

AVAILABILITY REPORT

JUNE 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

1475 DUGALD ROAD



(+/-) 6,137 sf Available

PROPERTY HIGHLIGHTS





- 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

CONTACT

Chris Macsymic
Executive Vice President & Principal
Chris Macsymic Personal Real Estate Corporation
T 204 928 5019
C 204 997 6547
E chris.macsymic@cwstevenson.ca




SHAE HALPIN
Senior Associate
T 204 560 2536
C 204 558 6071
E shae.halpin@cwstevenson.ca

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

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

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				
289 KING STREET										
	STEPHEN SHERLOCK 204 928 5011	M	MAIN FLOOR	3,727				\$7.00	\$3.05	<ul style="list-style-type: none"> Located in central Winnipeg at the intersection of King St and Henry Ave 30 parking stalls with additional parking available 1 freight elevator Fully sprinklered Sheltered loading dock 3rd floor - sub-dividable Utilities included
	CHRIS HOURIHAN 204 934 6215		3RD FLOOR	2,976				\$6.00	\$3.05	
17 GEE TEE WAY - RM OF SPRINGFIELD										
	JAMES TOKER 204 934 6210	MG	1	2,944	1		16'-19'	\$14.95	\$3.00	CLICK HERE TO TAKE A VIRTUAL TOUR <ul style="list-style-type: none"> Join a quickly growing industrial park just 5 minutes from the Perimeter Highway in the RM of Springfield Choose between 10,120 sf of built out office/warehouse space or up to 5,888 sf of shell space 4 drive through grade doors with electric openers in unit 3 Floor drains in the warehouse (+/-) 16' to 19' clear ceiling height Fenced compound space available
		MG	2	2,944	1		16'-19'	\$14.95	\$3.00	
	RYAN MUNT 204 928 5015	MG	1 & 2	5,888	2		16'-19'	\$14.95	\$3.00	
		MG	3	10,120	4		16'-19'	\$15.95	\$3.00	
MURRAY PARK TRADE CENTRE - 328-348 SAULTEAUX CRESCENT										
	MURRAY GOODMAN 204 928 5009	M2	57	4,693	1		12'	\$9.95	\$4.24	<ul style="list-style-type: none"> Located in Murray Industrial Park, situated on the corner of Murray Park Road & Saulteaux Crescent In close proximity to major trucking routes, CentrePort and the Winnipeg Richardson International Airport 57 Murray Park Road is comprised of private offices and warehouse area. Available immediately 59 Murray Park Road includes nicely built out office area. Available immediately Coming to the market, 326 Salteaux offers a combination of office spaces and a warehouse, with availability to be determined. Zoned M2
		M2	59	5,236	1		12'	\$9.95	\$4.24	
		M2	57 & 59	9,929	2		12'	\$9.95	\$4.24	
		M2	326	10,975	1	1	18'	\$9.95	\$4.24	





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

Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK		MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
2030 NOTRE DAME AVENUE										
	MURRAY GOODMAN 204 928 5009	M2	2	17,418		3	21'	\$7.25	\$4.06	<ul style="list-style-type: none"> Warehouse/distribution space located in CentrePort Canada Great access to major transportation routes with close proximity to Route 90 Approximate column spacing 30' x 50' Approximate ceiling height +/-21' (feet) 3 (+/-) 8' x 10' dock doors with levelers One office and lunch room on mezzanine Professionally managed Fully sprinklered
	STEPHEN SHERLOCK 204 928 5011									
367 POPLAR AVENUE										
	CHRIS HOURIHAN 204 934 6215	M1	12	933				\$7.00	\$2.60	<ul style="list-style-type: none"> Spacious and open warehouse providing ample storage or manufacturing space Shared grade and dock loading and access to freight elevator 60amp single phase service, currently being upgraded to 3 phase
		M1	13	733				\$8.00	\$2.60	
6 RYAN WIRTH WAY - RM OF EAST ST PAUL										
	RYAN MUNT 204 928 5015	CH		1,500	1		24'	\$14.95	\$4.50	<div>READY FOR FIXTURING</div> <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 construction underway at Wenzel St & Perimeter Hwy
				1,500	1		24'	\$14.95	\$4.50	
	BRETT INTRATER 204 934 6229			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	M2	965	11,438 - 38,700		6	19'4"	\$8.95	\$5.48	<div>965 SHERWIN VIRTUAL TOUR</div> <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
	RYAN MUNT 204 928 5015		975	7,830		2	21'	\$8.95	\$5.48	




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




Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK		MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1196 FIFE STREET										
	CHRIS MACSYMIC 204 928 5019	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
	SHAE HALPIN 204 558 6071									
STEELE BUSINESS PARK PHASE II										
	STEPHEN SHERLOCK 204 928 5011		PHASE II	5,425 - 10,915			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
	RYAN MUNT 204 928 5015									
555 CAMIEL SYS STREET										
	CHRIS MACSYMIC 204 928 5019	M2		24,665	2	18	21' - 23.5'	LEASED	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
	SHAE HALPIN 204 558 6071									
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.

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
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 subleaseLocated in CentrePort Canada, North America's largest trimodal inland port offering unparalleled access to road, rail, and air transportationBrand new construction2 dock doors with potential for additional dock or grade loading28' clear ceiling heightHeadlease expiry: March 31, 2027Quick access to major highways and key trade corridorsNo City of Winnipeg business taxes
UNIT I & J - 359 JOHNSON AVE										
	STEPHEN SHERLOCK 204 799 5526		UNIT I & J	2,400				LEASED	LEASED	<ul style="list-style-type: none">Located on the corner of Johnson Avenue and Levis Street close to Chalmers Ave and Watt StreetNicely developed office/warehouse space with 6 private offices, board room, kitchen area, and I.T. roomWarehouse space has 1 grade level loading door and a set of double main doorsZoned: M1Available 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 doorFully sprinkleredOpen office area, washroom, server room and open warehouse space



ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	RENTAL RATE (PSF)	& TAX (PSF)	COMMENTS
40 DURUM DRIVE - ROSSER MB									
	CHRIS MACSYMIC 204 928 5019 SHAE HALPIN 204 558 6071	M		SUBLEASE 10,000	4	24.5'	CONTACT AGENT	TBD	<ul style="list-style-type: none">• High Profile, brand new state-of-the-art 10,000 sf warehouse on 2.05 Acres for sublease in the RM of Rosser within CentrePort Canada• Located on the corner of Durum Drive and Klimpke Road in the heart of Brookport Business Park• Excellent access to major highways and key trade corridors• Headlease expiry: 2028• Available for Tenant fixturing immediately• Zoning: I2
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 SHAE HALPIN 204 558 6071			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
1475 DUGALD ROAD									
	CHRIS MACSYMIC 204 928 5019 SHAE HALPIN 204 558 6071			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

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

Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK		MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1000 WAVERLEY STREET										
	RYAN MUNT 204 928 5015		A	16,370 - 21,468						<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				CONTACT AGENT		
109 HIGGINS AVENUE										
	STEPHEN SHERLOCK 204 799 5526			5,989				\$5.50		<ul style="list-style-type: none"> Located in central Winnipeg in close proximity to the Disraeli Freeway and Waterfront Drive Ideal for warehouse/storage space Loading area features 2 elevated loading doors and 2 grade level doors 3 Phase, 600 Volt electrical service Fully fenced compound area accommodates ample on site parking and exterior storage Zoned M2

