

# AVAILABILITY REPORT

AUGUST 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

3107 RED FIFE ROAD  
STEELE PHASE III

ALL SITE WORK COMPLETED  
READY FOR CONSTRUCTION

(+/-) 80,190 sf Available

## PROPERTY HIGHLIGHTS

- Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air)
- (+/-) 6,075 SF bays in Phase III
- Dock and grade loading
- 28' clear ceiling height
- Brand new construction
- Excellent exposure on CentrePort Canada Way
- All major amenities nearby
- Quick access to major highways and key trade corridors
- Zoned I2
- All site work completed. Ready to begin construction

## CONTACT

### STEPHEN SHERLOCK

**Vice President**

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### RYAN MUNT

**Executive Vice President**

Ryan Munt Personal Real Estate Corporation




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\*Please click the property image for more details.




ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING		MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
					GRADE	DOCK				
<b>1865 BURROWS AVENUE</b>										
	CHRIS MACSYMIC 204 928 5019  RYAN MUNT 204 928 5015	M2	B	23,792	2	1	16'5"	\$7.95	\$2.75	<ul style="list-style-type: none"> <li>Fully sprinklered (ESFR)</li> <li>Located in the heart of Inkster Industrial Park on Burrows Avenue between Keewatin Street and Plymouth Street</li> <li>1,140 sf of built out office space</li> <li>22,652 sf of warehouse space</li> <li>1200 amp 600 volt electrical service</li> <li>1 dock and 2 grade doors</li> </ul>
<b>FORT GARRY PLACE</b>										
	RYAN MUNT 204 928 5015  BRETT INTRATER 204 934 6229		5007	9,849	1			TBD	\$7.75	<ul style="list-style-type: none"> <li>Located in an amenity-rich area</li> <li>Fully furnished – seating for 100+ staff members</li> <li>Direct elevator access off Fort St</li> <li>Easy access to parkade from suite</li> <li>Up to 75 scramble parkade parking stalls available</li> <li>Rooftop patio access</li> <li>24-7 on-site security</li> <li>Several great restaurants on site</li> </ul>
<b>21 MURRAY PARK ROAD</b>										
	CHRIS MACSYMIC 204 928 5019	M1	BUILD-TO-SUIT	7,840 - 15,680	6			\$14.95	TBD	<ul style="list-style-type: none"> <li>Build-to-suit opportunity in the heart of Murray Industrial Park</li> <li>Located on Murray Park Rd between Sturgeon Rd and Moray St</li> <li>Close proximity to Winnipeg Richardson International Airport and major transportation routes</li> <li>Six (6) 12'x14' grade loading doors</li> <li>24' clear ceiling height</li> <li>Zoned M2</li> </ul>

\*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				
<b>289 KING STREET</b>										
	STEPHEN SHERLOCK 204 928 5011	M	MAIN FLOOR	3,727				\$7.00	\$3.05	<ul style="list-style-type: none"> <li>Located in central Winnipeg at the intersection of King St and Henry Ave</li> <li>30 parking stalls with additional parking available</li> <li>1 freight elevator</li> <li>Fully sprinklered</li> <li>Sheltered loading dock</li> <li>3rd floor - sub-dividable</li> <li>Utilities included</li> </ul>
	CHRIS HOURIHAN 204 934 6215		3RD FLOOR	2,976				\$6.00	\$3.05	
<b>17 GEE TEE WAY - RM OF SPRINGFIELD</b>										
	JAMES TOKER 204 934 6210	MG	1	2,944	1		16'-19'	\$14.95	\$3.00	<p><b><a href="#">CLICK HERE TO TAKE A VIRTUAL TOUR</a></b></p> <ul style="list-style-type: none"> <li>Join a quickly growing industrial park just 5 minutes from the Perimeter Highway in the RM of Springfield</li> <li>Choose between 10,120 sf of built out office/warehouse space or up to 5,888 sf of shell space</li> <li>4 drive through grade doors with electric openers in unit 3</li> <li>Floor drains in the warehouse</li> <li>(+/-) 16' to 19' clear ceiling height</li> <li>Fenced compound space available</li> </ul>
		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	
<b>MURRAY PARK TRADE CENTRE - 328-348 SAULTEAUX CRESCENT</b>										
	MURRAY GOODMAN 204 928 5009	M2	57	4,693	1		12'	\$9.95	\$4.24	<ul style="list-style-type: none"> <li>Located in Murray Industrial Park, situated on the corner of Murray Park Road &amp; Saulteaux Crescent.</li> <li>In close proximity to major trucking routes, CentrePort and the Winnipeg Richardson International Airport.</li> <li>57 Murray Park Road is comprised of 100% open area warehouse space. Available immediately.</li> <li>59 Murray Park Road includes nicely built out office area. Available immediately.</li> <li>326 Saulteaux Cres offers a combination of office spaces and a warehouse. Available immediately.</li> <li>356 Saulteaux Crescent offers a combination of office spaces and a warehouse. Available October 1, 2024.</li> <li>Zoned M2</li> </ul>
		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	
		M2	356	6,030	1		18'	\$9.95	\$4.24	



\*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					
<b>2030 NOTRE DAME AVENUE</b>											
	MURRAY GOODMAN 204 928 5009	M2	2	17,418			3	21'	\$7.25	\$4.06	<ul style="list-style-type: none"> <li>Warehouse/distribution space located in CentrePort Canada</li> <li>Great access to major transportation routes with close proximity to Route 90</li> <li>Approximate column spacing 30' x 50'</li> <li>Approximate ceiling height +/-21' (feet)</li> <li>3 (+/-) 8' x 10' dock doors with levelers</li> <li>One office and lunch room on mezzanine</li> <li>Professionally managed</li> <li>Fully sprinklered</li> </ul>
	STEPHEN SHERLOCK 204 928 5011										
<b>367 POPLAR AVENUE</b>											
	CHRIS HOURIHAN 204 934 6215	M1	12	933				\$7.00	\$2.60	<ul style="list-style-type: none"> <li>Spacious and open warehouse providing ample storage or manufacturing space</li> <li>Shared grade and dock loading and access to freight elevator</li> <li>60amp single phase service, currently being upgraded to 3 phase</li> </ul>	
	COLIN GRATTON 204 471 1270	M1	13	733				\$8.00	\$2.60		
<b>6 RYAN WIRTH WAY - RM OF EAST ST PAUL</b>											
	RYAN MUNT 204 928 5015	CH		1,500			1	24'	\$16.95	\$4.50	<p><b>READY FOR FIXTURING</b></p> <ul style="list-style-type: none"> <li>Located just off the Perimeter Hwy between Wenzel St and McGregor Farm Rd</li> <li>3 (+/-) 1,500 sf units</li> <li>1 (+/-) 2,000 sf unit</li> <li>Option to combine units</li> <li>Grade loading available in each unit</li> <li>No City of Winnipeg business taxes</li> <li>Fully controlled intersection construction underway at Wenzel St &amp; Perimeter Hwy</li> </ul>
				1,500			1	24'	\$16.95	\$4.50	
				1,500			1	24'	\$16.95	\$4.50	
	BRETT INTRATER 204 934 6229				2,000			1	24'	\$16.95	

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




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					GRADE	DOCK				
<b>965 SHERWIN ROAD</b>										
	CHRIS MACSYMIC 204 928 5019  RYAN MUNT 204 928 5015	M2	965	11,438 – 38,700		6	19'4"	\$8.95	\$5.48	<a href="#">965 SHERWIN VIRTUAL TOUR</a> <ul style="list-style-type: none"> <li>• Various demising options available</li> <li>• Located on Sherwin Road in Northwest Winnipeg, in very close proximity to the Winnipeg Richardson International Airport</li> <li>• Zoned M2</li> </ul>
<b>1196 FIFE STREET</b>										
	CHRIS MACSYMIC 204 928 5019  SHAE HALPIN 204 558 6071	M2		1.4 ACRES				\$4,175.00 NET MONTHLY		<ul style="list-style-type: none"> <li>• M2 Zoned compound for lease in the heart of Inkster Industrial Park</li> <li>• Site is fully-fenced and gated with security cameras</li> <li>• Net lease plus taxes and utilities</li> <li>• Well-situated in close proximity to major transportation routes</li> <li>• Available immediately</li> </ul>
<b>21 JOHN HIEBERT DRIVE - SPRINGFIELD MB</b>										
	RYAN MUNT 204 928 5015	M		1,500 - 3,000		1		\$1,750	\$375	<ul style="list-style-type: none"> <li>• Situated just east of the City of Winnipeg, 2 minutes from Dugald Road and minutes from the Perimeter Highway</li> <li>• Each unit has 1 – 14'x14' grade loading door</li> <li>• Floor drain in each unit</li> </ul>



\*Please click the property image for more details.




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					GRADE	DOCK				
<b>STEELE BUSINESS PARK PHASE I</b>										
	RYAN MUNT 204 928 5015		4-5	<b>SUBLEASE</b> 12,150				CONTACT AGENT	\$3.99	<ul style="list-style-type: none"> <li>Open warehouse space for sublease</li> <li>Located in CentrePort Canada, North America's largest trimodal inland port offering unparalleled access to road, rail, and air transportation</li> <li>Brand new construction</li> <li>2 dock doors with potential for additional dock or grade loading</li> <li>28' clear ceiling height</li> <li>Headlease expiry: March 31, 2027</li> <li>Quick access to major highways and key trade corridors</li> <li>No City of Winnipeg business taxes</li> </ul>
	STEPHEN SHERLOCK 204 928 5011									
<b>STEELE BUSINESS PARK PHASE II</b>										
	STEPHEN SHERLOCK 204 928 5011		PHASE II	5,425 - 21,765			28'	TBD	\$3.99	<p><b>PHASE II 83% LEASED</b></p> <ul style="list-style-type: none"> <li>Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air)</li> <li>Dock and grade loading</li> <li>Brand new construction</li> <li>Excellent exposure on CentrePort Canada Way</li> <li>All major amenities nearby</li> <li>Quick access to major highways and key corridors</li> </ul>
	RYAN MUNT 204 928 5015									
<b>STEELE BUSINESS PARK PHASE III</b>										
	STEPHEN SHERLOCK 204 928 5011		PHASE III	80,190			28'	TBD	\$3.99	<p><b>PHASE III SITE WORK COMPLETED</b></p> <ul style="list-style-type: none"> <li>Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air)</li> <li>(+/-) 6,075 SF bays in Phase III</li> <li>Dock and grade loading</li> <li>28' clear ceiling height</li> <li>Brand new construction</li> <li>Excellent exposure on CentrePort Canada Way</li> <li>All major amenities nearby</li> <li>Quick access to major highways and key trade corridors</li> <li>Zoned I2</li> <li>All site work completed. Ready to begin construction</li> </ul>
	RYAN MUNT 204 928 5015									

\*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
<b>629 ERIN STREET</b>				<b>SUBLEASE</b>					
	RYAN MUNT 204 928 5015  SHAE HALPIN 204 558 6071			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"> <li>10' x 10' grade loading door</li> <li>Fully sprinklered</li> <li>Open office area, washroom, server room and open warehouse space</li> </ul>
<b>40 DURUM DRIVE - ROSSER MB</b>				<b>SUBLEASE</b>					
	CHRIS MACSYMIC 204 928 5019  SHAE HALPIN 204 558 6071	M		10,000	4	24.5'	CONTACT AGENT	TBD	<ul style="list-style-type: none"> <li>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</li> <li>Located on the corner of Durum Drive and Klimpke Road in the heart of Brookport Business Park</li> <li>Excellent access to major highways and key trade corridors</li> <li>Headlease expiry: 2028</li> <li>Available for Tenant fixturing immediately</li> <li>Zoning: I2</li> </ul>
<b>5 SCURFIELD BLVD</b>									
	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"> <li>High traffic location on the corner of Scurfield Boulevard and Waverley Street in SW Winnipeg in close proximity to Route 90</li> <li>Amazing high exposure showroom/ office/ warehouse space</li> <li>Corner building sign opportunities, pylon sign on the corner of Scurfield and Waverley and additional dedicated monument signage on Scurfield</li> <li>1 grade level loading door, ability to re-instate additional grade level loading door currently drywalled in from the inside of the unit</li> <li>(+/-) 18' clear ceiling height</li> <li>Zoned M1</li> <li>Available September 1, 2024</li> </ul>



