | | IB | | 960 | 1 | 18' | \$255,000 | |
| | SHAE HALPIN 204 558 6071 | IB | | 1,040 | 1 | 18' | TBD | |
| 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 Paved, 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 | | | | |


*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>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 | | | COND SOLD | <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 |
| <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. |

**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>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 |
| <p>126 WHEATFIELD ROAD</p>  | <p>RYAN MUNT 204 298 1905</p> | | 2.23 | 29,412 | 5 | | 30' | \$7,900,000 | <ul style="list-style-type: none"> • Modern, specialized industrial facility with state-of-the-art equipment ideally suited for metal fabrication, welding, machining and manufacturing • Separate building on site dedicated to sandblasting and painting of large, specialized equipment • Located in the heart of CentrePort Canada, North America's largest trimodal inland port with excellent access to major transportation routes • Grade loading on-site • Fenced and gravelled compound with excess land providing opportunities for further development |

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

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|---|---|--------|--------------------------|---------------------------|-----------------------|---------------------|------------------|--|
| <p>1000 WAVERLEY STREET</p>  | <p>RYAN MUNT 204 928 5015</p> <p>SHAE HALPIN 204 558 6071</p> | M2 | | 58,468 | | | CONTACT AGENT | <ul style="list-style-type: none"> • Fully developed office flex 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) |

OFFICE FOR LEASE

43 SCURFIELD BLVD

Up to (+/-) 1,400 sf Available

PROPERTY HIGHLIGHTS





- 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

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 | LEASED | LEASED | <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 | |





*Please click the property image for more details.

| ADDRESS | CONTACT | UNIT/SUITE | AREA AVAILABLE (SF +/-) | RENTAL RATE (PSF) | CAM & TAX (PSF) | COMMENTS |
|--|----------------------------------|-------------|--------------------------|-------------------|-----------------|---|
| 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 | | |





*Please click the property image for more details.

| ADDRESS | CONTACT | UNIT/SUITE | AREA AVAILABLE (SF +/-) | RENTAL RATE (PSF) | CAM & TAX (PSF) | COMMENTS |
|--|--------------------------------|------------|-------------------------|-------------------|-----------------|--|
| 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>  | <p>CHRIS MACSYMIC 204 928 5019</p> | 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>  | <p>CHRIS HOURIHAN 204 934 6215</p> | 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>1850 NESS AVENUE</p>  | <p>CHRIS HOURIHAN 204 934 6215</p> | 2ND FLOOR | <p>SUBLEASE 2,556</p> | \$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 |
| <p>100 PAQUIN ROAD</p>  | <p>RYAN MUNT 204 928 5015</p> <p>SHAE HALPIN 204 558 6071</p> | 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 |




*Please click the property image for more details.

| ADDRESS | CONTACT | UNIT/SUITE | AREA AVAILABLE (SF +/-) | RENTAL RATE (PSF) | CAM & TAX (PSF) | COMMENTS |
|--|----------------------------------|--------------|-------------------------|-------------------|-----------------|--|
| SHOPS OF WEST ST PAUL | | | | | | |
|  | BRETT INTRATER 204 934 6229 | | 1,000 - 100,000 | TBD | TBD | <ul style="list-style-type: none"> The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. 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 | | | | | |
| 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 | |




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

| ADDRESS | CONTACT | UNIT/SUITE | AREA AVAILABLE (SF +/-) | RENTAL RATE (PSF) | CAM & TAX (PSF) | COMMENTS |
|--|---|------------------|---------------------------|--------------------|--------------------|---|
| MB CLINIC - 790 SHERBROOK STREET | | | | | | |
|  | JAMES TOKER 204 914 8423 BRANDI ELOQUENCE 204 934 6246 BRETT INTRATER 204 934 6229 | 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 |
| 1000 WAVERLEY STREET | | | | | | |
|  | RYAN MUNT 204 928 5015 SHAE HALPIN 204 558 6071 | A D | 16,370 - 21,468 24,825 | CONTACT AGENT | \$7.36 \$7.36 | <ul style="list-style-type: none"> Fully developed Office/Flex space 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! |
| 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 |

