

# AVAILABILITY REPORT

**NOVEMBER 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

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




Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK		MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1865 BURROWS AVENUE										
	CHRIS MACSYMIC 204 928 5019	M2	B	23,792	2	1	16'5"	\$7.95	\$2.75	<b>FREE RENT INCENTIVE WITH A MINIMUM 5-YEAR CONTRACT</b> <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>
	RYAN MUNT 204 928 5015									
FORT GARRY PLACE										
	RYAN MUNT 204 928 5015		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>
	BRETT INTRATER 204 934 6229									
21 MURRAY PARK ROAD										
	CHRIS MACSYMIC 204 928 5019	M1	BUILD-TO-SUIT	7,840 - 15,680	6			\$14.95	TBD	<ul style="list-style-type: none"> <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.*




Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING		MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
					GRADE	DOCK				
289 KING STREET										
	STEPHEN SHERLOCK 204 928 5011	M	MAIN FLOOR	3,727				\$7.00	\$3.05	<ul style="list-style-type: none"> <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	
17 GEE TEE WAY - RM OF SPRINGFIELD										
	JAMES TOKER 204 934 6210	MG	1	2,944	1		16'-19'	\$14.95	\$3.00	<a href="#">CLICK HERE TO TAKE A VIRTUAL TOUR</a> <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	
MURRAY PARK TRADE CENTRE - 328-348 SAULTEAUX CRESCENT										
	MURRAY GOODMAN 204 928 5009	M2	57	4,693	1		12'	\$9.95	\$3.99	<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>Zoned M2</li> </ul>
		M2	59	5,236	1		12'	\$9.95	\$3.99	
		M2	57 & 59	9,929	2		12'	\$9.95	\$3.99	
		M2	326	10,975	1	1	18'	\$9.95	\$3.99	






\*Please click the property image for more details.

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE   DOCK		MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
2030 NOTRE DAME AVENUE										
	MURRAY GOODMAN 204 928 5009	M2	2	SUBLEASE 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									
367 POPLAR AVENUE										
	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	
6 RYAN WIRTH WAY - RM OF EAST ST PAUL										
	RYAN MUNT 204 928 5015		UNIT 1	1,500		1		LEASED	LEASED	<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>Option to combine units</li> <li>Grade loading</li> </ul>
			UNIT 2	1,350		1		\$16.95	\$4.50	
			UNIT 3	1,500		1		\$16.95	\$4.50	
	BRETT INTRATER 204 934 6229		UNIT 4	1,350		1		CON LEASED	CON LEASED	
			UNIT 5	1,920		1		LEASED	LEASED	




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




Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK		MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
965 SHERWIN ROAD										
	CHRIS MACSYMIC 204 928 5019	M2	965	17,632		2	19'4"	\$8.95	\$5.48	<ul style="list-style-type: none"> <li>Located on Sherwin Road in Northwest Winnipeg, in very close proximity to the Winnipeg Richardson International Airport</li> <li>Zoned M2</li> <li>Available January 1, 2025</li> </ul>
	RYAN MUNT 204 928 5015									
1196 FIFE STREET										
	CHRIS MACSYMIC 204 928 5019	M2		1.4 ACRES				\$4,175.00 NET MONTHLY PER ACRE		<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>
	SHAE HALPIN 204 558 6071									
21 JOHN HIEBERT DRIVE - RM OF SPRINGFIELD										
	RYAN MUNT 204 928 5015	M	BUILDING 2 UNIT 3	1,500		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>Unit 4/5 has direct access to compound</li> <li>Floor drain in each unit</li> </ul>
			BUILDING 1 UNIT 4 & 5	3,000		3		\$1,750	\$375	



\*Please click the property image for more details.