INDUSTRIAL FOR SALE

ROCKALL PARK COMMERCIAL CONDOS PHASE I & II

(+/-) 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




Ryan Munt
Executive Vice President
Ryan Munt Personal Real Estate Corporation
T 204 928 5015
C 204 298 1905
ryan.munt@cwstevenson.ca

Shae Halpin
Senior Associate
T 204 560 2536
C 204 558 6071
shae.halpin@cwstevenson.ca




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

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING GRADE DOCK		MAX CLR HT (+/-)	SALE PRICE	COMMENTS
68 CRANE STREET - THOMPSON, MB									
	RYAN MUNT 204 928 5015		1.34	17,000				\$395,000.00	<ul style="list-style-type: none">(+/-) 17,000 sf industrial building situated on 1.34 acres of landLocated in Thompson, the largest city in the Northern Region of Manitoba, situated along the Burntwood RiverClose access to Provincial Trunk Hwy 6 and the Thompson Train StationGrade loading
	CHRIS MACSYMIC 204 928 5019								
422 JARVIS AVENUE									
	CONDITIONALLY SOLD		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 facilityPurpose built as a cold storage facility with the main floor recently renovated and used as a cannabis production facilityPhase II ESA completed in 2013Significant main floor renovations completed between 2014 and 2019
SHERWIN PARK - INDUSTRIAL CONDOS FOR SALE									
	RYAN MUNT 204 928 5015	M2	UNIT 205-206	5,671	1	2	16'	SOLD	<ul style="list-style-type: none">Industrial complex located adjacent to the Winnipeg Richardson International AirportLocated within CentrePort Canada, North America's largest tri-modal inland portCentrally located with close proximity to major transportation routesIdeal space for manufacturing, wholesale and distribution usersFlexible bay sizes
		M2	501-503	6,416	1	2	16'	SOLD	
		M2	710-712	8,500	1	3	16'	COND SOLD	
SHAE HALPIN 204 558 6071									
40 SCURFIELD BLVD									
	CHRIS HOURIHAN 204 934 6215	M1	3.01	102,281	1	1 WITH LEVELLER			<ul style="list-style-type: none">Rare opportunity to acquire a turn-key manufacturing facility with over 100,000L fermentation capacityFacility is fully equipped and operational, requiring little to no modifications for immediate useSignificant recent capital invested into the premises and equipmentPrime South West location fronting Scurfield Boulevard
	SHAE HALPIN 204 558 6071								
	CHRIS MACSYMIC 204 997 6547								
	RYAN MUNT 204 928 5015								
	BRETT INTRATER 204 934 6229								



**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								
<div><div>UNCONDITIONALLY SOLD</div></div>	BRANDI ELOQUENCE 204 934 6246	M1	3.32	14,596	5	22'	UNCOND SOLD	<ul style="list-style-type: none">Single tenant industrial building for sale with two storey office space of (+/-) 2,528 square feet per floor consisting of offices, boardroom, lunch room, locker-room and storage, remainder is clearspan warehouse/ manufacturing area10% site coverageCompacted gravel compound with 6' chain link perimeterReinforced concrete grade beam on piles foundationEnergy efficient lighting600 Volt 3-phase 4-wire electrical serviceHigh volume natural gas service (680,000 cubic meters annually)Holding tank and well for sewer and water serviceBuilt in 1975, 1980 and 1994
	STEPHEN SHERLOCK 204 928 2011							
ROCKALL PARK COMMERCIAL CONDOS PHASE I & II								
	RYAN MUNT 204 928 5015	IB		880	1	18'	\$235,000	<div>70% SOLD!</div> <ul style="list-style-type: none">New state-of-the-art commercial condominium complex located just west of the Perimeter Hwy and south of Roblin BlvdUnits ranging from 880 sf - 1,040 sf suitable for both small business and hobbyist usersOption to combine adjacent units, potential for drive-through accessLarge residential development planned just west of this siteNo City of Winnipeg business taxes
		IB		960	1	18'	\$255,000	
		IB		1,040	1	18'	TBD	
	SHAE HALPIN 204 558 6071							
224 ROCKALL ROAD - UNIT 9								
	RYAN MUNT 204 928 5015	IB		MAIN FLOOR: 988 SF	1	18'	\$395,000.00	<ul style="list-style-type: none">Turnkey unit ready for occupancy featuring a spacious mezzanine, kitchenette and a bathroomNew state-of-the-art commercial condominium complex located just west of the Perimeter Highway and south of Roblin BoulevardOne 14' x 14' grade door with automatic opener(+/-) 18' clear ceiling heightPaced, fenced and secured siteIdeal for small business or hobbyist usersNo City of Winnipeg business taxesZoned IB – Industrial Business Zone
	SHAE HALPIN 204 558 6071			MEZZANINE: 356 SF				
				TOTAL: 1,344 SF				

*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
<div>198-200 MARJORIE STREET</div> <div></div>	<div>BRETT INTRATER 204 934 6229</div> <div>RYAN MUNT 204 928 5015</div> <div>SHAE HALPIN 204 558 6071</div>	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 AvenueThe main floor consists of 1,000 sf built out as warehouse/storage space with strong holding income from the existing low-main-tenance tenant, flexibility to either continue with current tenancy or have the space delivered vacant upon possessionWarehouse space features double-man door access and 20ft clear ceilingsThe 2nd and 3rd floors consist of a spacious 3 bedroom, 2 bathroom turnkey residential unit totalling 1,700 sf, to be delivered vacant upon possession, perfect for both owner-occupier and investor potential (offered fully furnished for executive suites stay or Airbnb rental)Well appointed and finished improvements with attractive furnishesTwo stunning 3rd storey patios with exceptional 360-degree viewsPrivate garage off lanewayGreat opportunity for business owners seeking both work and living spaces in the same property
<div>190 IXL CRESCENT, EAST SELKIRK, MB</div> <div></div>	<div>BRETT INTRATER 204 934 6229</div> <div>SHAE HALPIN 204 558 6071</div>	ML	2.10	10,150	4		PRICE REDUCED \$1,995,000 \$1,750,000	<ul style="list-style-type: none">Situated on the north west corner of IXL Crescent in the St. Clements Industrial ParkFully fenced and secured siteLow site coverage3 x 16' grade loading doors in the warehouse and 1 grade loading door in the utility buildingPerfect for landscaping, contractors, mechanics, etc.
<div>460 IXL CRESCENT, EAST SELKIRK, MB</div> <div></div>	<div>BRETT INTRATER 204 934 6229</div> <div>SHAE HALPIN 204 558 6071</div>	ML	2.892	2,200	3		\$700,000.00	<ul style="list-style-type: none">High efficiency construction, completed in 2020Potential to add additional buildings on site with services in-place for one additional buildingIn floor heatingCurrently developed and configured as a 3-bay automotive repair shop