*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) 510 | 3,511 LEASED | \$24.00 LEASED | \$15.78 LEASED | <p>BUILDING SIGNAGE OPPORTUNITY</p> <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 • Valet service available • BOMA Best silver certified |
| | | 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 |
| 1475 DUGALD ROAD | | | | | | |
|  | CHRIS MACSYMIC 204 928 5019 SHAE HALPIN 204 558 6071 | | 6,137 | \$12.95 | \$3.27 | <ul style="list-style-type: none"> • Single Tenant Office/Warehouse with Compound located in the heart of St. Boniface Industrial Park • 6,137 sf with two bonus cold storage buildings at rear totaling 1,722 sf • Office (3,137 sf) Layout features: Reception area, boardroom, lunchroom, six private offices, open work area, storage • Warehouse (3,000 sf): Open layout with (2) 12' grade loading doors, one on the west and one on the north side of the building, built in crane, suspended gas heater, floor drain, (2) 100 Amp panels • Fenced and gravel compound area • Bonus cold storage space included featuring 1,722 sf between two buildings joined by an enclosed roof with a double door. • Storage Shed 1: 768 sf with (2) 8' grad loading doors in storage building 1 • Storage Shed 2: 954 sf with (1) 8' grade loading door in storage building 2 |

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

| ADDRESS | CONTACT | UNIT/SUITE | AREA AVAILABLE (SF +/-) | RENTAL RATE (PSF) | CAM & TAX (PSF) | COMMENTS |
|--|---|------------|----------------------------|----------------------|--------------------|---|
| UNIT 7 - 25 SCURFIELD BLVD | | | | | | |
|  | RYAN MUNT 204 298 1905 STEPHEN SHERLOCK 204 799 5526 | 7 | 3,695 | \$19.95 | \$7.20 | <ul style="list-style-type: none">• Flex unit available in highly sought after SW Winnipeg• Currently built out as office space with small warehouse area• Dock level loading and grade level loading• Building façade and roof recently updated• Ample Parking available |

OFFICE FOR SALE

280 BROADWAY & 70 SMITH ST

(+/-) 105,341 sf Available

PROPERTY HIGHLIGHTS




- 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

CONTACT



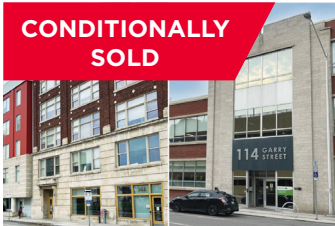
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Brett Intrater
Executive Vice President
Brett Intrater Personal Real Estate Corporation
T 204 934 6229
C 204 999 1238
brett.intrater@cwstevenson.ca

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

| ADDRESS | CONTACT | UNIT/SUITE | AREA AVAILABLE (SF +/-) | SALE PRICE | TAXES | COMMENTS |
|---|--|------------|-------------------------|------------------|------------------|---|
| <p>835 KING EDWARD STREET</p>  | <p>RYAN MUNT 204 928 5015</p> | | 7,106 | SOLD | SOLD | <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>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> | | 58,468 | CONTACT AGENT | | <ul style="list-style-type: none"> Fully developed office flex 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 | COND SOLD | | <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.*

| ADDRESS | CONTACT | UNIT/SUITE | AREA AVAILABLE (SF +/-) | SALE PRICE | TAXES | COMMENTS |
|---|--|------------|----------------------------|-----------------------|--------------------|---|
| <p>1038 PORTAGE AVE</p>  | <p>CHRIS HOURIHAN 204 934 6215</p> | | <p>6,850</p> | <p>\$1,250,000.00</p> | <p>\$22,682.58</p> | <ul style="list-style-type: none"> • Amazing exposure and building signage opportunities along Portage Avenue • Sale/leaseback option or vacant possession • Excellent neighbourhood and surrounding area, close to many amenities and Polo Park Shopping Node • Second floor office space includes new flooring, new ceiling and LED lights • Shared vestibule, separate temperature controls and separately metered utilities allows for easy division of the main floor and second floor for two tenant occupancy • Additional monthly income from billboard signage |