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STEELE BUSINESS PARK PHASE II									
	STEPHEN SHERLOCK 204 928 5011  RYAN MUNT 204 928 5015		1-2	10,915		28'	TBD	\$3.99	<b>PHASE II 83% LEASED</b> <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>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>
STEELE BUSINESS PARK PHASE III									
	STEPHEN SHERLOCK 204 928 5011  RYAN MUNT 204 928 5015		PHASE III	80,190	2	28'	TBD	\$3.99	<b>PHASE III SITE WORK COMPLETED</b> <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>
629 ERIN STREET									
	RYAN MUNT 204 928 5015  SHAE HALPIN 204 558 6071			<b>SUBLEASE</b> 3,065	1		<b>\$13.25 PSF</b> (DEC. 1, 2023 - NOV. 30, 2024)  <b>\$13.50 PSF</b> (DEC. 1, 2024 - NOV. 31, 2025)	<b>\$6.53 PSF</b> (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>

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	RENTAL RATE (PSF)	& TAX (PSF)	COMMENTS
40 DURUM DRIVE - ROSSER MB				SUBLEASE					
<div>CONDITIONALLY LEASED</div> 	CHRIS MACSYMIC 204 928 5019  SHAE HALPIN 204 558 6071	M		10,000	4	24.5'	COND LEASED	COND LEASED	<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>
5 SCURFIELD BLVD									
<div>CONDITIONALLY LEASED</div> 	STEPHEN SHERLOCK 204 799 5526  RYAN MUNT 204 298 1905		38	7,020	2	18'	COND LEASED	COND LEASED	<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>• (+/-) 18' clear ceiling height</li><li>• Zoned M1</li></ul>
1555 DUBLIN AVE									
	RYAN MUNT 204 928 5015  SHAE HALPIN 204 558 6071		6 7 & 8	1,922 4,800	1 2	18.5' 18.5'	\$10.95 LEASED	\$6.06 LEASED	<ul style="list-style-type: none"><li>• Office/warehouse space located in the heart of St. James Industrial area</li><li>• Interior layout includes open workstation area, two built out offices, storage area, open warehouse</li><li>• 1 – 8' x 10' Grade Loading Door</li><li>• 18'5 clear ceiling height</li><li>• Ample parking on-site</li></ul>







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109 HIGGINS AVENUE									
	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>
3000 MCCREARY ROAD									
	STEPHEN SHERLOCK 204 799 5526  RYAN MUNT 204 928 5015			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>



ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE	DOCK	MAX CLR HT (+/-)	RENTAL RATE (PSF)	& TAX (PSF)	COMMENTS
<b>1232 SHERWIN ROAD</b> 	RYAN MUNT 204 928 5015  SHAE HALPIN 204 558 6071			1,875	1	1		\$12.95	\$4.88	<ul style="list-style-type: none"><li>• Endcap Unit featuring 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 January 1, 2025</li></ul>
<b>332 KEEWATIN ST</b> 	MURRAY GOODMAN 990 4800			2,867				\$9.95	\$3.71	<ul style="list-style-type: none"><li>• Single storey building located in Inkster Industrial Park in northwest Winnipeg</li><li>• Easy access to Route 90, Inkster Boulevard and the Perimeter Highway</li><li>• Good on-site parking available</li><li>• Minutes from Winnipeg Richardson International Airport, Red River College and the downtown area</li><li>• Close proximity to many amenities</li><li>• Zoned M1</li><li>• Available immediately</li><li>• Professionally managed</li></ul>
<b>37 STEVENSON RD</b> 	RYAN MUNT 204 928 5015  SHAE HALPIN 204 558 6071			34,500		2	18'	TBD	\$4.88	<ul style="list-style-type: none"><li>• Layout features 2 private offices, open work space, boardroom, training room, 3 warehouse offices</li><li>• Fully-sprinklered</li><li>• Loading:<ul style="list-style-type: none"><li>• (1) 8' x 8' Dock Door</li><li>• (1) 8' x 10' Dock Door</li></ul></li><li>• 25 x 40 column spacing</li><li>• Available April 1, 2025</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
1117 FIFE ST									
	SHAE HALPIN 204 558 6070  RYAN MUNT 204 298 1905			2,000	1		\$20.00	\$4.00	<ul style="list-style-type: none"><li>Two 2,000 sf units available</li><li>Located in the heart of Inkster Industrial Park</li><li>High-exposure with excellent access to major transportation routes</li><li>Approximately 20% open office area and 80% warehouse</li><li>1 grade loading door per unit</li><li>Pylon sign opportunity</li><li>Ample parking</li></ul>
96 NATURE PARK WAY									
	BRETT INTRATER 204 934 6229  RYAN MUNT 204 298 1905			SUBLEASE 15,822			\$16.25	\$7.95	<ul style="list-style-type: none"><li>Turnkey office and warehouse opportunity in the southwest of Winnipeg</li><li>Office section finished with: 4 private offices, 41 open work stations, several meeting rooms, 2 large boardrooms and well finished kitchen</li><li>Warehouse section finished with workshop, two dock doors with levellers and 20' clear ceilings</li><li>48 electrified parking stalls included at no cost</li><li>Entire space is serviced by 7 RTUs<ul style="list-style-type: none"><li>5 - 5 ton units</li><li>2 - 7.5 ton units</li></ul></li><li>Excellent transit access</li><li>Building signage opportunity</li><li>Available immediately</li><li>Headlease expiry May 31, 2027</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		MAX CLR HT (+/-)	SALE PRICE	COMMENTS
					GRADE	DOCK			
<b>68 CRANE STREET - THOMPSON, MB</b>  <div>CONDITIONALLY SOLD</div> 	RYAN MUNT 204 928 5015		1.34	17,000				COND SOLD	<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>
	CHRIS MACSYMIC 204 928 5019								
<b>SHERWIN PARK - INDUSTRIAL CONDOS FOR SALE</b>									
<div>UNCONDITIONALLY SOLD</div> 	RYAN MUNT 204 928 5015	M2	UNIT 301-304 710-712	10,779 8,500	1 1	3 3	16' 16'	UNCOND SOLD UNCOND 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>
	SHAE HALPIN 204 558 6071								
<b>40 SCURFIELD BLVD</b>									
	CHRIS HOURIHAN 204 934 6215	M1	3.01	102,281	1	1 WITH LEVELLER		\$13,250,000	<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>
	SHAE HALPIN 204 558 6071								
	CHRIS MACSYMIC 204 997 6547								
	RYAN MUNT 204 928 5015								
	BRETT INTRATER 204 934 6229								

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING GRADE	DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
ROCKALL PARK COMMERCIAL CONDOS PHASE I & II									
	RYAN MUNT 204 928 5015	IB		880	1		18'	\$235,000	<b>80% SOLD!</b> <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		1,040	1		18'	TBD	
	SHAE HALPIN 204 558 6071								
224 ROCKALL ROAD - UNIT 9									
	RYAN MUNT 204 928 5015	IB		MAIN FLOOR: 988 SF	1		18'	\$395,000.00	<ul style="list-style-type: none"><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>
				MEZZANINE: 356 SF					
	SHAE HALPIN 204 558 6071				TOTAL: 1,344 SF				
190 IXL CRESCENT, EAST SELKIRK, MB									
	BRETT INTRATER 204 934 6229	ML	2.10	10,150	4			<b>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								

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

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460 IXL CRESCENT, EAST SELKIRK, MB								
	BRETT INTRATER 204 934 6229	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>
	SHAE HALPIN 204 558 6071							



ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING GRADE	DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
126 WHEATFIELD ROAD									
	RYAN MUNT 204 298 1905	MAIN BUILDING	2.23	20,444	7		30'	<del>\$7,900,000</del>	<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'	PRICE REDUCED \$7,500,000	
1000 WAVERLEY STREET									
	RYAN MUNT 204 928 5015	M2	151,651	58,468	1	5 (CAN BE REINSTALLED)		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

96 NATURE PARK WAY

(+/-) 15,822 sf Available for Sublease

## PROPERTY HIGHLIGHTS




- Turnkey office and warehouse opportunity in the southwest of Winnipeg
- Office section finished with: 4 private offices, 41 open work stations, several meeting rooms, 2 large boardrooms and well finished kitchen
- Warehouse section finished with workshop, two dock doors with levellers and 20' clear ceilings
- 48 electrified parking stalls included at no cost
- Entire space is serviced by 7 RTUs
  - 5 - 5 ton units
  - 2 - 7.5 ton units
- Excellent transit access
- Building signage opportunity
- Available immediately
- Headlease expiry May 31, 2027