**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
11 PLYMOUTH STREET									
<div><div>PENDING</div></div>	<div>BRETT INTRATER 204 934 6229</div> <div>CHRIS MACSYMIC 204 997 6547</div>	M2	11.8	113,310	3	6	20 FT	PENDING	<ul style="list-style-type: none">100% freehold interest in 11 Plymouth StreetFully renovated industrial building leased to Amazon Canada Fulfillment Services, ULC, a wholly-owned subsidiary of the publicly traded entity, Amazon.com, Inc.Opportunity to acquire a highly coveted industrial asset leased to an investment grade tenantUpon tenant's lease expiry in December 2025, there is a significant opportunity for value creation through a mark-to-market lease renewal113,310 sq. ft single-storey (with a two-storey office portion) located within Inkster Industrial Park northeast of the intersection between Plymouth Street and Burrows AvenueInkster Industrial Park is Winnipeg's second largest city-developed master planned industrial park strategically located within the northwest quadrant of WinnipegClosely linked to all major transportation routes and in close proximity to the Winnipeg Richardson International Airport
126 WHEATFIELD ROAD									
	<div>RYAN MUNT 204 298 1905</div> <div>SHAE HALPIN 204 558 6071</div>	MAIN BUILDING 2ND BUILDING	2.23	29,412	7 1		30' 26'-29'	\$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 manufacturingSeparate building on site dedicated to sandblasting and painting of large, specialized equipmentLocated in the heart of CentrePort Canada, North America's largest trimodal inland port with excellent access to major transportation routesGrade loading on-siteFenced and gravelled compound with excess land providing opportunities for further development

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING GRADE	DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
1000 WAVERLEY STREET									
	RYAN MUNT 204 928 5015 SHAE HALPIN 204 558 6071	M2		58,468				CONTACT AGENT	<ul style="list-style-type: none">Fully developed office flex space ideally situated in the highly desirable Southwest WinnipegTwo units available for immediate possession with additional revenue and growth opportunityExceptional parking offering with (+/-) 200 stallsExcellent high-exposure building signage and large monument sign opportunity along Waverley StreetCity of Winnipeg transit stops going North and South located directly outsideZoned M2Property Tax: \$174,241.40 (2023)

OFFICE FOR LEASE

101-110 PRINCESS STREET

Up to (+/-) 2,750 sf Available

PROPERTY HIGHLIGHTS

- Immerse yourself in the rich history of Winnipeg's Exchange District while enjoying a fully renovated main floor office space at a sought-after address.
- This property offers unparalleled access to a thriving community of businesses, restaurants, and cultural attractions.
- A spacious layout flooded with natural light fosters productivity and creativity, offering private offices, meeting areas, and collaborative workspaces.
- Luxury details include hardwood floors, designer lighting, and premium fixtures that exude sophistication and style.
- Modern amenities include high-speed internet, updated HVAC systems and two washrooms with one featuring a shower.
- Employee well-being is prioritized with access to a expansive common area patio and fitness centre.
- Excellent transit options and nearby parking facilities ensures convenient access for employees and visitors alike.

CONTACT

Brandi Eloquence

Associate

T 204 934 6246

C 204 996 3425

brandi.eloquence@cwstevenson.ca

James Toker


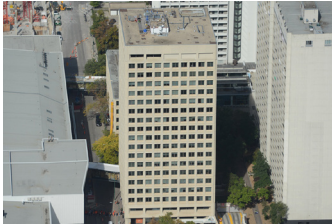

Associate

T 204 934 6210





C 204 914 8423

james.toker@cwstevenson.ca





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

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
		1410	7,531	\$15.50	\$14.58	
	SHAE HALPIN 204 558 6071	1550	1,554	\$15.50	\$14.58	
	RYAN MUNT 204 928 5015					
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
		5007	9,849	TBD	\$7.75	
	BRETT INTRATER 204 934 6229					





**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 metro20' clear ceiling heightAmple parking on-siteExcellent warehouse or retail opportunityOpen warehouse with unit heater ready for tenant fixturing.10' x 12' grade loading door
	JAMES TOKER 204 934 6210					
	BRANDI ELOQUENCE 204 934 6246					
289 KING STREET						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	3,727	\$7.00	\$3.05	<ul style="list-style-type: none">Located in central Winnipeg at the intersection of King St and Henry Ave30 parking stalls with additional parking available1 freight elevatorFully sprinkleredSheltered loading dock3rd floor is sub-dividableUtilities included
		3RD FLOOR	2,976	\$6.00	\$3.05	
	CHRIS HOURIHAN 204 934 6215					
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 WinnipegIn close proximity to downtown and Chief Peguis TrailBuilding features floor to ceiling windowsMain entrance features glass atrium with three storey glazing and elevator access.Available immediately
333 MAIN STREET						
	RYAN MUNT 204 928 5015	10TH FLOOR	SUBLEASE 7,720	TBD	\$16.08	<ul style="list-style-type: none">2 full floors available on the 10th and 11th floorFloorplates are approximately 7,720 sfConnection to downtown's climate controlled skywalk and concourse systemsDirect elevator lobby exposureHeadlease expiry: December 27th, 2026
		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 AveLarge open area with ample natural lightOne reserved parking stall at rear of buildingExcellent access to major public transportation routes
	SHAE HALPIN 204 558 6071					
6 RYAN WIRTH WAY - RM OF EAST ST PAUL						
	RYAN MUNT 204 928 5015		1,500	\$14.95	\$4.50	READY FOR FIXTURING <ul style="list-style-type: none">Brand new industrial/office units available for leaseLocated just off the Perimeter Hwy between Wenzel St and McGregor Farm Rd in the RM of East St. PaulUnits ranging from 1,500 – 6,500 sfOption to combine unitsGrade loading
			1,500	\$14.95	\$4.50	
			1,500	\$14.95	\$4.50	
	BRETT INTRATER 204 934 6229		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 CentreIdeal for commercial useLarge parking lot on-site available for customers and employeesFlexible space options – The building is currently demised into 8 units, and the landlord is willing to alter the floorplan or create single-tenant optionsPerfect for many professional office uses, or a classroom style setting
	MURRAY GOODMAN 204 928 5009					
98 MARKET AVENUE						
	CHRIS HOURIHAN 204 934 6215		2,400	\$16.00	TBD	<ul style="list-style-type: none">Blank canvas ready for tenant design and fit-upMain floor of a modern design 6 storey, 64 suite propertyTucked away in the East Exchange District within close proximity to an array of amenitiesAmazing walkability, close to local spots including Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Ave Pumphouse, The Forks and much moreZoned D
	MURRAY GOODMAN 204 928 5009					