RETAIL FOR LEASE

5 SCURFIELD BLVD



(+/-) 7,020 sf Available

PROPERTY HIGHLIGHTS

- 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 Waverley 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 September 1, 2024

CONTACT

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Ryan Munt

Executive Vice President





Ryan Munt Personal Real Estate Corporation

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C 204 298 1905

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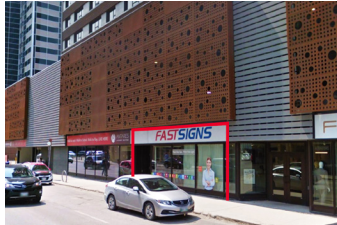
**Please click the property image for more details.*

| 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 |
| 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 - 425 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 |
| 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 |
| 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 September 1, 2024 |

*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 |
|--|--------------------------------|--------|------------|--------------------------|-------------------|-----------------|---|
| 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

1379-1381 PORTAGE AVE



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




PROPERTY HIGHLIGHTS

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

CONTACT

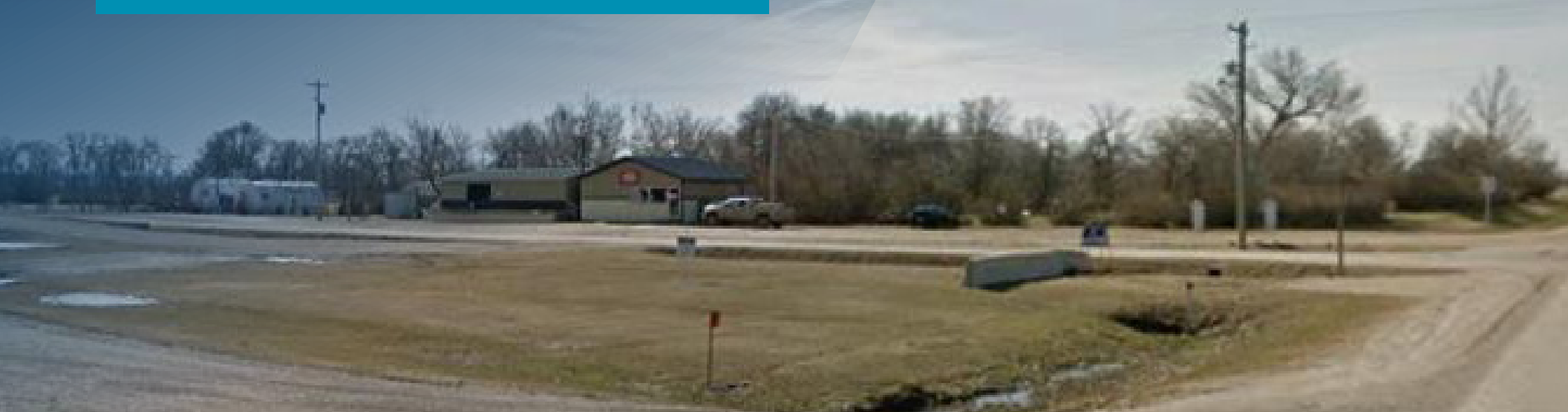
Chris Hourihan
Associate Vice President
T 204 934 6215
C 204 995 0225
chris.hourihan@cwstevenson.ca

*Please click the property image for more details.

| ADDRESS | CONTACT | ZONING | UNIT/SUITE | AREA AVAILABLE (SF +/-) | LAND AREA (ACRES +/-) | SALE PRICE | COMMENTS |
|--|--|----------|--------------|----------------------------------|-----------------------|-------------|--|
| 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 |
| 198-200 MARJORIE STREET  | BRETT INTRATER 204 934 6229 RYAN MUNT 204 928 5015 SHAE HALPIN 204 558 6071 | R2 | | 2,700 | 6,032 | COND SOLD | <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

RAILWAY AVE S & PARK ST
WASKADA MB



(+/-) 0.27 acres Available

PROPERTY HIGHLIGHTS





- Waskada, MB occupies a strategic position at the Southwest corner of Manitoba, in close proximity to the US and Saskatchewan borders
- Situated at the corner of Park Street and South Railway Avenue in the Municipality of Brenda - Waskada, MB
- Surrounded by a mix of commercial and residential areas
- Zoning: CG (Commercial General)