\*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
<b>176 WYATT ROAD</b>									
	MURRAY GOODMAN 204 990 4800			2,110	1	15'	LEASED	LEASED	<ul style="list-style-type: none"> <li>Located in North West Winnipeg, in the heart of Inkster Industrial Park</li> <li>Close proximity to major transportation routes and ample parking on site</li> <li>Access to many nearby amenities</li> <li>One dock level loading door</li> <li>(+/-) 15' clear ceiling height</li> <li>Zoned M2</li> <li>Professionally Managed</li> <li>Available July 1, 2024</li> </ul>
<b>UNIT 7 &amp; 8 - 1555 DUBLIN AVE</b>									
	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"> <li>Office/warehouse space located in the heart of St. James Industrial area</li> <li>Interior layout includes front showroom area, 3 private offices, kitchenette and open warehouse space</li> <li>Grade loading</li> <li>Two - 8' x 10' Grade loading doors</li> <li>18.5' clear ceiling height</li> <li>Ample parking on-site</li> <li>Available October 2024</li> </ul>
<b>1475 DUGALD ROAD</b>									
	CHRIS MACSYMIC 204 928 5019  SHAE HALPIN 204 558 6071			6,137	2		\$12.95	\$3.27	<ul style="list-style-type: none"> <li>Single Tenant Office/Warehouse with Compound located in the heart of St. Boniface Industrial Park</li> <li>6,137 sf with two bonus cold storage buildings at rear totaling 1,722 sf</li> <li>Office (3,137 sf) Layout features: Reception area, boardroom, lunchroom, six private offices, open work area, storage</li> <li>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</li> <li>Fenced and gravel compound area</li> <li>Bonus cold storage space included featuring 1,722 sf between two buildings joined by an enclosed roof with a double door.</li> <li>Storage Shed 1: 768 sf with (2) 8' grade loading doors in storage building 1</li> <li>Storage Shed 2: 954 sf with (1) 8' grade loading door in storage building 2</li> </ul>

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


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					GRADE	DOCK				
<b>1000 WAVERLEY STREET</b>										
	RYAN MUNT 204 928 5015		A	16,370 - 21,468			1	CONTACT AGENT		<ul style="list-style-type: none"> <li>Fully developed Office/Flex space</li> <li>Excellent exposure along Waverley St between Wilkes Ave and McGillivray Blvd</li> <li>Great natural light with modern improvements</li> <li>Ample parking available with 70-80 stalls per unit available</li> <li>Easy access to public transit with many amenities nearby</li> <li>Unit D has a 8,144 sf bonus mezzanine space</li> <li>Utilities are included!</li> </ul>
	SHAE HALPIN 204 558 6071		D	24,825						
<b>109 HIGGINS AVENUE</b>										
	STEPHEN SHERLOCK 204 799 5526			5,989				\$5.50		<ul style="list-style-type: none"> <li>Located in central Winnipeg in close proximity to the Disraeli Freeway and Waterfront Drive</li> <li>Ideal for warehouse/storage space</li> <li>Loading area features 2 elevated loading doors and 2 grade level doors</li> <li>3 Phase, 600 Volt electrical service</li> <li>Fully fenced compound area accommodates ample on site parking and exterior storage</li> <li>Zoned M2</li> </ul>
<b>3000 MCCREARY ROAD</b>										
	STEPHEN SHERLOCK 204 799 5526			49,000				CONTACT AGENT	\$4.75	<ul style="list-style-type: none"> <li>Brand new flex space now under construction</li> <li>Great exposure just north of the controlled intersection of McGillivray Boulevard and McCreary Road</li> <li>Just outside of City of Winnipeg limits in the RM of McDonald</li> <li>No City of Winnipeg business taxes</li> <li>High quality pre-cast construction with 20' clear ceiling height</li> <li>All loading door openings are 10' x 14' to allow for grade level loading, dock level loading or windows</li> <li>Two 11,500 sf clearspan sections and two 13,000 sf clearspan sections with bay sizes starting at 2,500 sf</li> <li>Ready for occupancy fall 2024</li> </ul>
	RYAN MUNT 204 928 5015									



\*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<p><b>47 SCURFIELD BLVD</b></p>  	<p>SHAE HALPIN 204 558 6071</p> <p>CHRIS MACSYMIC 204 997 6547</p>			1,680	3		\$20.00	\$8.40	<ul style="list-style-type: none"> <li>• Heated shop space with fenced and gravelled compound</li> <li>• Conveniently located on Scurfield Boulevard in Southwest Winnipeg with excellent transit access and various amenities nearby</li> <li>• 3 grade loading doors</li> <li>• Unit equipped with CO2 monitoring system, life safety equipment and in-floor heat</li> <li>• Ideal for a variety of trade or contracting firms</li> <li>• Ample parking available on site</li> <li>• Building and Pylon sign opportunities</li> <li>• Available September 2024</li> </ul>
<p><b>1209 RICHARD AVE</b></p>  	<p>CHRIS HOURIHAN 204 934 6215</p>			1,375			\$8.50	\$5.57	<ul style="list-style-type: none"> <li>• Located in the West End of Winnipeg, South of Notre Dame and West of Erin Street</li> <li>• Buildout consists of open reception area, 2 private offices, interior storage/office, 2 washrooms, and warehouse with shop sink</li> <li>• Professionally managed and maintained</li> <li>• 11' 5" ceiling height (underside of the joist)</li> <li>• 100 amp 120/208v electrical</li> <li>• Grade level loading</li> <li>• Zoned M2 – Light Industrial</li> <li>• Available immediately</li> </ul>
<p><b>1232 SHERWIN ROAD</b></p>  	<p>RYAN MUNT 204 928 5015</p> <p>SHAE HALPIN 204 558 6071</p>			1,875			\$12.95	\$4.88	<ul style="list-style-type: none"> <li>• Layout features large open office area, kitchenette and a washroom</li> <li>• Approximately 50% warehouse and 50% office</li> <li>• Dock &amp; Grade loading</li> <li>• Available November 1, 2024</li> </ul>

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

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<p><b>1097 KEEWATIN ST</b></p> 	MURRAY GOODMAN 204 990 4800			6,590			\$9.95	\$4.18	<ul style="list-style-type: none"> <li>• Located in the heart of Inkster Industrial Park in close proximity to major trucking roads and retail amenities</li> <li>• Professionally managed</li> <li>• 3 offices</li> <li>• 1 large open area office</li> <li>• Lunch room/kitchenette</li> <li>• (+/-) 18' clearance</li> <li>• Dock and grade loading</li> <li>• Zoned M2</li> <li>• Available November 1, 2024</li> </ul>



# 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




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\*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING GRADE	DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
<b>68 CRANE STREET - THOMPSON, MB</b>									
	RYAN MUNT 204 928 5015  CHRIS MACSYMIC 204 928 5019		1.34	17,000				\$395,000.00	<ul style="list-style-type: none"> <li>(+/-) 17,000 sf industrial building situated on 1.34 acres of land</li> <li>Located in Thompson, the largest city in the Northern Region of Manitoba, situated along the Burntwood River</li> <li>Close access to Provincial Trunk Hwy 6 and the Thompson Train Station</li> <li>Grade loading</li> </ul>
<b>422 JARVIS AVENUE</b>									
	UNCONDITIONALLY SOLD  BRETT INTRATER 204 934 6229  RYAN MUNT 204 928 5015  SHAE HALPIN 204 558 6071	M2	2.765	MAIN: 58,906 2ND: 57,730 3RD: 37,441 4TH: 37,441 5TH: 30,956 TOTAL: 222,274		3		UNCON SOLD	<ul style="list-style-type: none"> <li>Rare opportunity to acquire five-storey, stand alone industrial facility</li> <li>Purpose built as a cold storage facility with the main floor recently renovated and used as a cannabis production facility</li> <li>Phase II ESA completed in 2013</li> <li>Significant main floor renovations completed between 2014 and 2019</li> </ul>
<b>SHERWIN PARK - INDUSTRIAL CONDOS FOR SALE</b>									
	CONDITIONALLY SOLD  RYAN MUNT 204 928 5015  SHAE HALPIN 204 558 6071	M2	UNIT 710-712	8,500	1	3	16'	COND SOLD	<ul style="list-style-type: none"> <li>Industrial complex located adjacent to the Winnipeg Richardson International Airport</li> <li>Located within CentrePort Canada, North America's largest tri-modal inland port</li> <li>Centrally located with close proximity to major transportation routes</li> <li>Ideal space for manufacturing, wholesale and distribution users</li> <li>Flexible bay sizes</li> </ul>
<b>40 SCURFIELD BLVD</b>									
	CHRIS HOURIHAN 204 934 6215 SHAE HALPIN 204 558 6071 CHRIS MACSYMIC 204 997 6547 RYAN MUNT 204 928 5015 BRETT INTRATER 204 934 6229	M1	3.01	102,281	1	1 WITH LEVELLER			<ul style="list-style-type: none"> <li>Rare opportunity to acquire a turn-key manufacturing facility with over 100,000L fermentation capacity</li> <li>Facility is fully equipped and operational, requiring little to no modifications for immediate use</li> <li>Significant recent capital invested into the premises and equipment</li> <li>Prime South West location fronting Scurfield Boulevard</li> </ul>



\*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING		MAX CLR HT (+/-)	SALE PRICE	COMMENTS	
					GRADE	DOCK				
<b>ROCKALL PARK COMMERCIAL CONDOS PHASE I &amp; II</b>										
	RYAN MUNT 204 928 5015	IB		880			1	18'	\$235,000	<p><b>80% SOLD!</b></p> <ul style="list-style-type: none"> <li>New state-of-the-art commercial condominium complex located just west of the Perimeter Hwy and south of Blvd</li> <li>Units ranging from 880 sf - 1,040 sf suitable for both small business and hobbyist users</li> <li>Option to combine adjacent units, potential for drive-through access</li> <li>Large residential development planned just west of this site</li> <li>No City of Winnipeg business taxes</li> </ul>
		IB		960			1	18'	\$255,000	
	SHAE HALPIN 204 558 6071	IB		1,040			1	18'	TBD	
<b>224 ROCKALL ROAD - UNIT 9</b>										
	RYAN MUNT 204 928 5015	IB		MAIN FLOOR: 988 SF			1	18'	\$395,000.00	<ul style="list-style-type: none"> <li>Turnkey unit ready for occupancy featuring a spacious mezzanine, kitchenette and a bathroom</li> <li>New state-of-the-art commercial condominium complex located just west of the Perimeter Highway and south of Roblin Boulevard</li> <li>One 14' x 14' grade door with automatic opener</li> <li>(+/-) 18' clear ceiling height</li> <li>Paced, fenced and secured site</li> <li>Ideal for small business or hobbyist users</li> <li>No City of Winnipeg business taxes</li> <li>Zoned IB - Industrial Business Zone</li> </ul>
	SHAE HALPIN 204 558 6071		MEZZANINE: 356 SF							
			TOTAL: 1,344 SF							
<b>190 IXL CRESCENT, EAST SELKIRK, MB</b>										
	BRETT INTRATER 204 934 6229	ML	2.10	10,150			4		<b>COND SOLD</b>	<ul style="list-style-type: none"> <li>Situated on the north west corner of IXL Crescent in the St. Clements Industrial Park</li> <li>Fully fenced and secured site</li> <li>Low site coverage</li> <li>3 x 16' grade loading doors in the warehouse and 1 grade loading door in the utility building</li> <li>Perfect for landscaping, contractors, mechanics, etc.</li> </ul>
	SHAE HALPIN 204 558 6071									