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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
21 MURRAY PARK ROAD						
	CHRIS MACSYMIC 204 928 5019	BUILD-TO-SUIT	7,840 - 15,680	\$14.95	TBD	<ul style="list-style-type: none"> Office space located on Murray Park Rd in the heart of Murray Industrial Park In close proximity to Winnipeg Richardson International Airport and major transportation routes Interior layout includes a large boardroom, private offices, an open work area, and a kitchenette Ample parking on-site
MUSE FLATS - 290 COLONY STREET						
	CHRIS HOURIHAN 204 934 6215	CRU 3	1,066	\$15.50	\$9.79	<ul style="list-style-type: none"> Brand new architecturally significant commercial space, ideal for restaurant, service, retail and professional uses Excellent opportunity to serve residential tenants and University of Winnipeg students Located at high exposure corner steps away from University of Winnipeg campus and WAG
1850 NESS AVENUE						
	CHRIS HOURIHAN 204 934 6215	2ND FLOOR	SUBLEASE 2,556	\$15.50 GROSS		<ul style="list-style-type: none"> 2nd floor office space available Excellent exposure and signage opportunities along Ness 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
100 PAQUIN ROAD						
	RYAN MUNT 204 928 5015 SHAE HALPIN 204 558 6071	MAIN FLOOR	3,000 - 7,327	\$15.00 GROSS		<ul style="list-style-type: none"> Located just off of Dugald Rd in East Winnipeg Abundance of natural light throughout office space creating a desirable work environment Fiber optic cabling Excellent on-site electrified parking Convenient access to major public transportation routes Main floor consists of 12 offices and a large open area Outdoor patio space available for tenants 50+ parking stalls available




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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
SHOPS OF WEST ST PAUL						
	BRETT INTRATER 204 934 6229		1,000 - 100,000	TBD	TBD	<ul style="list-style-type: none">The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. PaulLocated on the NW corner of Main St and the Perimeter Hwy just East of the Sunova Centre, a (+/-) 17,000 sf recreation facilityExcellent access off Main St, with a signalized intersection to be installed Q3 2021
	CHRIS MACSYMIC 204 928 5019					
STERLING LYON BUSINESS PARK - 900 LORIMER BOULEVARD						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	2,500 - 5,414	\$25.00	\$10.00	<ul style="list-style-type: none">Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and WaverleySite has a variety of amenities in the neighborhoodRare opportunity in a brand new office building in SW WinnipegAmple parking; both surface and heated underground parking available
	RYAN MUNT 204 928 5015	SECOND FLOOR	3,214	\$25.00	\$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 developedExcellent exposure to both Waverley and McGillivrayApproximate gross floor plate sizes are 12,000 sfHighly desirable suburban office located in SW Winnipeg, accessible via Waverley St and Buffalo PlIn close proximity to McGillivray and Kenaston Blvd, with access to a variety of amenitiesThree storey office buildingHigh density residential area immediately to the westCommercial zoning: CMOFF
	MURRAY GOODMAN 204 928 5009					
5120 ROBLIN BOULEVARD						
	RYAN MUNT 204 928 5015	C	675	\$15.00	\$10.32	<ul style="list-style-type: none">Excellent location for a neighborhood in the heart of CharleswoodGreat exposure on Roblin Blvd located between Harstone Rd and Pepperloaf CresJoin Taverna Rodos Restaurant & Lounge, Signature Pizza & Salads and Royal BankSpace includes a reception area, 2 private offices, and washroomProfessionally managedZoned C2
	SHAE HALPIN 204 558 6071	D	908	\$15.00	\$10.32	




**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	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 ClinicConveniently located adjacent to the Health Sciences Centre on the SW corner of Sherbrook St and McDermot AveTurnkey 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	CONTACT	\$7.36	<ul style="list-style-type: none">Fully developed Office/Flex spaceExcellent exposure along Waverley St between Wilkes Ave and McGillivray BlvdGreat natural light with modern improvementsAmple parking available with 70-80 stalls per unit availableEasy access to public transit with many amenities nearbyUnit D has a 8,144 sf bonus mezzanine spaceUtilities are included!
	SHAE HALPIN 204 558 6071	D	24,825	AGENT	\$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. BonifacePylon 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	4	SUBLEASE 1,235	LEASED	LEASED	<ul style="list-style-type: none"> Turnkey office space for sublease located in Harbourview Village Strip Mall Situated between Peguis Street and Lagimodiere Boulevard on a major transit route providing easy access 1,235 sf of built out office space with reception area, two built out offices, kitchenette and a storage area Two reserved parking stalls available Head lease expiry: November 30, 2027 Close proximity to Concordia Hospital and by major retailers
	SHAE HALPIN 204 558 6071					
363 BROADWAY						
	RYAN MUNT 204 928 5015	1 (MAIN FLOOR UNIT)	3,511	\$24.00	\$15.78	BUILDING SIGNAGE OPPORTUNITY <ul style="list-style-type: none"> 15-Storey Class B Office space for lease located in Winnipeg's amenity-rich Broadway corridor on the Northwest corner of Broadway and Carlton Street Close proximity to the RBC Convention Centre, Provincial Law Courts and Manitoba Legislature with easy access to the climate-controlled Skywalk System Convenient transit access with a stop directly out front of the building as well as all along Broadway with service to the 23 and 24 lines connecting all major transfer points 24/7 on-site security 5 elevators, recently upgraded 3 levels of heated underground parking with on-site car wash Valet service available BOMA Best silver certified
		800	3,778	\$15.50	\$15.78	
		814	333	\$15.50	\$15.78	
	BRETT INTRATER 204 934 6229	830	4,851	\$15.50	\$15.78	
		902	1,706	\$15.50	\$15.78	
	SHAE HALPIN 204 558 6071	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	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
	RYAN MUNT 204 298 1905					
43 SCURFIELD BLVD						
	CHRIS MACSYMIC 204 997 6547		1,400	\$21.00	COND LEASED	<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
	SHAE HALPIN 204 558 6071					
1475 DUGALD ROAD						
	CHRIS MACSYMIC 204 928 5019		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
	SHAE HALPIN 204 558 6071					

**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 WinnipegCurrently built out as office space with small warehouse areaDock level loading and grade level loadingBuilding façade and roof recently updatedAmple Parking available
1151 SHERWIN ROAD						
	STEPHEN SHERLOCK 204 799 5526		16,494	\$12.00	\$3.08	<ul style="list-style-type: none">Amazing suburban office space in St. JamesClose proximity to James Richardson International Airport and all of the amenities of the Polo Park area(+/-) 16,494 sf of nicely developed office spaceBeautiful reception areaNice bright space with plenty of windows and natural light in the private offices.Multiple meeting rooms and boardrooms, large open areas perfect for workstation areas, and kitchen/lunchroom for staffAmple dedicated on-site parking availableAvailable September 15, 2024
110 PRINCESS STREET						
	BRANDI ELOQUENCE 204 996 3425 JAMES TOKER 204 914 8426	101	SUBLEASE 2,750	\$19.63 GROSS		<ul style="list-style-type: none">Immerse yourself in the rich history of Winnipeg's Exchange District while enjoying a fully renovated main floor office space at a sought-after address.This property offers unparalleled access to a thriving community of businesses, restaurants, and cultural attractions.A spacious layout flooded with natural light fosters productivity and creativity, offering private offices, meeting areas, and collaborative workspaces.Luxury details include hardwood floors, designer lighting, and premium fixtures that exude sophistication and style.Modern amenities include high-speed internet, updated HVAC systems and two washrooms with one featuring a shower.Employee well-being is prioritized with access to a expansive common area patio and fitness centre.Excellent transit options and nearby parking facilities ensures convenient access for employees and visitors alike.