## CONTACT

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




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

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




ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
379 BROADWAY						
	CHRIS HOURIHAN 204 934 6215	303	1,657	\$11.75	\$9.35	<ul style="list-style-type: none"><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					
155 CARLTON STREET						
	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	LEASED	LEASED	
	RYAN MUNT 204 928 5015					
FORT GARRY PLACE						
	RYAN MUNT 204 928 5015	500	13,409	TBD	\$7.75	<ul style="list-style-type: none"><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>
		3RD FLOOR	2,976	\$6.00	\$3.05	
	CHRIS HOURIHAN 204 934 6215					
<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	4TH FLOOR	<b>SUBLEASE</b> 7,720	TBD	\$15.86	<ul style="list-style-type: none"> <li>3 full floors available on the 4th, 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>
		10TH FLOOR	7,720	TBD	\$15.86	
	SHAE HALPIN 204 558 6071	11TH FLOOR	7,720	TBD	\$15.86	
			23,160			

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


ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
6 RYAN WIRTH WAY - RM OF EAST ST PAUL						
	RYAN MUNT 204 928 5015  BRETT INTRATER 204 934 6229	UNIT 1	1,500	LEASED	LEASED	<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>Option to combine units</li><li>Grade loading</li></ul>
		UNIT 2	1,350	\$16.95	\$4.50	
		UNIT 3	1,500	\$16.95	\$4.50	
		UNIT 4	1,350	COND LEASED	COND LEASED	
		UNIT 5	1,920	LEASED	LEASED	
90 MARKET AVENUE						
	CHRIS HOURIHAN 204 934 6215  MURRAY GOODMAN 204 928 5009		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>
98 MARKET AVENUE						
	CHRIS HOURIHAN 204 934 6215  MURRAY GOODMAN 204 928 5009		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>

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




ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>21 MURRAY PARK ROAD</b>						
	CHRIS MACSYMIC 204 928 5019	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>
<b>1850 NESS AVENUE</b>						
	CHRIS HOURIHAN 204 934 6215	2ND FLOOR	<b>SUBLEASE</b> 2,556	\$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>
<b>100 PAQUIN ROAD</b>						
	RYAN MUNT 204 928 5015  COLIN GRATTON 204 471 1270	MAIN FLOOR <b>SECOND FLOOR</b>	3,000 - 7,327 <b>11,262</b>	\$15.00 GROSS <b>\$15.00 GROSS</b>		<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
STERLING LYON BUSINESS PARK - 900 LORIMER BOULEVARD						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	2,500 - 5,414	\$25.00	\$10.00	<ul style="list-style-type: none"><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					
1280 WAVERLEY STREET						
	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					
5120 ROBLIN BOULEVARD						
	RYAN MUNT 204 928 5015	C	675	\$15.00	\$10.99	<ul style="list-style-type: none"><li>Building signage opportunities available</li><li>Excellent location for a neighborhood office in the heart of Charleswood</li><li>Great exposure on Roblin Boulevard located between Harstone Road and Pepperloaf Crescent</li><li>Join Taverna Rodos Restaurant &amp; Lounge, Signature Pizza &amp; Salads and Royal Bank</li><li>Professionally managed</li><li>Zoned C</li></ul>
	SHAE HALPIN 204 558 6071	D	908	\$15.00	\$10.99	




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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
MB CLINIC - 790 SHERBROOK STREET						
	JAMES TOKER 204 914 8423	UNIT 110	952	\$28.00	\$15.85	<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>
	BRANDI ELOQUENCE 204 934 6246					
	BRETT INTRATER 204 934 6229					
1000 WAVERLEY STREET						
	RYAN MUNT 204 928 5015	A D	16,370 - 21,468 24,825 (MEZZANINE 8,144)	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>
	SHAE HALPIN 204 558 6071					
353 PROVENCHER BLVD						
	STEPHEN SHERLOCK 204 799 5526	UNIT 6	853	\$14.95	\$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>
		UNIT 7	1,520	\$14.95	\$11.44	