CONTACT





Murray Goodman
Senior Vice President & Principal
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murray.goodman@cwstevenson.ca

Stephen Sherlock
Vice President
T 204 928 5011
C 204 799 5526
steve.sherlock@cwstevenson.ca





*Please click the property image for more details.

| ADDRESS | CONTACT | PARCEL | ZONING | SITE AREA (ACRES +/-) | SALE PRICE | COMMENTS |
|--|---|--------|--------|-----------------------|--|--|
| <p>748 KEEWATIN STREET</p>  | <p>BRETT INTRATER 204 934 6229</p> | | R1 - M | 2.15 | 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>  | <p>BRETT INTRATER 204 934 6229</p> | | | 81.98 | <p>\$18,445,500 (\$225,000 PER ACRE)</p> | <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>  | <p>CHRIS HOURIHAN 204 934 6215</p> | | 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 DEACON'S CORNER | | | | | | |
|  | MURRAY GOODMAN 204 928 5009 | | | 4.13 | \$1,300,950 | <ul style="list-style-type: none"> Located in the Deacon's Corner, a highly visible and recognizable 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 |
| | STEPHEN SHERLOCK 204 928 5011 | | | | | |
| 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 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 |
| | BRETT INTRATER 204 934 6229 | | | | | |
| | CHRIS HOURIHAN 204 934 6215 | | | | | |
| | BRANDI ELOQUENCE 204 934 6246 | | | | | |
| 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 Dual 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 street Access 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 | | | | | |




*Please click the property image for more details.

| ADDRESS | CONTACT | PARCEL | ZONING | SITE AREA (ACRES +/-) | SALE PRICE | COMMENTS |
|---|---|--------|--------|-----------------------|-------------------|---|
| <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>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 |
| <p>182 COLONY STREET</p>  | <p>BRETT INTRATER 204 934 6229</p> | | 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 |
| <p>46 RYAN WIRTH WAY</p>  | <p>RYAN MUNT 204 928 5015</p> | | 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 |



*Please click the property image for more details.

| ADDRESS | CONTACT | PARCEL | ZONING | SITE AREA (ACRES +/-) | SALE PRICE | COMMENTS |
|---|--|--------|--------|-----------------------|---------------|--|
| <p>3086 PEMBINA HIGHWAY</p>  | <p>BRETT INTRATER 204 934 6229</p> <p>SHAE HALPIN 204 558 6071</p> | | 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) |
| <p>PACIFIC AVENUE - PORTAGE LA PRARIE</p>  | <p>STEPHEN SHERLOCK 204 928 5011</p> <p>MURRAY GOODMAN 204 928 5009</p> | | 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 Corridor Zoned M1 |
| <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> | | | 6,032 SF | COND SOLD | <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 |




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

| ADDRESS | CONTACT | PARCEL | ZONING | SITE AREA (ACRES +/-) | SALE PRICE | COMMENTS |
|--|--|--------|--------|--------------------------|---------------|--|
| 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 |
| 1000 WAVERLEY STREET  | RYAN MUNT 204 928 5015 SHAE HALPIN 204 558 6071 | | M2 | 58,468 SF | CONTACT AGENT | <ul style="list-style-type: none"> Fully developed office flex 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) |




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

| ADDRESS | CONTACT | PARCEL | ZONING | SITE AREA (ACRES +/-) | SALE PRICE | COMMENTS |
|--|---|--------|--------|-----------------------|------------|---|
| <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 Pritchard 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.

| ADDRESS | CONTACT | PARCEL | ZONING | SITE AREA (ACRES +/-) | SALE PRICE | COMMENTS |
|---|---|---|--------|-----------------------------|---------------|--|
| <p>280 BROADWAY & 70 SMITH STREET</p>  | <p>CHRIS MACSYMIC 204 928 5019</p> <p>BRETT INTRATER 204 999 1238</p> | <p>280 BROADWAY 70 SMITH STREET</p> | | 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> | <p>361-365 HARGRAVE STREET 114 GARRY STREET</p> | | <p>70,719</p> <p>74,248</p> | COND SOLD | <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 |
| <p>AMBER CORNERS</p>  | <p>BRETT INTRATER 204 999 1238</p> <p>SHAE HALPIN 204 558 6071</p> | | | 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 |