OFFICE FOR SALE

68 RAILWAY AVE
PIERSON, MANITOBA

PRICE REDUCTION: \$59,900

(+/-) 2,000 sf Available

PROPERTY HIGHLIGHTS

- Well maintained single tenant office/retail building for sale in Pierson, Manitoba
- Former freestanding RBC retail branch located on 68 Railway 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

CONTACT

Brett Intrater

Executive Vice President

Brett Intrater Personal Real Estate Corporation

T 204 934 6229

C 204 999 1238

brett.intrater@cwstevenson.ca

Shae Halpin



Senior Associate

T 204 560 2536




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
<div>68 RAILWAY AVE - PIERSON, MANITOBA</div> <div></div>	<div>BRETT INTRATER</div> <div>204 934 6229</div>		2,000	<div>PRICE REDUCTION</div> <div>\$85,000</div> <div>\$59,900</div>	\$2,572.80	<ul style="list-style-type: none">Well maintained single tenant office/retail building for sale in Pierson, ManitobaFormer freestanding RBC retail branch located on 68 Railway Ave, Pierson's main commercial thoroughfareEasy access from Hwy 3 and Hwy 256Parking is available in the front and behind the buildingPylon signage available in front of the building
<div>883 CORYDON AVENUE</div> <div></div>	<div>SHAE HALPIN</div> <div>204 558 6071</div> <div>BRETT INTRATER</div> <div>204 934 6229</div>		1,738	\$850,000.00	\$14,797.55	<ul style="list-style-type: none">Beautiful stand-alone office building located in the heart of Corydon VillageProminent building signage opportunity in a high vehicular and foot traffic areaInterior layout features modern fixtures throughoutMain 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 space3 parking stalls located at the rear of the building with the option to stack for additional parkingCommon area furniture negotiable

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
1000 WAVERLEY STREET 	RYAN MUNT 204 928 5015		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)
	SHAE HALPIN 204 558 6071					
280 BROADWAY & 70 SMITH STREET 	CHRIS MACSYMIC 204 928 5019	280 BROADWAY 70 SMITH STREET	105,341	CONTACT AGENT		<ul style="list-style-type: none"> Unique conversion opportunity to residential or hospitality consisting of an institutional-quality, well-built, office asset that features 105,000 sf of space, coupled with surface parking lots and a 15-suite multi-family building Well-located on the corner of Broadway and Smith Street Strong holding income until 2025 allows time to plan redevelopment while enjoying strong cash flows and incredible annual returns on initial investment
	BRETT INTRATER 204 999 1238					
361/365 HARGRAVE STREET & 114 GARRY STREET 	CHRIS MACSYMIC 204 928 5019	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
	BRETT INTRATER 204 999 1238					

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
1038 PORTAGE AVE						
<div><div>NEW</div></div>	CHRIS HOURIHAN 204 934 6215		6,850	\$1,250,000.00	\$22,682.58	<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

533 COLONY ST. UNIT 100B

Harrisons
COFFEE CO.

west broadway
COMMONS
167 COLONY

(+/-) 790 sf Available





PROPERTY HIGHLIGHTS

- Completely turn-key coffee shop opportunity complete with equipment
- Brand new architecturally significant commercial space boasts high-end fixtures and feel
- Located on a high-exposure corner of Broadway near the U of W, WAG, and the Legislative Building, located across the street from the Canada Life Head Office on the periphery of Downtown.
- In the heart of a growing high-density district with over 700 units of new multi-family housing




CONTACT



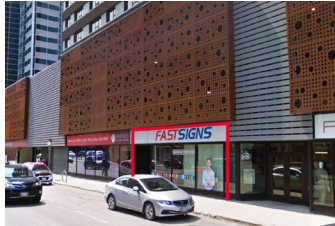
Chris Hourihan
Associate Vice President
T 204 934 6215
C 204 995 0225
chris.hourihan@cwstevenson.ca




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

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



**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

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 CHRIS MACSYMIC 204 928 5019			1,000 - 100,000	TBD	TBD	<ul style="list-style-type: none">The Shops of West St. Paul will bring grocery, retail, restaurants, medical, and office space to ever-expanding West St. PaulLocated on the North West corner of Main St and the Perimeter Hwy, just East of the Sunova Centre, a (+/-) 17,000 sf recreation facilityExcellent access off Main St, with a signalized intersection to be installed Q3 2021
SMITH STREET LOFTS							
	BRETT INTRATER 204 934 6229	M	1	2,345	\$7,500 PER MONTH SEMI-GROSS		MAIN FLOOR COMMERCIAL UNITS <ul style="list-style-type: none">Storefront that sits below a luxury apartment complex with 251 new units and 20,000 sf of residential amenitiesLocated close to Canada Life Centre with high vehicular and pedestrian trafficOptions to expand into the plaza are negotiableAdditional features include: a 13' high exposed ceiling, industrial concrete finishes, architectural lighting and floor to ceiling glazing along the storefront
190 SMITH STREET							
	CHRIS HOURIHAN 204 934 6215		3	2,049	\$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 AveJoin new tenants, Freshcut Downtown and Xing Fu TangAcross the street from Smith Street Lofts, a brand-new luxury apartment complex with 251 new unitsCovered parking available at \$145/stall per monthOver 2,400 people travel to work by walking within a 3 km radius74,000 daytime population within a 3 km radius

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	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
	BRETT INTRATER 204 999 1238						
	CHRIS MACSYMIC 204 928 5019						
5 SCURFIELD BLVD							
	STEPHEN SHERLOCK 204 799 5526		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
	RYAN MUNT 204 298 1905						

**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							
	BRETT INTRATER 204 934 6229 SHAE HALPIN 204 558 6071		B H	1,139 1,625	\$20.00 \$24.00	\$9.56 \$9.56	<ul style="list-style-type: none"> Located on Roblin Boulevard just east of the Perimeter Highway Unit B: 1,139 sf Unit H: 1,625 sf Unit B features an open reception area, two accessible washrooms, 3 private offices and a kitchenette Unit H features an open concept room currently being used as a hair salon, two accessible washrooms, one private office and a kitchenette 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
533 COLONY ST. UNIT 100B							
	CHRIS HOURIHAN 204 995 0225			790	\$2,575/MTH		<ul style="list-style-type: none">• Completely turn-key coffee shop opportunity complete with equipment• Brand new architecturally significant commercial space boasts high-end fixtures and feel• Located on a high-exposure corner of Broadway near the U of W, WAG, and the Legislative Building, located across the street from the Canada Life Head Office on the periphery of Downtown.• In the heart of a growing high-density district with over 700 units of new multi-family housing

RETAIL FOR SALE

164 LANGSIDE STREET

(+/-) 3,021 sf Available

PROPERTY HIGHLIGHTS

- Fully restored Boutique 3-storey Commercial mixed use building available for sale with one of Winnipeg's most magical patios
- Nestled in the heart of West Broadway on the corner of Langside Street and Sara Avenue
- Main floor features a fully built-out high-end cocktail bar/lounge, currently operating under the name "Langside Grocery"
- 2nd floor features a primarily open floor plan currently being used as the offices for Langside Grocery
- 3rd floor features a one bedroom + den residential suite configuration with one bathroom
- Significant renovations completed over the past 10 years
- 4 parking stalls at the rear of the property
- (+/-) 3,021 SF available
- Property taxes: \$8,584.44