**CONDITIONALLY SOLD**



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

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING GRADE DOCK		MAX CLR HT (+/-)	SALE PRICE	COMMENTS
<p><b>460 IXL CRESCENT, EAST SELKIRK, MB</b></p> 	<p>BRETT INTRATER 204 934 6229</p> <p>SHAE HALPIN 204 558 6071</p>	ML	2.892	2,200	3			\$700,000.00	<ul style="list-style-type: none"> <li>High efficiency construction, completed in 2020</li> <li>Potential to add additional buildings on site with services in-place for one additional building</li> <li>In floor heating</li> <li>Currently developed and configured as a 3-bay automotive repair shop</li> </ul>
<p><b>11 PLYMOUTH STREET</b></p> 	<p>BRETT INTRATER 204 934 6229</p> <p>CHRIS MACSYMIC 204 997 6547</p>	M2	11.8	113,310	3	6	20 FT	PENDING	<ul style="list-style-type: none"> <li>100% freehold interest in 11 Plymouth Street</li> <li>Fully renovated industrial building leased to Amazon Canada Fulfillment Services, ULC, a wholly-owned subsidiary of the publicly traded entity, Amazon.com, Inc.</li> <li>Opportunity to acquire a highly coveted industrial asset leased to an investment grade tenant</li> <li>Upon tenant's lease expiry in December 2025, there is a significant opportunity for value creation through a mark-to-market lease renewal</li> <li>113,310 sq. ft single-storey (with a two-storey office portion) located within Inkster Industrial Park northeast of the intersection between Plymouth Street and Burrows Avenue</li> <li>Inkster Industrial Park is Winnipeg's second largest city-developed master planned industrial park strategically located within the northwest quadrant of Winnipeg</li> <li>Closely linked to all major transportation routes and in close proximity to the Winnipeg Richardson International Airport</li> </ul>

*\*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
<b>126 WHEATFIELD ROAD</b>									
	RYAN MUNT 204 298 1905	MAIN BUILDING	2.23	20,444	7		30'	\$7,900,000	<ul style="list-style-type: none"> <li>Modern, specialized industrial facility with state-of-the-art equipment ideally suited for metal fabrication, welding, machining and manufacturing</li> <li>Separate building on site dedicated to sandblasting and painting of large, specialized equipment</li> <li>Located in the heart of CentrePort Canada, North America's largest trimodal inland port with excellent access to major transportation routes</li> <li>Grade loading on-site</li> <li>Fenced and gravelled compound with excess land providing opportunities for further development</li> </ul>
	SHAE HALPIN 204 558 6071	2ND BUILDING	2.23	5,616	1		26'-29'		
<b>1000 WAVERLEY STREET</b>									
	RYAN MUNT 204 928 5015	M2		58,468				CONTACT AGENT	<ul style="list-style-type: none"> <li>Fully developed office flex space ideally situated in the highly desirable Southwest Winnipeg</li> <li>Two units available for immediate possession with additional revenue and growth opportunity</li> <li>Exceptional parking offering with (+/-) 200 stalls</li> <li>Excellent high-exposure building signage and large monument sign opportunity along Waverley Street</li> <li>City of Winnipeg transit stops going North and South located directly outside</li> <li>Zoned M2</li> <li>Property Tax: \$174,241.40 (2023)</li> </ul>
	SHAE HALPIN 204 558 6071								



# OFFICE FOR LEASE

55 DONALD STREET

(+/-) 3,954 sf Available

## PROPERTY HIGHLIGHTS

- Efficient floorplate with attractive improvements in place
- Interior layout features 10 offices, 1 boardroom, open work area, a kitchenette, and a fully accessible UTR restroom
- Ample parking available on site
- Secure access via key fob entry
- Available immediately




## CONTACT

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**Ryan Munt**  
Executive Vice President  
Ryan Munt Personal Real Estate Corporation  
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\*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>379 BROADWAY</b>						
	CHRIS HOURIHAN 204 934 6215	303	1,657	\$11.75	\$9.35	<ul style="list-style-type: none"> <li>• Move-in ready offices with floor to ceiling windows offering an abundance of natural light</li> <li>• Public transportation access</li> <li>• Accessible facility with elevator access</li> <li>• Professionally managed</li> <li>• Quick occupancy</li> <li>• Perfect for law offices or professional services</li> <li>• Remaining office is a corner office with abundant natural light from two sides</li> </ul>
	COLIN GRATTON 204 471 1270					
<b>155 CARLTON STREET</b>						
	BRETT INTRATER 204 934 6229	307	2,966	\$15.50	\$14.58	<ul style="list-style-type: none"> <li>• Located on the Northeast corner of Carlton St and York Ave</li> <li>• Directly across from the RBC Convention Centre</li> <li>• Connection to downtown's climate-controlled skywalk and concourse systems</li> <li>• 24/7 security on site</li> <li>• Ample parking available at Lakeview Square Parkade</li> </ul>
		1410	7,531	\$15.50	\$14.58	
	SHAE HALPIN 204 558 6071	1550	1,554	\$15.50	\$14.58	
	RYAN MUNT 204 928 5015					
<b>FORT GARRY PLACE</b>						
	RYAN MUNT 204 928 5015	500	13,409	TBD	\$7.75	<ul style="list-style-type: none"> <li>• Located in an amenity-rich area</li> <li>• Fully furnished – seating for 100+ staff members</li> <li>• Direct elevator access off Fort St</li> <li>• Easy access to parkade from suite</li> <li>• Up to 75 scramble parkade parking stalls available</li> <li>• Rooftop patio access</li> <li>• Unit 5007 has 1 grade loading door</li> <li>• 24-7 on-site security</li> <li>• Several great restaurants on site</li> </ul>
	BRETT INTRATER 204 934 6229	5007	9,849	TBD	\$7.75	

\*Please click the property image for more details.





ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS	
<b>289 KING STREET</b>							
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	3,727	\$7.00	\$3.05	<ul style="list-style-type: none"> <li>• Located in central Winnipeg at the intersection of King St and Henry Ave</li> <li>• 30 parking stalls with additional parking available</li> <li>• 1 freight elevator</li> <li>• Fully sprinklered</li> <li>• Sheltered loading dock</li> <li>• 3rd floor is sub-dividable</li> <li>• Utilities included</li> </ul>	
	CHRIS HOURIHAN 204 934 6215	3RD FLOOR	2,976	\$6.00	\$3.05		
<b>755 HENDERSON HIGHWAY</b>							
	MURRAY GOODMAN 204 928 5009	THIRD FLOOR	5,750	\$20.00	\$5.86		<ul style="list-style-type: none"> <li>• Located in Northeast Winnipeg</li> <li>• In close proximity to downtown and Chief Peguis Trail</li> <li>• Building features floor to ceiling windows</li> <li>• Main entrance features glass atrium with three storey glazing and elevator access.</li> <li>• Available immediately</li> </ul>
<b>333 MAIN STREET</b>							
	RYAN MUNT 204 928 5015	10TH FLOOR	<b>SUBLEASE</b> 7,720	TBD	\$16.08	<ul style="list-style-type: none"> <li>• 2 full floors available on the 10th and 11th floor</li> <li>• Floorplates are approximately 7,720 sf</li> <li>• Connection to downtown's climate controlled skywalk and concourse systems</li> <li>• Direct elevator lobby exposure</li> <li>• Headlease expiry: December 27th, 2026</li> </ul>	
		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
<b>6 RYAN WIRTH WAY - RM OF EAST ST PAUL</b>						
	RYAN MUNT 204 928 5015		1,500	\$16.95	\$4.50	<b>READY FOR FIXTURING</b> <ul style="list-style-type: none"> <li>Brand new industrial/office units available for lease</li> <li>Located just off the Perimeter Hwy between Wenzel St and McGregor Farm Rd in the RM of East St. Paul</li> <li>Units ranging from 1,500 – 6,500 sf</li> <li>Option to combine units</li> <li>Grade loading</li> </ul>
	BRETT INTRATER 204 934 6229		1,500	\$16.95	\$4.50	
			1,500	\$16.95	\$4.50	
			2,000	\$16.95	\$4.50	
<b>90 MARKET AVENUE</b>						
	CHRIS HOURIHAN 204 934 6215		17,232	\$15.00 GROSS		<ul style="list-style-type: none"> <li>Located in the East Exchange District with close proximity to the Manitoba Museum, Centennial Concert Hall, and the Royal Manitoba Theatre Centre</li> <li>Ideal for commercial use</li> <li>Large parking lot on-site available for customers and employees</li> <li>Flexible space options – The building is currently demised into 8 units, and the landlord is willing to alter the floorplan or create single-tenant options</li> <li>Perfect for many professional office uses, or a classroom style setting</li> </ul>
	MURRAY GOODMAN 204 928 5009					
<b>98 MARKET AVENUE</b>						
	CHRIS HOURIHAN 204 934 6215		2,400	\$16.00	TBD	<ul style="list-style-type: none"> <li>Blank canvas ready for tenant design and fit-up</li> <li>Main floor of a modern design 6 storey, 64 suite property</li> <li>Tucked away in the East Exchange District within close proximity to an array of amenities</li> <li>Amazing walkability, close to local spots including Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Ave Pumphouse, The Forks and much more</li> <li>Zoned D</li> </ul>
	MURRAY GOODMAN 204 928 5009					






\*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<p><b>21 MURRAY PARK ROAD</b></p> 	<p>CHRIS MACSYMIC 204 928 5019</p>	BUILD-TO-SUIT	7,840 - 15,680	\$14.95	TBD	<ul style="list-style-type: none"> <li>Office space located on Murray Park Rd in the heart of Murray Industrial Park</li> <li>In close proximity to Winnipeg Richardson International Airport and major transportation routes</li> <li>Interior layout includes a large boardroom, private offices, an open work area, and a kitchenette</li> <li>Ample parking on-site</li> </ul>
<p><b>MUSE FLATS - 290 COLONY STREET</b></p> 	<p>CHRIS HOURIHAN 204 934 6215</p> <p>COLIN GRATTON 204 471 1270</p>	CRU 3	1,066	\$15.50	\$9.79	<ul style="list-style-type: none"> <li>Brand new architecturally significant commercial space, ideal for restaurant, service, retail and professional uses</li> <li>Excellent opportunity to serve residential tenants and University of Winnipeg students</li> <li>Located at high exposure corner steps away from University of Winnipeg campus and WAG</li> </ul>
<p><b>1850 NESS AVENUE</b></p> 	<p>CHRIS HOURIHAN 204 934 6215</p>	2ND FLOOR	<p><b>SUBLEASE</b> 2,556</p>	\$15.50 GROSS		<ul style="list-style-type: none"> <li>2nd floor office space available</li> <li>Excellent exposure and signage opportunities along Ness Avenue</li> <li>Newly renovated office interior including large open office area, conference room and washrooms</li> <li>Private entrance off Roseberry St</li> <li>Street parking in immediate area</li> <li>Stair access to 2nd floor</li> <li>Zoned C1</li> <li>Sublease expires April 30, 2027</li> </ul>
<p><b>100 PAQUIN ROAD</b></p> 	<p>RYAN MUNT 204 928 5015</p> <p>COLIN GRATTON 204 471 1270</p>	<p>MAIN FLOOR <b>SECOND FLOOR</b></p>	<p>3,000 - 7,327 <b>11,262</b></p>	<p>\$15.00 GROSS <b>\$15.00 GROSS</b></p>		<ul style="list-style-type: none"> <li>Located in the St. Boniface Industrial Park on the east side of Winnipeg, with easy access to Lagimodiere Boulevard, Plessis Road and the Perimeter Highway</li> <li>Abundance of natural light throughout office space creating a desirable work environment</li> <li>Excellent on-site electrified parking</li> <li>Convenient access to major public transportation routes</li> <li>Main floor consists of 12 offices and a large open area</li> <li>Outdoor patio space available for tenants</li> <li>50+ parking stalls available</li> <li>Flexible lease options available</li> </ul>