*Please click the property image for more details.

| ADDRESS | CONTACT | PARCEL | ZONING | SITE AREA (ACRES +/-) | SALE PRICE | COMMENTS |
|---|--------------------------------|----------------|--------|-----------------------|----------------------------------|--|
| WESTPORT LOT 20 | | | | | | |
|  <p>CONDITIONALLY SOLD</p> | 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 LOT 2 | C3 | 3.69 3.84 | \$825,000/ACRE \$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 | | | | | |
| | CHRIS MACSYMIC 204 928 5019 | | | | | |
| 11 PLYMOUTH STREET | | | | | | |
|  <p>PENDING</p> | BRETT INTRATER 204 934 6229 | | | 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 |
| | CHRIS MACSYMIC 204 997 6547 | | | | | |


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

| ADDRESS | CONTACT | PARCEL | ZONING | SITE AREA (ACRES +/-) | SALE PRICE | COMMENTS |
|--|---|--------|--------------------|-----------------------|------------|--|
| <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 | COND SOLD | <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. |
| <p>501 BRAECREST DRIVE - BRANDON, MB</p>  | <p>CHRIS MACSYMIC 204 928 5019</p> <p>BRETT INTRATER 204 999 1238</p> | | CG | 3.81 | COND SOLD | <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. |

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

| ADDRESS | CONTACT | PARCEL | ZONING | SITE AREA (ACRES +/-) | SALE PRICE | COMMENTS |
|--|---|--------|--------|--------------------------|-------------|---|
| <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 |
| <p>RAILWAY AVENUE S & PARK ST, WASKADA MB</p>  | <p>MURRAY GOODMAN 204 928 5009</p> <p>STEPHEN SHERLOCK 204 928 5011</p> | | CG | 0.27 | TBD | <ul style="list-style-type: none"> Waskada, MB occupies a strategic position at the Southwest corner of Manitoba, in close proximity to the US and Saskatchewan borders Surrounded by a mix of commercial and residential areas Situated at the corner of Park Street and South Railway Avenue in the Municipality of Brenda – Waskada, MB Zoning: CG (Commercial General) |
| <p>4 MAIN STREET W, ELIE MB</p>  | <p>STEPHEN SHERLOCK 204 928 5011</p> <p>MURRAY GOODMAN 204 928 5009</p> | | CC | 0.57 | TBD | <ul style="list-style-type: none"> Elie is located approximately 30km west of Winnipeg along the Trans-Canada Highway Located on the north side of Main Street with the immediate surrounding area a mix of multi family, commercial and recreation space Access directly off of Main Street Zoned CC (Commercial Corridor) |

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

| ADDRESS | CONTACT | PARCEL | ZONING | SITE AREA (ACRES +/-) | SALE PRICE | COMMENTS |
|---|---|--------|--------|--------------------------|-------------|---|
| <p>1277 HENDERSON HWY</p>  | <p>CHRIS MACSYMIC 204 928 5019</p> <p>BRETT INTRATER 204 999 1238</p> | | | .88 | \$5,100,000 | <ul style="list-style-type: none"> Two-storey commercial property featuring 16,551 sf of rentable area situated on 0.88 acres of land with 85 parking stalls, strategically located in the heart of Winnipeg's amenity-rich North Henderson Highway corridor Originally built in 1994, the property underwent a significant enhancement/expansion in 2013 including a large addition to the main floor, a 2nd level expansion complete with high-end office improvements and an upgrade to the building façade. Featuring four fully leased commercial units on the main floor with stable tenant mix as well as a fully accessible, spacious office unit spanning 7,648 sf across the main and 2nd floor coming available for occupancy November, 2025. The main and 2nd floor office unit offers owner/users with a rare opportunity to occupy and benefit from beautiful turnkey office space, high profile signage, ample on-site parking and the ability to realize stable, in-place income from tenants in place. |

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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