CONTACT

Brett Intrater
Executive Vice President

Brett Intrater Personal Real Estate Corporation

T 204 934 6229

C 204 999 1238

brett.intrater@cwstevenson.ca




Shae Halpin
Senior Associate

T 204 560 2536





C 204 558 6071

shae.halpin@cwstevenson.ca

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

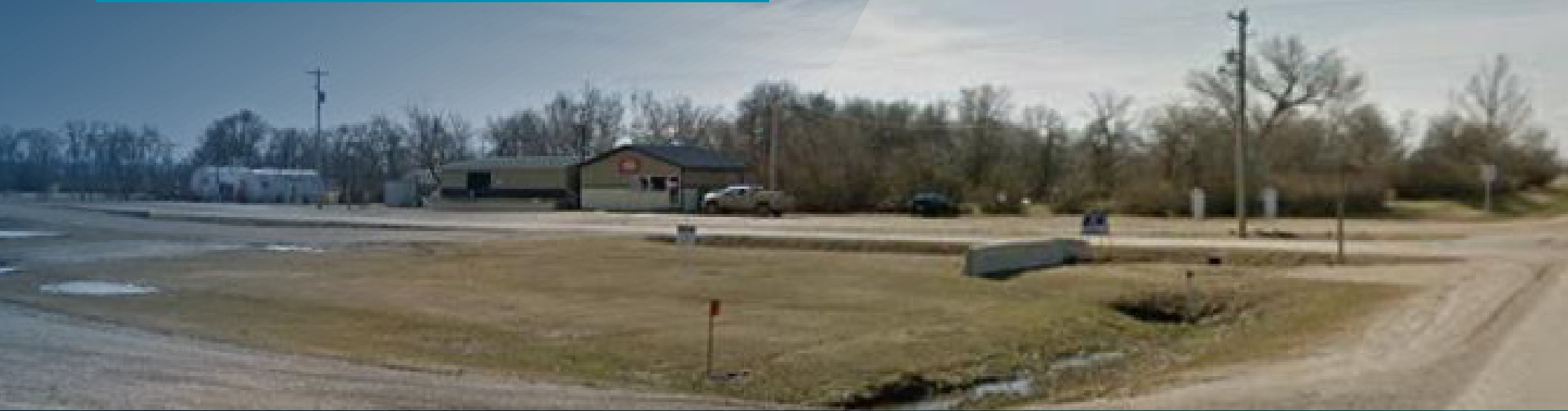
ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
68 RAILWAY ROAD - PIERSON, MANITOBA							
	BRETT INTRATER 204 934 6229			2,000		PRICE REDUCTION \$85,000 \$59,900	<ul style="list-style-type: none"> Well maintained single tenant office/retail building 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	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

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS										
<div>164 LANGSIDE STREET</div> <div><div><div>NEW</div></div><div><div>BRETT INTRATER 204 934 6229</div><div>SHAE HALPIN 204 558 6070</div></div></div> <tr><td></td><td></td><td></td><td></td><td>3,021</td><td></td><td>\$1,200,000</td><td><ul style="list-style-type: none">Fully restored Boutique 3-storey Commercial mixed use building available for sale with one of Winnipeg's most magical patiosNestled in the heart of West Broadway on the corner of Langside Street and Sara AvenueMain floor features a fully built-out high-end cocktail bar/lounge, currently operating under the name “Langside Grocery”2nd floor features a primarily open floor plan currently being used as the offices for Langside Grocery3rd floor features a one bedroom + den residential suite configuration with one bathroomSignificant renovations completed over the past 10 years4 parking stalls at the rear of the property(+/-) 3,021 SF availableProperty taxes: \$8,584.44</td></tr> <tr><td><div>3318 ROBLIN BLVD</div><div><div><div>NEW</div></div><div><div>BRETT INTRATER 204 934 6229</div><div>SHAE HALPIN 204 558 6070</div></div></div><tr><td></td><td></td><td></td><td></td><td>3,100</td><td></td><td>\$1,695,000</td><td><ul style="list-style-type: none">(+/-) 3,100 sf above grade plus (+/-) 1,700 sf basementFormer bank built in 1959 has been home to Pappas Greek Food & Steak for the past 27+ yearsAmazing location in the heart of CharleswoodSecond-to-none exposure and signage along Roblin at ElmhurstLicensed restaurant with a stated capacity of 84 patronsPotential opportunity to develop a patio at the front and side of building2x 400 amp 600 V 3 phase 4 wire electrical servicesParking for 20+ vehicles at rearAll equipment includedPerfect opportunity for experienced restaurateur looking for a new location to serve a very under serviced community</td></tr></td></tr>					3,021		\$1,200,000	<ul style="list-style-type: none">Fully restored Boutique 3-storey Commercial mixed use building available for sale with one of Winnipeg's most magical patiosNestled in the heart of West Broadway on the corner of Langside Street and Sara AvenueMain floor features a fully built-out high-end cocktail bar/lounge, currently operating under the name “Langside Grocery”2nd floor features a primarily open floor plan currently being used as the offices for Langside Grocery3rd floor features a one bedroom + den residential suite configuration with one bathroomSignificant renovations completed over the past 10 years4 parking stalls at the rear of the property(+/-) 3,021 SF availableProperty taxes: \$8,584.44	<div>3318 ROBLIN BLVD</div> <div><div><div>NEW</div></div><div><div>BRETT INTRATER 204 934 6229</div><div>SHAE HALPIN 204 558 6070</div></div></div> <tr><td></td><td></td><td></td><td></td><td>3,100</td><td></td><td>\$1,695,000</td><td><ul style="list-style-type: none">(+/-) 3,100 sf above grade plus (+/-) 1,700 sf basementFormer bank built in 1959 has been home to Pappas Greek Food & Steak for the past 27+ yearsAmazing location in the heart of CharleswoodSecond-to-none exposure and signage along Roblin at ElmhurstLicensed restaurant with a stated capacity of 84 patronsPotential opportunity to develop a patio at the front and side of building2x 400 amp 600 V 3 phase 4 wire electrical servicesParking for 20+ vehicles at rearAll equipment includedPerfect opportunity for experienced restaurateur looking for a new location to serve a very under serviced community</td></tr>					3,100		\$1,695,000	<ul style="list-style-type: none">(+/-) 3,100 sf above grade plus (+/-) 1,700 sf basementFormer bank built in 1959 has been home to Pappas Greek Food & Steak for the past 27+ yearsAmazing location in the heart of CharleswoodSecond-to-none exposure and signage along Roblin at ElmhurstLicensed restaurant with a stated capacity of 84 patronsPotential opportunity to develop a patio at the front and side of building2x 400 amp 600 V 3 phase 4 wire electrical servicesParking for 20+ vehicles at rearAll equipment includedPerfect opportunity for experienced restaurateur looking for a new location to serve a very under serviced community
				3,021		\$1,200,000	<ul style="list-style-type: none">Fully restored Boutique 3-storey Commercial mixed use building available for sale with one of Winnipeg's most magical patiosNestled in the heart of West Broadway on the corner of Langside Street and Sara AvenueMain floor features a fully built-out high-end cocktail bar/lounge, currently operating under the name “Langside Grocery”2nd floor features a primarily open floor plan currently being used as the offices for Langside Grocery3rd floor features a one bedroom + den residential suite configuration with one bathroomSignificant renovations completed over the past 10 years4 parking stalls at the rear of the property(+/-) 3,021 SF availableProperty taxes: \$8,584.44										
<div>3318 ROBLIN BLVD</div> <div><div><div>NEW</div></div><div><div>BRETT INTRATER 204 934 6229</div><div>SHAE HALPIN 204 558 6070</div></div></div> <tr><td></td><td></td><td></td><td></td><td>3,100</td><td></td><td>\$1,695,000</td><td><ul style="list-style-type: none">(+/-) 3,100 sf above grade plus (+/-) 1,700 sf basementFormer bank built in 1959 has been home to Pappas Greek Food & Steak for the past 27+ yearsAmazing location in the heart of CharleswoodSecond-to-none exposure and signage along Roblin at ElmhurstLicensed restaurant with a stated capacity of 84 patronsPotential opportunity to develop a patio at the front and side of building2x 400 amp 600 V 3 phase 4 wire electrical servicesParking for 20+ vehicles at rearAll equipment includedPerfect opportunity for experienced restaurateur looking for a new location to serve a very under serviced community</td></tr>					3,100		\$1,695,000	<ul style="list-style-type: none">(+/-) 3,100 sf above grade plus (+/-) 1,700 sf basementFormer bank built in 1959 has been home to Pappas Greek Food & Steak for the past 27+ yearsAmazing location in the heart of CharleswoodSecond-to-none exposure and signage along Roblin at ElmhurstLicensed restaurant with a stated capacity of 84 patronsPotential opportunity to develop a patio at the front and side of building2x 400 amp 600 V 3 phase 4 wire electrical servicesParking for 20+ vehicles at rearAll equipment includedPerfect opportunity for experienced restaurateur looking for a new location to serve a very under serviced community									
				3,100		\$1,695,000	<ul style="list-style-type: none">(+/-) 3,100 sf above grade plus (+/-) 1,700 sf basementFormer bank built in 1959 has been home to Pappas Greek Food & Steak for the past 27+ yearsAmazing location in the heart of CharleswoodSecond-to-none exposure and signage along Roblin at ElmhurstLicensed restaurant with a stated capacity of 84 patronsPotential opportunity to develop a patio at the front and side of building2x 400 amp 600 V 3 phase 4 wire electrical servicesParking for 20+ vehicles at rearAll equipment includedPerfect opportunity for experienced restaurateur looking for a new location to serve a very under serviced community										