\*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>STERLING LYON BUSINESS PARK - 900 LORIMER BOULEVARD</b>						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	2,500 - 5,414	\$25.00	\$10.00	<ul style="list-style-type: none"> <li>• Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and Waverley</li> <li>• Site has a variety of amenities in the neighborhood</li> <li>• Rare opportunity in a brand new office building in SW Winnipeg</li> <li>• Ample parking; both surface and heated underground parking available</li> </ul>
	RYAN MUNT 204 928 5015	SECOND FLOOR	3,214	\$25.00	\$10.00	
	CHRIS MACSYMIC 204 928 5019					
<b>1280 WAVERLEY STREET</b>						
	RYAN MUNT 204 928 5015		UP TO 36,000	TBD	TBD	<ul style="list-style-type: none"> <li>• New suburban office to be developed</li> <li>• Excellent exposure to both Waverley and McGillivray</li> <li>• Approximate gross floor plate sizes are 12,000 sf</li> <li>• Highly desirable suburban office located in SW Winnipeg, accessible via Waverley St and Buffalo Pl</li> <li>• In close proximity to McGillivray and Kenaston Blvd, with access to a variety of amenities</li> <li>• Three storey office building</li> <li>• High density residential area immediately to the west</li> <li>• Commercial zoning: CMOFF</li> </ul>
	MURRAY GOODMAN 204 928 5009					
<b>5120 ROBLIN BOULEVARD</b>						
	RYAN MUNT 204 928 5015	C	675	\$15.00	\$10.32	<ul style="list-style-type: none"> <li>• Excellent location for a neighborhood in the heart of Charleswood</li> <li>• Great exposure on Roblin Blvd located between Harstone Rd and Pepperloaf Cres</li> <li>• Join Taverna Rodos Restaurant &amp; Lounge, Signature Pizza &amp; Salads and Royal Bank</li> <li>• Space includes a reception area, 2 private offices, and washroom</li> <li>• Professionally managed</li> <li>• Zoned C2</li> </ul>
	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
<b>MB CLINIC - 790 SHERBROOK STREET</b>						
	JAMES TOKER 204 914 8423  BRANDI ELOQUENCE 204 934 6246  BRETT INTRATER 204 934 6229	UNIT 110	952	\$28.00	\$15.85	<ul style="list-style-type: none"> <li>Join one of Canada's largest private multi-specialty medical clinics at Winnipeg's state-of-the-art Manitoba Clinic</li> <li>Conveniently located adjacent to the Health Sciences Centre with direct access to Notre Dame Avenue</li> <li>Perfect for paramedical services such as physiotherapy, chiropractic, massage, acupuncture, infusion, etc.</li> <li>Direct access to parkade from building with monthly parking available</li> <li>Amenities include a cafe and secure bicycle storage</li> <li>Shell space ready for tenant customization</li> <li>Join complimentary businesses including Shoppers Drug Mart, Winnipeg Hearing Centres, Visual Eyes Optometry and more</li> </ul>
<b>1000 WAVERLEY STREET</b>						
	RYAN MUNT 204 928 5015  SHAE HALPIN 204 558 6071	A D	16,370 - 21,468 24,825	CONTACT AGENT	\$7.36 \$7.36	<ul style="list-style-type: none"> <li>Fully developed Office/Flex space</li> <li>Excellent exposure along Waverley St between Wilkes Ave and McGillivray Blvd</li> <li>Great natural light with modern improvements</li> <li>Ample parking available with 70-80 stalls per unit available</li> <li>Easy access to public transit with many amenities nearby</li> <li>Unit D has a 8,144 sf bonus mezzanine space</li> <li>Utilities are included!</li> </ul>
<b>353 PROVENCHER BLVD</b>						
	STEPHEN SHERLOCK 204 799 5526	UNIT 6 UNIT 7	853 1,520	\$14.95 \$14.95	\$11.44 \$11.44	<ul style="list-style-type: none"> <li>Excellent high exposure location on Provencher Boulevard in the heart of St. Boniface</li> <li>Pylon signage opportunities</li> <li>(+/-) 27,400 cars pass by per day (City of Winnipeg)</li> <li>Zoned: C2</li> </ul>

\*Please click the property image for more details.




ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>UNIT I &amp; J - 359 JOHNSON AVE</b>						
	STEPHEN SHERLOCK 204 799 5526	UNIT I & J	2,400	\$8.95	\$6.39	<ul style="list-style-type: none"> <li>• Located on the corner of Johnson Avenue and Levis Street close to Chalmers Ave and Watt Street</li> <li>• Nicely developed office/warehouse space with 6 private offices, board room, kitchen area, and I.T. room</li> <li>• Warehouse space has 1 grade level loading door and a set of double main doors</li> <li>• Zoned: M1</li> <li>• Available November 1, 2023</li> </ul>
<b>363 BROADWAY</b>						
	RYAN MUNT 204 928 5015	1 (MAIN FLOOR UNIT)	3,511	\$24.00	\$15.78	<p><b>BUILDING SIGNAGE OPPORTUNITY</b></p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Close proximity to the RBC Convention Centre, Provincial Law Courts and Manitoba Legislature with easy access to the climate-controlled Skywalk System</li> <li>• 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</li> <li>• 24/7 on-site security</li> <li>• 5 elevators, recently upgraded</li> <li>• 3 levels of heated underground parking with on-site car wash</li> <li>• Valet service available</li> <li>• BOMA Best silver certified</li> </ul>
	BRETT INTRATER 204 934 6229	510	4,668	\$15.50	\$15.78	
		800	3,778	\$15.50	\$15.78	
		814	333	\$15.50	\$15.78	
		830	4,851	\$15.50	\$15.78	
		902	1,706	\$15.50	\$15.78	
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
<b>1000 LORIMER BLVD</b>						
	STEPHEN SHERLOCK 204 799 5526  RYAN MUNT 204 298 1905	2 & 3	5,586	\$22.95	\$7.57	<ul style="list-style-type: none"> <li>• Located on Lorimer Boulevard off of Sterling Lyon Parkway in close proximity to Kenaston, Wilkes and Waverley</li> <li>• Excellent opportunity in a newer facility allowing for flexible use of space</li> <li>• Site has a variety of amenities in the neighborhood</li> <li>• Space includes:                             <ul style="list-style-type: none"> <li>- 20 private offices</li> <li>- 4 small meeting rooms (which could easily be offices)</li> <li>- One small boardroom (12' x 14')</li> <li>- One large mezzanine boardroom (15'4" x 29'6")</li> <li>- 3 washrooms (mens, womens, unisex)</li> <li>- 2 open work areas</li> <li>- Reception area</li> <li>- Kitchen/ lunchroom area</li> </ul> </li> </ul>
<b>1475 DUGALD ROAD</b>						
	CHRIS MACSYMIC 204 928 5019  SHAE HALPIN 204 558 6071		6,137	\$12.95	\$3.27	<ul style="list-style-type: none"> <li>• Single Tenant Office/Warehouse with Compound located in the heart of St. Boniface Industrial Park</li> <li>• 6,137 sf with two bonus cold storage buildings at rear totaling 1,722 sf</li> <li>• Office (3,137 sf) Layout features: Reception area, boardroom, lunchroom, six private offices, open work area, storage</li> <li>• 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</li> <li>• Fenced and gravel compound area</li> <li>• Bonus cold storage space included featuring 1,722 sf between two buildings joined by an enclosed roof with a double door.</li> <li>• Storage Shed 1: 768 sf with (2) 8' grad loading doors in storage building 1</li> <li>• Storage Shed 2: 954 sf with (1) 8' grade loading door in storage building 2</li> </ul>
<b>UNIT 7 - 25 SCURFIELD BLVD</b>						
	RYAN MUNT 204 298 1905  STEPHEN SHERLOCK 204 799 5526	7	3,695	\$19.95	\$7.20	<ul style="list-style-type: none"> <li>• Flex unit available in highly sought after SW Winnipeg</li> <li>• Currently built out as office space with small warehouse area</li> <li>• Dock level loading and grade level loading</li> <li>• Building façade and roof recently updated</li> <li>• Ample Parking available</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<p><b>1151 SHERWIN ROAD</b></p> 	<p>STEPHEN SHERLOCK 204 799 5526</p>		16,494	\$12.00	\$3.08	<ul style="list-style-type: none"> <li>• Amazing suburban office space in St. James</li> <li>• Close proximity to James Richardson International Airport and all of the amenities of the Polo Park area</li> <li>• (+/-) 16,494 sf of nicely developed office space</li> <li>• Beautiful reception area</li> <li>• Nice bright space with plenty of windows and natural light in the private offices.</li> <li>• Multiple meeting rooms and boardrooms, large open areas perfect for workstation areas, and kitchen/lunchroom for staff</li> <li>• Ample dedicated on-site parking available</li> <li>• Available September 15, 2024</li> </ul>
<p><b>110 PRINCESS STREET</b></p> 	<p>BRANDI ELOQUENCE 204 996 3425</p> <p>JAMES TOKER 204 914 8426</p>	101	<p><b>SUBLEASE</b> 2,750</p>	\$19.63 GROSS		<ul style="list-style-type: none"> <li>• 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.</li> <li>• This property offers unparalleled access to a thriving community of businesses, restaurants, and cultural attractions.</li> <li>• A spacious layout flooded with natural light fosters productivity and creativity, offering private offices, meeting areas, and collaborative workspaces.</li> <li>• Luxury details include hardwood floors, designer lighting, and premium fixtures that exude sophistication and style.</li> <li>• Modern amenities include high-speed internet, updated HVAC systems and two washrooms with one featuring a shower.</li> <li>• Employee well-being is prioritized with access to a expansive common area patio and fitness centre.</li> <li>• Excellent transit options and nearby parking facilities ensures convenient access for employees and visitors alike.</li> </ul>
<p><b>55 DONALD STREET</b></p> 	<p>SHAE HALPIN 204 558 6071</p> <p>RYAN MUNT 204 298 1905</p>		3,954	\$10.00	\$13.03	<ul style="list-style-type: none"> <li>• Efficient floorplate with attractive improvements in place</li> <li>• Interior layout features 10 offices, 1 boardroom, open work area, a kitchenette, and a fully accessible UTR restroom</li> <li>• Ample parking available on site</li> <li>• Secure access via key fob entry</li> <li>• Available immediately</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>1924 MAIN STREET</b>						
 	RYAN MUNT 204 298 1905	A 7	1,540 1,274	\$16.95 LEASED	\$7.55 LEASED	<ul style="list-style-type: none"> <li>Retail/Office opportunity on Main Street between Leila Avenue and Partridge Avenue</li> <li>Interior features one private office, large open area and a kitchenette</li> <li>Three reserved parking stalls at rear of the building with street parking in front</li> <li>Excellent access to major public transportation routes</li> </ul>
	SHAE HALPIN 204 558 6071					
<b>103 PROGRESS WAY</b>						
 	SHAE HALPIN 204 558 6071	2B	3,850	\$21.00	\$5.00	<ul style="list-style-type: none"> <li>Premium office/medical space available for lease in McGillivray Business Park</li> <li>Located on the 2nd floor with elevator access</li> <li>Base building condition equipped with two roughed-in UTR washrooms, two high-efficiency furnaces and two HRV units</li> <li>Amenities include a shared boardroom and patio available for Tenant's use</li> <li>Electrical Capacity: 200A 120/208V</li> <li>6 dedicated parking stalls available with additional 6 supplementary visitor stalls</li> <li>Tenant's inducements available and included in face rate</li> <li>Available immediately for Tenant's fixturing</li> <li>No City of Winnipeg business taxes</li> <li>Excellent access with new controlled intersection at the corner of McGillivray Blvd &amp; Progress Way</li> <li>Digital display board facing McGillivray Boulevard coming soon, offering Tenant's prominent signage opportunity along McGillivray Boulevard</li> <li>Located adjacent to My Second Garage, offering dedicated year-round storage units complete with self-service car wash available for Tenant use - learn more here.</li> </ul>
	CHRIS MACSYMIC 204 997 6547					
<b>1821 MAIN STREET</b>						
 	JAMES TOKER 204 914 8423		612	\$1,600 GROSS MTHLY		<ul style="list-style-type: none"> <li>Main floor Office/Retail opportunity located on Main Street between Jefferson Avenue and Leila Avenue</li> <li>Perfect location for professional services, including law offices, accounting firms, and more</li> <li>Space features an open floor plan along with common areas</li> <li>Two reserved parking stalls allocated at the rear of the property</li> <li>High-Profile signage available on the front of the building</li> <li>Minutes from Kildonan Park, close to numerous restaurants and shopping options</li> </ul>
	RYAN MUNT 204 298 1905					