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
T 204 928 5009
C 204 990 4800
murray.goodman@cwstevenson.ca

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




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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
1379-1381 PORTAGE AVENUE						
	CHRIS HOURIHAN 204 934 6215		C2	8,621 SF	\$1,625,000	<ul style="list-style-type: none"> Fully leased investment opportunity! Excellent Portage Ave exposure from both eastbound and westbound traffic Located on the corner of Portage Ave and Strathcona St, along major transit routes Beside Polo Park retail node, offering nearby walking and driving amenities including many restaurants, shopping and services
SMITH STREET PARKADE						
	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 928 5019		M	29,237 SF	\$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
REIMER ROAD AT DEACON'S 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




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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
1284 WILKES AVENUE						
	CHRIS MACSYMIC 204 928 5019		M2	21.56	\$950,000 PER ACRE	<ul style="list-style-type: none">Highly sought-after development land in SW Winnipeg1,500 feet of frontageDirect access off Wilkes AveExcellent visibility with daily traffic count of 100,000 vehicles at corner of Kenaston and Sterling LyonAmenity rich areaAdjacent to Seasons of Tuxedo, The Outlet Collection and Winnipeg's newest luxury auto dealership corridor
	BRETT INTRATER 204 934 6229					
	CHRIS HOURIHAN 204 934 6215					
	BRANDI ELOQUENCE 204 934 6246					
293 SOUTH RAILWAY AVE, WINKLER MB						
	STEPHEN SHERLOCK 204 928 5011			1.149	COND SOLD	<ul style="list-style-type: none">Located just off of Main Street on South Railway AvenueProperty is surrounded by existing commercial and retail uses in close proximity to residential neighborhoodsZoned Commercial GeneralDual access off of South Railway Avenue
101 TIMBER LANE, FLIN FLON MB						
	STEPHEN SHERLOCK 204 928 5011		M2	1.56	\$55,000	<ul style="list-style-type: none">Irregular shaped lot at the dead end of a streetAccess to Timber Lane is via Queen Street off of Provincial Highway 10 (street currently ends at subject property)Zoned M2
	MURRAY GOODMAN 204 928 5009					




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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
768 PRESTON AVENUE 	BRETT INTRATER 204 934 6229		R2	15 SUITES	UNCOND SOLD	<ul style="list-style-type: none"> Historically low vacancy offering investors a stable return profile Well located in Wolseley neighbourhood surrounded by amenities and significant capital reinvestment into the area Free and clear of debt which makes the property a good contender for current CMHC financing programs Value-add potential which gives the property significant rental rate growth potential upon lease expiries through suite renovation and capital investment
182 COLONY STREET 	BRETT INTRATER 204 934 6229		RMFL	29 SUITES	UNCOND SOLD	<ul style="list-style-type: none"> Historically low vacancy offering investors a stable return profile Well located in West Broadway neighbourhood surrounded by amenities and significant capital reinvestment into the area Free and clear of debt which makes the property a good contender for current CMHC financing programs Value-add potential which gives the property significant rental rate growth potential upon lease expiries through suite renovation and capital investment
46 RYAN WIRTH WAY 	RYAN MUNT 204 928 5015		CH	3.93	\$1,200,000	<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
<div>3086 PEMBINA HIGHWAY</div> <div></div>	<div>BRETT INTRATER 204 934 6229</div> <div>SHAE HALPIN 204 558 6071</div>		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)
<div>PACIFIC AVENUE - PORTAGE LA PRARIE</div> <div></div>	<div>STEPHEN SHERLOCK 204 928 5011</div> <div>MURRAY GOODMAN 204 928 5009</div>		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
<div>198-200 MARJORIE STREET</div> <div></div>	<div>BRETT INTRATER 204 934 6229</div> <div>RYAN MUNT 204 928 5015</div> <div>SHAE HALPIN 204 558 6071</div>			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
234 2ND AVENUE NORTH - STONEWALL MB						
	STEPHEN SHERLOCK 204 928 5011 MURRAY GOODMAN 204 928 5009		CH	1.5	\$525,000	<ul style="list-style-type: none">• Located 25 Kilometers North of Winnipeg on PTH67• 234 2nd Avenue North runs East West and is located between Patterson Drive and Provincial Road 236• Zoned CH
EAST ST PAUL DEVELOPMENT						
	STEPHEN SHERLOCK 204 928 5011		DR	200	UNPRICED	<ul style="list-style-type: none">• (+/-) 200 acres of prime single family development land available• Highly sought after location in East St. Paul surrounded by existing high end residential development just north of 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

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
280 BROADWAY & 70 SMITH STREET 	CHRIS MACSYMIC 204 928 5019	280 BROADWAY 70 SMITH STREET		105,341	CONTACT AGENT	<ul style="list-style-type: none"> Unique conversion opportunity to residential or hospitality consisting of an institutional-quality, well-built, office asset that features 105,000 sf of space, coupled with surface parking lots and a 15-suite multi-family building Well-located on the corner of Broadway and Smith Street Strong holding income until 2025 allows time to plan redevelopment while enjoying strong cash flows and incredible annual returns on initial investment
	BRETT INTRATER 204 999 1238					
361/365 HARGRAVE STREET & 114 GARRY STREET 	CHRIS MACSYMIC 204 928 5019	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
	BRETT INTRATER 204 999 1238					
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					




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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
WESTPORT LOT 20						
<div>CONDITIONALLY SOLD</div> 	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 mallAdditional surrounding amenities include the Red River Exhibition, Hockey for All Centre comprised of 4 rinks, and a new 12,000 sf Early Learning Child Care CentreSurrounded by significant residential development including Taylor Farm, Ridgewood South in addition to 8,000 proposed homes within CentrePort and the RM of HeadingleyTwo signalized intersections along Trans Canada Hwy #1 providing convenient access to the site
	CHRIS MACSYMIC 204 928 5019					
	SHAE HALPIN 204 558 6071					
SOUTHWEST DEVELOPMENT LAND						
	BRETT INTRATER 204 999 1238	LOT 1	C3	3.69	\$825,000/ACRE	<ul style="list-style-type: none">Brand new developmentC3 zoned southwest landGrowing area being surrounded by new homes and multi-family buildingsExcellent visibility from Kenaston Boulevard and access from Payworks WayIdeal 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					
11 PLYMOUTH STREET						
<div>PENDING</div> 	BRETT INTRATER 204 934 6229			11.8	PENDING	<ul style="list-style-type: none">100% freehold interest in 11 Plymouth StreetFully renovated industrial building leased to Amazon Canada Fulfillment Services, ULC, a wholly-owned subsidiary of the publicly traded entity, Amazon.com, Inc.Opportunity to acquire a highly coveted industrial asset leased to an investment grade tenantUpon tenant's lease expiry in December 2025, there is a significant opportunity for value creation through a mark-to-market lease renewal113,310 sq. ft single-storey (with a two-storey office portion) located within Inkster Industrial Park northeast of the intersection between Plymouth Street and Burrows AvenueInkster Industrial Park is Winnipeg's second largest city-developed master planned industrial park strategically located within the northwest quadrant of WinnipegClosely 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
512 PRINCESS AVE & 531 QUEENS AVE E - BRANDON, MB						
	CHRIS MACSYMIC 204 928 5019		HMU RMD	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.
	BRETT INTRATER 204 999 1238					
501 BRAECREST DRIVE - BRANDON, MB						
	CHRIS MACSYMIC 204 928 5019		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.
	BRETT INTRATER 204 999 1238					

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
31-47 SCURFIELD BLVD						
	CHRIS MACSYMIC 204 928 5019 BRETT INTRATER 204 999 1238		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
RAILWAY AVENUE S & PARK ST, WASKADA MB						
	MURRAY GOODMAN 204 928 5009 STEPHEN SHERLOCK 204 928 5011		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)
4 MAIN STREET W, ELIE MB						
	STEPHEN SHERLOCK 204 928 5011 MURRAY GOODMAN 204 928 5009		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
1277 HENDERSON HWY 	CHRIS MACSYMIC 204 928 5019 BRETT INTRATER 204 999 1238			.88	COND SOLD	<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.
HWY 16 & 16A - MINNEDOSA MB 	STEPHEN SHERLOCK 204 799 5526 MURRAY GOODMAN 204 990 4800		CH	2.68	\$40,000	<ul style="list-style-type: none"> Located just south of Minnedosa, MB Easily accessible via a paved approach off Highway 16A Surrounding area includes agricultural and residential zones Minnedosa is situated 50 km North of Brandon within the Rural Municipality of Minto – Odanah. Zoned as CH (Commercial Highway)
164 LANGSIDE STREET 	BRETT INTRATER 204 934 6229 SHAE HALPIN 204 558 6070			3,021 SF	\$1,200,000	<ul style="list-style-type: none"> Fully restored Boutique 3-storey Commercial mixed use building available for sale with one of Winnipeg's most magical patios Nestled in the heart of West Broadway on the corner of Langside Street and Sara Avenue Main floor features a fully built-out high-end cocktail bar/lounge, currently operating under the name "Langside Grocery" 2nd floor features a primarily open floor plan currently being used as the offices for Langside Grocery 3rd floor features a one bedroom + den residential suite configuration with one bathroom Significant renovations completed over the past 10 years 4 parking stalls at the rear of the property (+/-) 3,021 SF available Property taxes: \$8,584.44

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
27 SOUTHSHORE DRIVE						
<div><div>NEW</div></div>	JAMES TOKER 204 914 8426			5,280 SF	\$1,195,000	<ul style="list-style-type: none">Consistent rental income providing a stable ROI100% leased to long-term tenants with the potential to convert to short-term rentals upon lease expiryUnits strata titled for future individual salesConstructed in 2015 to the highest standards6 units in three configurations all featuring two bedrooms, heated ceramic flooring, in-suite laundry and private patios7' x 7' storage shed per unitAmple on-site parkingBeach access approximately 200 feet awayPotential to acquire adjacent land zoned for similar use
	BRANDI ELOQUENCE 204 996 3425					

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

CONTACT

Chris Macsymic
Executive Vice President & Principal
Chris Macsymic Personal Real Estate Corporation
T 204 928 5019
C 204 997 6547
chris.macsymic@cwstevenson.ca

Shae Halpin
Senior Associate
T 204 560 2536
C 204 558 6071
shae.halpin@cwstevenson.ca

OUR TEAM

**Martin McGarry**

CEO

T 204 928 5005

C 204 997 4766

martin.mcgarry@cwstevenson.ca

**Murray Goodman**

Senior Vice President & Principal

T 204 928 5009

C 204 990 4800

murray.goodman@cwstevenson.ca

**Brett Intrater**

Executive Vice President

Brett Intrater Personal Real Estate Corporation

T 204 934 6229

C 204 999 1238

brett.intrater@cwstevenson.ca

**Chris Hourihan**

Associate Vice President

T 204 934 6215

C 204 995 0225

chris.hourihan@cwstevenson.ca

**Chris Macsymic**

Executive Vice President & Principal

Chris Macsymic Personal Real Estate Corporation

T 204 928 5019

C 204 997 6547

chris.macsymic@cwstevenson.ca

**Ryan Munt**

Executive Vice President

Ryan Munt Personal Real Estate Corporation

T 204 928 5015

C 204 298 1905

ryan.munt@cwstevenson.ca

**Stephen Sherlock**

Vice President

T 204 928 5011

C 204 799 5526

steve.sherlock@cwstevenson.ca

**Shae Halpin**

Senior Associate

T 204 560 2536

C 204 558 6071

shae.halpin@cwstevenson.ca

**Brandi Eloquence**

Associate

T 204 934 6246

C 204 996 3425

brandi.eloquence@cwstevenson.ca

**James Toker**

Associate

T 204 934 6210

C 204 914 8423

james.toker@cwstevenson.ca



55 DONALD ST UNIT 200, WINNIPEG MB | 204 928 5000
INFO@CWSTEVENSON.CA | WWW.CWSTEVENSON.CA

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2024 Cushman & Wakefield, All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.