TENANT RELOCATING

# OFFICE FOR SALE

546 ACADEMY ROAD

YOUR SIGN HERE

(+/-) 2,841 sf Available

## PROPERTY HIGHLIGHTS

- Highly sought-after retail building along the coveted Academy Road, on the corner of Lanark Street, a high-profile intersection in River Heights, with approximately 20,000 cars passing by daily and high foot traffic
- Excellent exposure with building signage opportunity
- Surrounded by an abundance of amenities including restaurants, cafes and boutiques
- Main floor layout features a spacious showroom area with built-out fitting rooms
- 2nd floor features residential suite suitable for office space, additional storage, or the opportunity to redevelop into an income-producing unit
- Flexible C1 zoning allows for a variety of retail uses
- Approximately 14 parking stalls at the rear of the property, and exceptional nearby transit access
- Radiant heat and two AC units service the main and second floor




## CONTACT

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shae.halpin@cwstevenson.ca



\*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
<p><b>68 RAILWAY AVE - PIERSON, MANITOBA</b></p>  <p><b>CONDITIONALLY SOLD</b></p>	<p>BRETT INTRATER 204 934 6229</p>		2,000	\$59,900	<b>COND SOLD</b>	<ul style="list-style-type: none"> <li>Well maintained single tenant office/retail building for sale in Pierson, Manitoba</li> <li>Former freestanding RBC retail branch located on 68 Railway Ave, Pierson's main commercial thoroughfare</li> <li>Easy access from Hwy 3 and Hwy 256</li> <li>Parking is available in the front and behind the building</li> <li>Pylon signage available in front of the building</li> </ul>
<p><b>1000 WAVERLEY STREET</b></p> 	<p>RYAN MUNT 204 928 5015</p> <p>SHAE HALPIN 204 558 6071</p>		58,468	CONTACT AGENT	\$169,234.08	<ul style="list-style-type: none"> <li>Fully developed office flex space ideally situated in the highly desirable Southwest Winnipeg</li> <li>Two units available for immediate possession with additional revenue and growth opportunity</li> <li>Exceptional parking offering with (+/-) 200 stalls</li> <li>Excellent high-exposure building signage and large monument sign opportunity along Waverley Street</li> <li>City of Winnipeg transit stops going North and South located directly outside</li> <li>Zoned M2</li> <li>Property Tax: \$174,241.40 (2023)</li> </ul>
<p><b>280 BROADWAY &amp; 70 SMITH STREET</b></p> 	<p>CHRIS MACSYMIC 204 928 5019</p> <p>BRETT INTRATER 204 999 1238</p>	280 BROADWAY 70 SMITH STREET	105,341	CONTACT AGENT		<ul style="list-style-type: none"> <li>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</li> <li>Well-located on the corner of Broadway and Smith Street</li> <li>Strong holding income until 2025 allows time to plan redevelopment while enjoying strong cash flows and incredible annual returns on initial investment</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
<b>361/365 HARGRAVE STREET &amp; 114 GARRY STREET</b>						
	CHRIS MACSYMIC 204 928 5019	361-365 HARGRAVE STREET 114 GARRY STREET	70,719 74,248	<b>COND SOLD</b>		<ul style="list-style-type: none"> <li>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"> <li>361-365 Hargrave Street: 70,719 sf over 5 floors                                     <ul style="list-style-type: none"> <li>Fully leased until 2029 to Indigenous Services Canada</li> <li>Federal Government credit (A+) tenancy</li> <li>31% rental increase in 2025</li> </ul> </li> <li>114 Garry Street: 72,248 sf over 3 floors                                     <ul style="list-style-type: none"> <li>Fully leased until 2039 to Manitoba Department of Infrastructure &amp; Transportation</li> <li>Provincial Government credit (A) tenancy</li> <li>Incredibly stable long term cash flows</li> </ul> </li> </ul> </li> </ul>
	BRETT INTRATER 204 999 1238					
<b>1038 PORTAGE AVE</b>						
	CHRIS HOURIHAN 204 934 6215		6,850	\$1,250,000.00	\$22,682.58	<ul style="list-style-type: none"> <li>Amazing exposure and building signage opportunities along Portage Avenue</li> <li>Sale/leaseback option or vacant possession</li> <li>Excellent neighbourhood and surrounding area, close to many amenities and Polo Park Shopping Node</li> <li>Second floor office space includes new flooring, new ceiling and LED lights</li> <li>Shared vestibule, separate temperature controls and separately metered utilities allows for easy division of the main floor and second floor for two tenant occupancy</li> <li>Additional monthly income from billboard signage</li> </ul>
<b>546 ACADEMY ROAD</b>						
	CHRIS HOURIHAN 204 934 6215		2,841	\$1,600,000	\$13,853.09	<ul style="list-style-type: none"> <li>Highly sought-after retail building along the coveted Academy Road, on the corner of Lanark Street, a high-profile intersection in River Heights, with approximately 20,000 cars passing by daily and high foot traffic</li> <li>Excellent exposure with building signage opportunity</li> <li>Surrounded by an abundance of amenities including restaurants, cafes and boutiques</li> <li>Main floor layout features a spacious showroom area with built-out fitting rooms</li> <li>2nd floor features residential suite suitable for office space, additional storage, or the opportunity to redevelop into an income-producing unit</li> <li>Flexible C1 zoning allows for a variety of retail uses</li> <li>Approximately 14 parking stalls at the rear of the property, and exceptional nearby transit access</li> <li>Radiant heat and two AC units service the main and second floor</li> </ul>
	SHAE HALPIN 204 560 2536					



# RETAIL FOR LEASE

UNIT A - 1924 MAIN STREET



(+/-) 1,540 sf Available

## PROPERTY HIGHLIGHTS

- Retail/Office opportunity on Main Street between Leila Avenue and Partridge Avenue
- Interior features one private office, large open area and a kitchenette
- Three reserved parking stalls at rear of the building with street parking in front
- Excellent access to major public transportation routes




## CONTACT

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


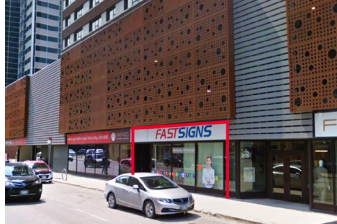

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<p><b>1079 AUTUMNWOOD DRIVE</b></p> 	<p>RYAN MUNT 204 928 5015</p> <p>SHAE HALPIN 204 558 6071</p>	M	A	2,868	\$16.00	\$8.42	<ul style="list-style-type: none"> <li>• Fixtured restaurant opportunity in the heart of Windsor Park</li> <li>• Located in Northeast Winnipeg at the intersection of Autumnwood Dr and Cottonwood Rd</li> <li>• Building signage opportunity</li> <li>• Ample parking on site</li> <li>• Zoned C2</li> </ul>
<p><b>379 BROADWAY</b></p> 	<p>CHRIS HOURIHAN 204 934 6215</p> <p>COLIN GRATTON 204 471 1270</p>	M	16	1,996	\$21.00	\$9.35	<ul style="list-style-type: none"> <li>• Move-in-ready retail space with excellent exposure on the corner of Broadway and Edmonton St</li> <li>• Unit facing Edmonton—beautifully built out space that is perfectly suited for retail use and professional services</li> <li>• Unit facing Broadway – perfect for café, restaurant or retail use</li> <li>• Close proximity to the Manitoba Courts and Skywalk connectivity starting at RBC Convention Centre</li> <li>• Excellent access to public transportation</li> </ul>
<p><b>MUSE FLATS - 290 COLONY STREET</b></p> 	<p>CHRIS HOURIHAN 204 934 6215</p> <p>COLIN GRATTON 204 471 1270</p>	M	CRU 3	1,066	\$15.50	\$9.79	<ul style="list-style-type: none"> <li>• Brand new architecturally significant commercial space, ideal for restaurant, service, retail and professional uses</li> <li>• Excellent opportunity to serve residential tenants and University of Winnipeg students</li> <li>• Located at high exposure corner steps away from University of Winnipeg campus and WAG</li> </ul>






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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>98 MARKET AVENUE</b>							
	CHRIS HOURIHAN 204 934 6215  MURRAY GOODMAN 204 928 5009	D		2,400	\$16.00	TBD	<ul style="list-style-type: none"> <li>Blank canvas ready for tenant design and fit-up</li> <li>Main floor of a modern design 6 storey, 64 suite property</li> <li>Tucked away in the East Exchange District within close proximity to an array of amenities</li> <li>Amazing walkability, close to local spots including Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Avenue Pumphouse, The Forks and much more</li> </ul>
<b>MANITOBA HYDRO PLACE - 360 PORTAGE AVENUE</b>							
	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"> <li>Former restaurant/marketplace for lease</li> <li>Build-out includes commercial kitchen, large walk-in freezer and fridge, multiple self-serve stations, coffee bar and lots of other equipment</li> <li>End cap exposure with ample frontage on Portage Ave and Carlton St</li> <li>Located directly below MB Hydro's headquarters</li> <li>Access directly from Portage Ave, from Hydro Place Galleria or skywalk</li> <li>Close proximity to multiple amenities</li> </ul>
<b>REFINERY CRU - 425 BALLANTRAE DRIVE</b>							
	SHAE HALPIN 204 558 6071	RMU	BUILDING B	875 - 4,471	\$26.00	\$10.00	<ul style="list-style-type: none"> <li>Brand new commercial units available in the heart of SW Winnipeg anchoring a 2 building, 174 unit development</li> <li>Suitable for retail, commercial, office and professional services</li> <li>Units starting from (+/-) 875 sf</li> <li>Excellent access to major transportation routes</li> <li>Available August 2022</li> </ul>



\*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>SMITH STREET LOFTS</b>							
	BRETT INTRATER 204 934 6229	M	1	2,345	\$7,500 PER MONTH SEMI-GROSS		<p><b>MAIN FLOOR COMMERCIAL UNITS</b></p> <ul style="list-style-type: none"> <li>• Storefront that sits below a luxury apartment complex with 251 new units and 20,000 sf of residential amenities</li> <li>• Located close to Canada Life Centre with high vehicular and pedestrian traffic</li> <li>• Options to expand into the plaza are negotiable</li> <li>• Additional features include: a 13' high exposed ceiling, industrial concrete finishes, architectural lighting and floor to ceiling glazing along the storefront</li> </ul>
<b>190 SMITH STREET</b>							
	CHRIS HOURIHAN 204 934 6215		3	2,000	\$19.00	\$10.93	<ul style="list-style-type: none"> <li>• An ideal downtown retail opportunity with exposure along Smith St, just south of St. Mary Ave</li> <li>• Join new tenants, Freshcut Downtown and Xing Fu Tang</li> <li>• Across the street from Smith Street Lofts, a brand-new luxury apartment complex with 251 new units</li> <li>• Covered parking available at \$145/stall per month</li> <li>• Over 2,400 people travel to work by walking within a 3 km radius</li> <li>• 74,000 daytime population within a 3 km radius</li> </ul>
<b>353 PROVENCHER BLVD</b>							
	STEPHEN SHERLOCK 204 799 5526	UNIT 6 UNIT 7	853 1,520	\$14.95 \$14.95	\$11.44 \$11.44		<ul style="list-style-type: none"> <li>• Excellent high exposure location on Provencher Boulevard in the heart of St. Boniface</li> <li>• Pylon signage opportunities</li> <li>• (+/-) 27,400 cars pass by per day (City of Winnipeg)</li> <li>• Zoned: C2</li> </ul>

\*Please click the property image for more details.




ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>197 OSBORNE ST</b> 	CHRIS HOURIHAN 204 934 6215  BRETT INTRATER 204 999 1238  CHRIS MACSYMIC 204 928 5019	C2		702-7,014	\$28.00	\$10.00	<ul style="list-style-type: none"> <li>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</li> <li>90 residential units currently under construction, with up to 7 commercial units with a targeted occupancy date of August 2024</li> <li>On site parking for commercial tenants</li> <li>Easy deliveries through the rear service corridor, accessed by the newly installed loading bay on Gertrude Avenue</li> <li>Units complete with drywalled/taped walls, doorway/entrance, poured concrete floor, roughed in plumbing, electrical panel, and base lighting</li> <li>Zoned C2, offering a vast array of opportunities, with numerous commercial uses permitted</li> <li>Perfect space for cafe, bakery, specialty retail &amp; grocery, beauty and wellness, apparel and fashion, and professional services</li> </ul>
<b>5 SCURFIELD BLVD</b> 	STEPHEN SHERLOCK 204 799 5526  RYAN MUNT 204 298 1905		38	7,020	\$21.95	\$8.35	<ul style="list-style-type: none"> <li>High traffic location on the corner of Scurfield Boulevard and Waverley Street in SW Winnipeg in close proximity to Route 90</li> <li>Amazing high exposure showroom/ office/ warehouse space</li> <li>Corner building sign opportunities, pylon sign on the corner of Scurfield and Waverly and additional dedicated monument signage on Scurfield</li> <li>1 grade level loading door, ability to re-instate additional grade level loading door currently drywalled in from the inside of the unit</li> <li>(+/-) 18' clear ceiling height</li> <li>Zoned M1</li> <li>Available September 1, 2024</li> </ul>
<b>533 COLONY ST. UNIT 100B</b> 	CHRIS HOURIHAN 204 934 6215  COLIN GRATTON 204 471 1270			790	\$2,575/MTH		<ul style="list-style-type: none"> <li>Completely turn-key coffee shop opportunity complete with equipment</li> <li>Brand new architecturally significant commercial space boasts high-end fixtures and feel</li> <li>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.</li> <li>In the heart of a growing high-density district with over 700 units of new multi-family housing</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>165 OSBORNE STREET</b>			<b>SUBLEASE</b>				
	BRANDI ELOQUENCE 204 996 3425  JAMES TOKER 204 914 8423			2,065	\$22.00	\$5.93	<ul style="list-style-type: none"> <li>Prominent boutique storefront located on the corner of Osborne Street and Wardlaw Avenue.</li> <li>Excellent access from all directions of traffic and situated along multiple public transit routes.</li> <li>Suitable for a variety of uses including – aesthetics, medical, personal services, professional offices, or specialty retail.</li> <li>Bright, clean, modern, and recently renovated.</li> <li>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.</li> <li>The second floor features a spacious waiting room, five aesthetic rooms/offices, a restroom, and a large private deck.</li> <li>The basement provides ample storage, a small kitchenette, and a third restroom.</li> <li>The rear of the property features a single parking stall and a rare private garage.</li> <li>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.</li> <li>Head-lease expires August 31, 2026.</li> </ul>
<b>5905 ROBLIN BLVD</b>							
	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"> <li>Located on Roblin Boulevard just east of the Perimeter Highway</li> <li>Unit B: 1,139 sf</li> <li>Unit H: 1,625 sf</li> <li>Unit B features an open reception area, two accessible washrooms, 3 private offices and a kitchenette</li> <li>Unit H features an open concept room currently being used as a hair salon, two accessible washrooms, one private office and a kitchenette</li> <li>Ample parking available on site</li> <li>Building and pylon signage opportunities</li> <li>Available immediately</li> </ul>



\*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>1857 GRANT AVE</b> 	CHRIS HOURIHAN 204 995 0225			<b>SUBLEASE</b> 1,200	\$28.00	\$11.93	<ul style="list-style-type: none"> <li>Know as “Kenaston Village Mall”, this property has excellent exposure, sitting on the northeast corner of Grant Ave and Kenaston Blvd</li> <li>Join an excellent tenant mix with Bulk Barn, Dairy Queen, Harvest Bakery, Stella’s, and more</li> <li>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</li> <li>Pylon sign available for increased exposure</li> <li>Significant parking availability</li> <li>Lease term end date of December 14, 2028</li> </ul>
<b>1924 MAIN STREET</b> 	RYAN MUNT 204 298 1905  SHAE HALPIN 204 558 6071		A 7	1,540 <b>1,274</b>	\$16.95 <b>LEASED</b>	\$7.55 <b>LEASED</b>	<ul style="list-style-type: none"> <li>Retail/Office opportunity on Main Street between Leila Avenue and Partridge Avenue</li> <li>Interior features one private office, large open area and a kitchenette</li> <li>Three reserved parking stalls at rear of the building with street parking in front</li> <li>Excellent access to major public transportation routes</li> </ul>
<b>1821 MAIN STREET</b> 	JAMES TOKER 204 914 8423  RYAN MUNT 204 298 1905			612	\$1,600 GROSS MTHLY		<ul style="list-style-type: none"> <li>Main floor Office/Retail opportunity located on Main Street between Jefferson Avenue and Leila Avenue</li> <li>Perfect location for professional services, including law offices, accounting firms, and more</li> <li>Space features an open floor plan along with common areas</li> <li>Two reserved parking stalls allocated at the rear of the property</li> <li>High-Profile signage available on the front of the building</li> <li>Minutes from Kildonan Park, close to numerous restaurants and shopping options</li> </ul>



# RETAIL FOR SALE

164 LANGSIDE STREET

**PRICE REDUCTION**  
~~\$1,200,000~~  
**\$999,999.00**

(+/-) 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

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**Executive Vice President**



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**Shae Halpin**  
**Senior Associate**

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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
<p><b>68 RAILWAY ROAD - PIERSON, MANITOBA</b></p> 	<p>BRETT INTRATER 204 934 6229</p>			2,000		<p><b>COND SOLD</b></p>	<ul style="list-style-type: none"> <li>Well maintained single tenant office/retail building for sale in Pierson, Manitoba</li> <li>Former freestanding RBC retail branch located on 68 Railway Ave, Pierson's main commercial thoroughfare</li> <li>Easy access from Hwy 3 and Hwy 256</li> <li>Parking is available in the front and behind the building</li> <li>Pylon signage available in front of the building</li> </ul>
<p><b>164 LANGSIDE STREET</b></p> 	<p>BRETT INTRATER 204 934 6229</p> <p>SHAE HALPIN 204 558 6070</p>			3,021		<p><b>PRICE REDUCTION</b> <del>\$1,200,000</del> \$999,999.00</p>	<ul style="list-style-type: none"> <li>Fully restored Boutique 3-storey Commercial mixed use building available for sale with one of Winnipeg's most magical patios</li> <li>Nestled in the heart of West Broadway on the corner of Langside Street and Sara Avenue</li> <li>Main floor features a fully built-out high-end cocktail bar/lounge, currently operating under the name "Langside Grocery"</li> <li>2nd floor features a primarily open floor plan currently being used as the offices for Langside Grocery</li> <li>3rd floor features a one bedroom + den residential suite configuration with one bathroom</li> <li>Significant renovations completed over the past 10 years</li> <li>4 parking stalls at the rear of the property</li> <li>(+/-) 3,021 SF available</li> <li>Property taxes: \$8,584.44</li> </ul>



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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p><b>3318 ROBLIN BLVD</b></p> 	<p>BRETT INTRATER 204 934 6229</p> <p>SHAE HALPIN 204 558 6070</p>			3,100		\$1,695,000	<ul style="list-style-type: none"> <li>• (+/-) 3,100 sf above grade plus (+/-) 1,700 sf basement</li> <li>• Former bank built in 1959 has been home to Pappas Greek Food &amp; Steak for the past 27+ years</li> <li>• Amazing location in the heart of Charleswood</li> <li>• Second-to-none exposure and signage along Roblin at Elmhurst</li> <li>• Licensed restaurant with a stated capacity of 84 patrons</li> <li>• Potential opportunity to develop a patio at the front and side of building</li> <li>• 2x 400 amp 600 V 3 phase 4 wire electrical services</li> <li>• Parking for 20+ vehicles at rear</li> <li>• All equipment included</li> <li>• Perfect opportunity for experienced restaurateur looking for a new location to serve a very under serviced community</li> </ul>
<p><b>546 ACADEMY ROAD</b></p> 	<p>CHRIS HOURIHAN 204 934 6215</p> <p>SHAE HALPIN 204 560 2536</p>			2,841		\$1,600,000	<ul style="list-style-type: none"> <li>• Highly sought-after retail building along the coveted Academy Road, on the corner of Lanark Street, a high-profile intersection in River Heights, with approximately 20,000 cars passing by daily and high foot traffic</li> <li>• Excellent exposure with building signage opportunity</li> <li>• Surrounded by an abundance of amenities including restaurants, cafes and boutiques</li> <li>• Main floor layout features a spacious showroom area with built-out fitting rooms</li> <li>• 2nd floor features residential suite suitable for office space, additional storage, or the opportunity to redevelop into an income-producing unit</li> <li>• Flexible C1 zoning allows for a variety of retail uses</li> <li>• Approximately 14 parking stalls at the rear of the property, and exceptional nearby transit access</li> <li>• Radiant heat and two AC units service the main and second floor</li> </ul>

# LAND & INVESTMENT FOR SALE

123 SCOTT STREET



DAS HAUS 123

(+/-) 4,565 SF Available

## PROPERTY HIGHLIGHTS

- The Cushman & Wakefield | Stevenson Investment Team ("CWSIT") is pleased to offer for sale a 100% freehold interest in Das Haus located at 123 Scott Street in Winnipeg, MB (the "Property")
- The Property is a purpose-built multi-family rental building comprising four 1-bedroom and two 2-bedroom suites with lofts
- This ideally located opportunity is situated in the heart of Osborne Village, just south of Downtown Winnipeg
- Osborne Village is renowned for its diverse mix of restaurants/cafes, boutiques, entertainment options, and excellent transit access
- The newly constructed property, built in 2020, features architecturally unique design and has been meticulously maintained
- It represents an attractive and stable income-producing asset for investors

## CONTACT

**Brett Intrater**

**Executive Vice President**

Brett Intrater Personal Real Estate Corporation




T 204 934 6229

C 204 999 1238




[brett.intrater@cwstevenson.ca](mailto:brett.intrater@cwstevenson.ca)



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




ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>SMITH STREET PARKADE</b>						
	<p>BRETT INTRATER 204 934 6229</p> <p>CHRIS MACSYMIC 204 928 5019</p>		M	29,237 SF	\$9,795,000	<ul style="list-style-type: none"> <li>• Number of stalls: 430 (over 5 levels)</li> <li>• 3 Minute walk to nearest climate controlled walkway entrance</li> <li>• Rare opportunity to own large-scale parking structure in downtown Winnipeg</li> <li>• Acquire well below replacement-cost</li> <li>• Significant recent investment in the asset</li> </ul>
<b>REIMER ROAD AT DEACON'S CORNER</b>						
	<p>MURRAY GOODMAN 204 928 5009</p> <p>STEPHEN SHERLOCK 204 928 5011</p>			4.13	\$1,300,950	<ul style="list-style-type: none"> <li>• Located in the Deacon's Corner, a highly visible and recognizable location</li> <li>• Subdivision in progress to create six 0.69 acre commercial lots</li> <li>• Approaches installed and drainage easements in place</li> <li>• No city of Winnipeg Business Taxes</li> <li>• Gas and Hydro to the lot line; holding tanks and wells for sewer and water</li> <li>• Highway Commercial Zoning</li> </ul>
<b>1284 WILKES AVENUE</b>						
	<p>CHRIS MACSYMIC 204 928 5019</p> <p>BRETT INTRATER 204 934 6229</p> <p>CHRIS HOURIHAN 204 934 6215</p> <p>BRANDI ELOQUENCE 204 934 6246</p>		M2	21.56	\$950,000 PER ACRE	<ul style="list-style-type: none"> <li>• Highly sought-after development land in SW Winnipeg</li> <li>• 1,500 feet of frontage</li> <li>• Direct access off Wilkes Ave</li> <li>• Excellent visibility with daily traffic count of 100,000 vehicles at corner of Kenaston and Sterling Lyon</li> <li>• Amenity rich area</li> <li>• Adjacent to Seasons of Tuxedo, The Outlet Collection and Winnipeg's newest luxury auto dealership corridor</li> </ul>

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




ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>101 TIMBER LANE, FLIN FLON MB</b> 	STEPHEN SHERLOCK 204 928 5011  MURRAY GOODMAN 204 928 5009		M2	1.56	\$55,000	<ul style="list-style-type: none"> <li>Irregular shaped lot at the dead end of a street</li> <li>Access to Timber Lane is via Queen Street off of Provincial Highway 10 (street currently ends at subject property)</li> <li>Zoned M2</li> </ul>
<b>46 RYAN WIRTH WAY</b> 	RYAN MUNT 204 928 5015		CH	3.93	\$1,200,000	<ul style="list-style-type: none"> <li>Located just off the Perimeter Highway between Wenzel Street and McGregor Farm Road in the RM of East St. Paul</li> <li>Potential for immediate construction</li> <li>670' of frontage along Perimeter Highway</li> <li>Convenient access via a controlled intersection at the junction of Wenzel Street and the Perimeter Highway</li> <li>No City of Winnipeg business taxes</li> <li>Excellent exposure on the Perimeter Highway</li> <li>Property Tax: TBD</li> </ul>
<b>3086 PEMBINA HIGHWAY</b> 	BRETT INTRATER 204 934 6229  SHAE HALPIN 204 558 6071		C3	2.583	PENDING	<ul style="list-style-type: none"> <li>High Exposure at a traffic controlled intersection</li> <li>Currently zoned C3</li> <li>City of Winnipeg planning department suggests there would be support for a re-zoning to a mixed-use zoning (CMU or RMU)</li> </ul>






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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>PACIFIC AVENUE - PORTAGE LA PRAIRIE</b>						
	STEPHEN SHERLOCK 204 928 5011  MURRAY GOODMAN 204 928 5009		M1	.573	\$50,000	<ul style="list-style-type: none"> <li>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</li> <li>Zoned M1</li> </ul>
<b>KERR STREET - FRANKLIN MB</b>						
	STEPHEN SHERLOCK 204 928 5011  MURRAY GOODMAN 204 928 5009		GD	2.29	\$25,000	<ul style="list-style-type: none"> <li>(+/-) 2.29 acres available in Franklin Manitoba between Neepawa and Minnedosa just north of Highway 16</li> <li>Zoned GD general Development Zone a mixed use industrial, residential, commercial</li> <li>Surrounded by existing agricultural and residential uses</li> <li>Access off of Kerr Street</li> </ul>
<b>635 FRONT AVENUE - MANITOU MB</b>						
	STEPHEN SHERLOCK 204 928 5011  MURRAY GOODMAN 204 928 5009			1.02	TBD	<ul style="list-style-type: none"> <li>Industrial land located in Manitou, Manitoba. Just east of Morden on Highway 3</li> <li>Vacant site zoned MG – Industrial General.</li> <li>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</li> </ul>

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




ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p><b>1000 WAVERLEY STREET</b></p> 	<p>RYAN MUNT 204 928 5015</p> <p>SHAE HALPIN 204 558 6071</p>		M2	58,468 SF	CONTACT AGENT	<ul style="list-style-type: none"> <li>Fully developed office flex space ideally situated in the highly desirable Southwest Winnipeg</li> <li>Two units available for immediate possession with additional revenue and growth opportunity</li> <li>Exceptional parking offering with (+/-) 200 stalls</li> <li>Excellent high-exposure building signage and large monument sign opportunity along Waverley Street</li> <li>City of Winnipeg transit stops going North and South located directly outside</li> <li>Zoned M2</li> <li>Property Tax: \$174,241.40 (2023)</li> </ul>
<p><b>234 2ND AVENUE NORTH - STONEWALL MB</b></p> 	<p>STEPHEN SHERLOCK 204 928 5011</p> <p>MURRAY GOODMAN 204 928 5009</p>		CH	1.5	\$525,000	<ul style="list-style-type: none"> <li>Located 25 Kilometers North of Winnipeg on PTH67</li> <li>234 2nd Avenue North runs East West and is located between Patterson Drive and Provincial Road 236</li> <li>Zoned CH</li> </ul>
<p><b>EAST ST PAUL DEVELOPMENT</b></p> 	<p>STEPHEN SHERLOCK 204 928 5011</p>		DR	200	UNPRICED	<ul style="list-style-type: none"> <li>(+/-) 200 acres of prime single family development land available</li> <li>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</li> <li>Extremely well located in close proximity to a controlled intersection to Highway 59</li> <li>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</li> <li>Site is zoned DR (Development Reserve Zone) and is designated Settlement Centre lands by the Red River Planning District Development Plan</li> <li>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</li> <li>Prospective Purchasers can sign a Confidentiality Agreement to obtain access to the Data Room to receive additional details on the site</li> </ul>

\*Please click the property image for more details.




ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p><b>280 BROADWAY &amp; 70 SMITH STREET</b></p> 	<p>CHRIS MACSYMIC 204 928 5019</p> <p>BRETT INTRATER 204 999 1238</p>	<p>280 BROADWAY 70 SMITH STREET</p>		105,341	CONTACT AGENT	<ul style="list-style-type: none"> <li>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</li> <li>Well-located on the corner of Broadway and Smith Street</li> <li>Strong holding income until 2025 allows time to plan redevelopment while enjoying strong cash flows and incredible annual returns on initial investment</li> </ul>
<p><b>361/365 HARGRAVE STREET &amp; 114 GARRY STREET</b></p> 	<p>CHRIS MACSYMIC 204 928 5019</p> <p>BRETT INTRATER 204 999 1238</p>	<p>361-365 HARGRAVE STREET 114 GARRY STREET</p>		<p>70,719</p> <p>74,248</p>	COND SOLD	<ul style="list-style-type: none"> <li>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"> <li>361-365 Hargrave Street: 70,719 sf over 5 floors                                     <ul style="list-style-type: none"> <li>Fully leased until 2029 to Indigenous Services Canada</li> <li>Federal Government credit (A+) tenancy</li> <li>31% rental increase in 2025</li> </ul> </li> <li>114 Garry Street: 72,248 sf over 3 floors                                     <ul style="list-style-type: none"> <li>Fully leased until 2039 to Manitoba Department of Infrastructure &amp; Transportation</li> <li>Provincial Government credit (A) tenancy</li> <li>Incredibly stable long term cash flows</li> </ul> </li> </ul> </li> </ul>
<p><b>AMBER CORNERS</b></p> 	<p>BRETT INTRATER 204 999 1238</p> <p>SHAE HALPIN 204 558 6071</p>			4.09	UNCOND SOLD	<ul style="list-style-type: none"> <li>4.09 Acre Mixed-Use Multi-Family Development Site with approval for 305 suites across three 6-storey buildings</li> <li>Located on the corner of Templeton Avenue and Pipeline Road</li> <li>Situated just East of the new Amber Trails development, South of the new Ecole Templeton</li> <li>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</li> </ul>






\*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>WESTPORT LOT 20</b>						
 <p><b>CONDITIONALLY SOLD</b></p>	BRETT INTRATER 204 999 1238			3.02	<b>COND SOLD</b>	<ul style="list-style-type: none"> <li>Located on a prominent corner within the new Westport development just west of the Assiniboia Downs Horse Racing Track and Point West Auto Park, Manitoba's largest auto mall</li> <li>Additional surrounding amenities include the Red River Exhibition, Hockey for All Centre comprised of 4 rinks, and a new 12,000 sf Early Learning Child Care Centre</li> <li>Surrounded by significant residential development including Taylor Farm, Ridgewood South in addition to 8,000 proposed homes within CentrePort and the RM of Headingley</li> <li>Two signalized intersections along Trans Canada Hwy #1 providing convenient access to the site</li> </ul>
	CHRIS MACSYMIC 204 928 5019					
	SHAE HALPIN 204 558 6071					
<b>SOUTHWEST DEVELOPMENT LAND</b>						
	BRETT INTRATER 204 999 1238	LOT 1 LOT 2	C3	3.69 3.84	\$825,000/ACRE \$825,000/ACRE	<ul style="list-style-type: none"> <li>Brand new development</li> <li>C3 zoned southwest land</li> <li>Growing area being surrounded by new homes and multi-family buildings</li> <li>Excellent visibility from Kenaston Boulevard and access from Payworks Way</li> <li>Ideal for office, flex industrial/office, car dealerships, self-storage and high-end commercial condos</li> </ul>
	RYAN MUNT 204 928 5015					
	CHRIS MACSYMIC 204 928 5019					
<b>11 PLYMOUTH STREET</b>						
 <p><b>PENDING</b></p>	BRETT INTRATER 204 934 6229			11.8	<b>PENDING</b>	<ul style="list-style-type: none"> <li>100% freehold interest in 11 Plymouth Street</li> <li>Fully renovated industrial building leased to Amazon Canada Fulfillment Services, ULC, a wholly-owned subsidiary of the publicly traded entity, Amazon.com Inc.</li> <li>Opportunity to acquire a highly coveted industrial asset leased to an investment grade tenant</li> <li>Upon tenant's lease expiry in December 2025, there is a significant opportunity for value creation through a mark-to-market lease renewal</li> <li>113,310 sq. ft single-storey (with a two-storey office portion) located within Inkster Industrial Park northeast of the intersection between Plymouth Street and Burrows Avenue</li> <li>Inkster Industrial Park is Winnipeg's second largest city-developed master planned industrial park strategically located within the northwest quadrant of Winnipeg</li> <li>Closely linked to all major transportation routes and in close proximity to the Winnipeg Richardson International Airport</li> </ul>
	CHRIS MACSYMIC 204 997 6547					

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




ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p><b>531 QUEENS AVE E - BRANDON, MB</b></p> 	<p>CHRIS MACSYMIC 204 928 5019</p> <p>BRETT INTRATER 204 999 1238</p>		HMU	1.15	\$4,750,000	<ul style="list-style-type: none"> <li>Cushman &amp; Wakefield   Stevenson Investment Team (“CWSIT”) is pleased to offer for sale a 100% freehold interest in a recently constructed multi family asset totalling (21) units located in Brandon, MB at 531 Queens Avenue East (“Queens”).</li> <li>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.</li> </ul>
<p><b>512 PRINCESS AVE - BRANDON, MB</b></p> 	<p>CHRIS MACSYMIC 204 928 5019</p> <p>BRETT INTRATER 204 999 1238</p>		RMD	.48	\$4,050,000	<ul style="list-style-type: none"> <li>Cushman &amp; Wakefield   Stevenson Investment Team (“CWSIT”) is pleased to offer for sale a 100% freehold interest in a recently constructed multi family asset totalling (24) units located in Brandon, MB at 512 Princess Avenue (“Princess”).</li> <li>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.</li> </ul>
<p><b>501 BRAECREST DRIVE - BRANDON, MB</b></p> 	<p>CHRIS MACSYMIC 204 928 5019</p> <p>BRETT INTRATER 204 999 1238</p>		CG	3.81	\$26,000,000	<ul style="list-style-type: none"> <li>Cushman &amp; 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).</li> <li>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.</li> </ul>

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




ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>31-47 SCURFIELD BLVD</b> 	CHRIS MACSYMIC 204 928 5019  BRETT INTRATER 204 999 1238		M1	1.61	\$4,200,000	<ul style="list-style-type: none"> <li>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</li> <li>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</li> <li>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</li> </ul>
<b>RAILWAY AVENUE S &amp; PARK ST, WASKADA MB</b> 	MURRAY GOODMAN 204 928 5009  STEPHEN SHERLOCK 204 928 5011		CG	0.27	TBD	<ul style="list-style-type: none"> <li>Waskada, MB occupies a strategic position at the Southwest corner of Manitoba, in close proximity to the US and Saskatchewan borders</li> <li>Surrounded by a mix of commercial and residential areas</li> <li>Situated at the corner of Park Street and South Railway Avenue in the Municipality of Brenda – Waskada, MB</li> <li>Zoning: CG (Commercial General)</li> </ul>
<b>4 MAIN STREET W, ELIE MB</b> 	STEPHEN SHERLOCK 204 928 5011  MURRAY GOODMAN 204 928 5009		CC	0.57	TBD	<ul style="list-style-type: none"> <li>Elie is located approximately 30km west of Winnipeg along the Trans-Canada Highway</li> <li>Located on the north side of Main Street with the immediate surrounding area a mix of multi family, commercial and recreation space</li> <li>Access directly off of Main Street</li> <li>Zoned CC (Commercial Corridor)</li> </ul>






\*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p><b>1277 HENDERSON HWY</b></p> 	<p>CHRIS MACSYMIC 204 928 5019</p> <p>BRETT INTRATER 204 999 1238</p>			.88	<b>COND SOLD</b>	<ul style="list-style-type: none"> <li>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</li> <li>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.</li> <li>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.</li> <li>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.</li> </ul>
<p><b>HWY 16 &amp; 16A - MINNEDOSA MB</b></p> 	<p>STEPHEN SHERLOCK 204 799 5526</p> <p>MURRAY GOODMAN 204 990 4800</p>		CH	2.68	\$40,000	<ul style="list-style-type: none"> <li>Located just south of Minnedosa, MB</li> <li>Easily accessible via a paved approach off Highway 16A</li> <li>Surrounding area includes agricultural and residential zones</li> <li>Minnedosa is situated 50 km North of Brandon within the Rural Municipality of Minto – Odanah.</li> <li>Zoned as CH (Commercial Highway)</li> </ul>
<p><b>164 LANGSIDE STREET</b></p> 	<p>BRETT INTRATER 204 934 6229</p> <p>SHAE HALPIN 204 558 6070</p>			3,021 SF	<p><b>PRICE REDUCTION</b></p> <p><del>\$1,200,000</del> \$999,999.00</p>	<ul style="list-style-type: none"> <li>Fully restored Boutique 3-storey Commercial mixed use building available for sale with one of Winnipeg's most magical patios</li> <li>Nestled in the heart of West Broadway on the corner of Langside Street and Sara Avenue</li> <li>Main floor features a fully built-out high-end cocktail bar/lounge, currently operating under the name "Langside Grocery"</li> <li>2nd floor features a primarily open floor plan currently being used as the offices for Langside Grocery</li> <li>3rd floor features a one bedroom + den residential suite configuration with one bathroom</li> <li>Significant renovations completed over the past 10 years</li> <li>4 parking stalls at the rear of the property</li> <li>(+/-) 3,021 SF available</li> <li>Property taxes: \$8,584.44</li> </ul>

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



ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p><b>27 SOUTHSORE DRIVE</b></p> 	<p>JAMES TOKER 204 914 8426</p> <p>BRANDI ELOQUENCE 204 996 3425</p>			5,280 SF	\$1,195,000	<ul style="list-style-type: none"> <li>• Consistent rental income providing a stable ROI</li> <li>• 100% leased to long-term tenants with the potential to convert to short-term rentals upon lease expiry</li> <li>• Units strata titled for future individual sales</li> <li>• Constructed in 2015 to the highest standards</li> <li>• 6 units in three configurations all featuring two bedrooms, heated ceramic flooring, in-suite laundry and private patios</li> <li>• 7' x 7' storage shed per unit</li> <li>• Ample on-site parking</li> <li>• Beach access approximately 200 feet away</li> <li>• Potential to acquire adjacent land zoned for similar use</li> </ul>
<p><b>8854 HIGHWAY 11 - LAC DU BONNET, MB</b></p> 	<p>STEPHEN SHERLOCK 204 799 5526</p> <p>MURRAY GOODMAN 204 990 4800</p>			26.14	CONTACT AGENT	<ul style="list-style-type: none"> <li>• While agriculture remains a staple industry in the western portion of the municipality, hydroelectric generation, mining, harvesting of trees for lumber as well as pulp and paper and tourism have become important components of the local economy.</li> <li>• Directly accessed off Highway 11. Zoned Highway Commercial.</li> </ul>
<p><b>56-68 GAY STREET - THOMPSON, MB</b></p> 	<p>STEPHEN SHERLOCK 204 799 5526</p> <p>MURRAY GOODMAN 204 990 4800</p>			1.37	CONTACT AGENT	<ul style="list-style-type: none"> <li>• Industry in Thompson is mainly focused on the mining, milling, smelting, refining of nickel, and cold weather testing facilities. Primary industries are mining, health care, accommodation and food services, and retail trade. The city serves as the Regional Service Centre for its surrounding communities, with a trade area of over 50,000.</li> <li>• Located at 56-68 Gay Street in Thompson's Industrial Policy Area. The site can be accessed by either Treeline Avenue or Hearne Avenue, both of which run off Station Road. Zoned IH Industrial Heavy.</li> </ul>

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>ROBLIN/HALL HEADINGLEY ROAD</b> 	STEPHEN SHERLOCK 204 799 5526			155.18	\$3,885,000	<ul style="list-style-type: none"> <li>• 155.18 acres of agricultural land in Headingley for sale</li> <li>• Located along Hall Road with the CN rail line along the south boundary up to the Assiniboine River to the north</li> <li>• Close proximity to existing residential development to the east and west, borders existing industrial development to the south</li> <li>• Great opportunity to acquire a large piece of agricultural land for future development</li> </ul>
<b>400 FORT WHYTE WAY</b> 	CHRIS HOURIHAN 204 934 6215  JAMES TOKER 204 934 6210  BRANDI ELOQUENCE 204 934 6246		ML	5,498	<b>SOLD</b>	<ul style="list-style-type: none"> <li>• Convenient access to Southwest Winnipeg and surrounding rural area, fastest growing and wealthiest section of Winnipeg metro</li> <li>• (+/-) 2,000 sf to 12,063 sf available</li> <li>• Ample parking on site</li> <li>• Just beyond City of Winnipeg limits. NO BUSINESS TAX!</li> <li>• Zoning: ML – Industrial Light</li> <li>• 20' clear ceiling height</li> <li>• Electrical Service: 200 AMP 3 Phase per unit</li> <li>• 1 hour rated demising walls</li> </ul>
<b>1915 PORTAGE AVE</b> 	CHRIS HOURIHAN 204 934 6215  BRETT INTRATER 204 934 6229			8,868 SF	\$1,549,000	<ul style="list-style-type: none"> <li>• Cushman &amp; Wakefield   Stevenson is offering for sale a 100% freehold interest in "Park Lane Apartments" located at 1915 Portage Avenue in Winnipeg, MB</li> <li>• The Property is a two-story brick apartment block consisting of 11 units, originally constructed in 1955</li> <li>• It is currently fully occupied with a stable history of low vacancy, indicating consistent demand</li> <li>• The property has been well-maintained over the years.</li> <li>• It enjoys a prime location along Portage Avenue amidst many other multi-family residences</li> <li>• The location offers convenient access to nearby transit and a variety of amenities</li> <li>• "Park Lane Apartments" is being sold on an as-is, where-is basis, providing potential buyers with flexibility in terms of future renovations or upgrades</li> </ul>



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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p><b>123 SCOTT STREET</b></p> 	<p>BRETT INTRATER 204 934 6229</p>			<p>4,565 SF</p>	<p>\$1,895,000</p>	<ul style="list-style-type: none"> <li>The Cushman &amp; Wakefield   Stevenson Investment Team (“CWSIT”) is pleased to offer for sale a 100% freehold interest in Das Haus located at 123 Scott Street in Winnipeg, MB (the “Property”)</li> <li>The Property is a purpose-built multi-family rental building comprising four 1-bedroom and two 2-bedroom suites with lofts</li> <li>This ideally located opportunity is situated in the heart of Osborne Village, just south of Downtown Winnipeg</li> <li>Osborne Village is renowned for its diverse mix of restaurants/cafes, boutiques, entertainment options, and excellent transit access</li> <li>The newly constructed property, built in 2020, features architecturally unique design and has been meticulously maintained</li> <li>It represents an attractive and stable income-producing asset for investors</li> </ul>
<p><b>128 RAILWAY AVE - TREHERNE, MB</b></p> 	<p>STEPHEN SHERLOCK 204 799 5526</p> <p>MURRAY GOODMAN 204 990 4800</p>		<p>CG</p>	<p>.63</p>	<p>TBD</p>	<ul style="list-style-type: none"> <li>Positioned halfway between Winnipeg and Brandon on Provincial Highway 2</li> <li>The site is situated in a commercial area surrounded by a variety of office, retail, institutional, and service-related retail uses</li> <li>Zoned CG (Commercial General)</li> <li>Access to the site is provided via an approach on 3rd Street</li> </ul>

# LAND FOR LEASE

1196 FIFE STREET

(+/-) 1.4 acres Industrial/Land for Lease, Available Immediately

## PROPERTY HIGHLIGHTS

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

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