*\*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>UNIT B - 359 JOHNSON AVE</b>						
	STEPHEN SHERLOCK 204 799 5526	UNIT B	1,800	\$8.95	\$6.75	<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>Office/ warehouse space with one private office, reception area and boardroom/ meeting room</li> <li>Warehouse space has 1 grade level loading door</li> <li>Zoned: M1</li> </ul>
<b>363 BROADWAY</b>						
	RYAN MUNT 204 928 5015	1 (MAIN FLOOR UNIT)	3,511	\$24.00	\$15.78	<b>BUILDING SIGNAGE OPPORTUNITY</b> <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>
		510	4,668	\$15.50	\$15.78	
	BRETT INTRATER 204 934 6229	800	3,778	\$15.50	\$15.78	
		814	333	\$15.50	\$15.78	
		830	4,851	\$15.50	\$15.78	
	SHAE HALPIN 204 558 6071	902	1,706	\$15.50	\$15.78	
		1130	1,363	\$15.50	\$15.78	
		1400	3,399	\$15.50	\$15.78	
		1410	1,318	\$15.50	\$15.78	

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




ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1000 LORIMER BLVD						
	STEPHEN SHERLOCK 204 799 5526	2 & 3	5,586	\$22.95	\$7.57	<ul style="list-style-type: none"><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>
	RYAN MUNT 204 298 1905					
1475 DUGALD ROAD						
	CHRIS MACSYMIC 204 928 5019		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>
	SHAE HALPIN 204 558 6071					
UNIT 7 - 25 SCURFIELD BLVD						
	RYAN MUNT 204 298 1905	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>
	STEPHEN SHERLOCK 204 799 5526					






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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>1151 SHERWIN ROAD</b>						
	STEPHEN SHERLOCK 204 799 5526		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>
<b>110 PRINCESS STREET</b>						
	BRANDI ELOQUENCE 204 996 3425	101	<b>SUBLEASE</b> 2,750	\$19.63 GROSS		<p><b>GENEROUS INCENTIVES AVAILABLE</b></p> <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>
<b>55 DONALD STREET</b>						
	SHAE HALPIN 204 558 6071		3,954	\$10.00	\$13.03	<ul style="list-style-type: none"> <li>Main floor space with 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>
	RYAN MUNT 204 298 1905					

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1924 MAIN STREET						
	RYAN MUNT 204 298 1905	A	1,540	\$16.95	\$7.55	<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					
103 PROGRESS WAY						
	SHAE HALPIN 204 558 6071	2B	3,850	\$21.00	\$5.00	<p><b>TENANT'S INDUCEMENTS AVAILABLE AND INCLUDED IN FACE RATE</b></p> <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					
1821 MAIN STREET						
	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					

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>467 PROVENCHER BLVD</b>						
	CHRIS HOURIHAN 204 934 6215		8,787	COND LEASED	COND LEASED	<ul style="list-style-type: none"> <li>Extremely well-built building located in the beautiful St. Boniface area, fronting Provencher Boulevard</li> <li>Excellent exposure along Provencher Boulevard, close to the many shops, cafés and amenities in the heart of St. Boniface</li> <li>Turn-key office space includes a grand entrance and reception, 2 large boardrooms, 1 meeting room, 8 private offices, 2 open cubicle workspaces, a large lunch room, and gender-specific washrooms with showers</li> <li>High ceilings with minimal pillars make the space suitable for office, retail, or uses that include a combination of retail and production</li> <li>Tremendous on-site parking including a large lot to the West and parking along the rear of the property</li> </ul>
<b>154 PARAMOUNT RD</b>						
	MURRAY GOODMAN 204 928 5009		3,400	\$15.00		<ul style="list-style-type: none"> <li>Located on the corner of Paramount Road and Keewatin Street in the heart of Inkster Industrial Park</li> <li>Features include multiple offices, kitchenette, large filing area, and open work area</li> <li>Fully furnished office space</li> <li>Spacious floorplan gives the option to customize the space as needed</li> <li>Excellent on-site parking</li> <li>Close proximity to Route 90, Inkster Boulevard and McPhillips Street</li> <li>Located on a (+/-) 1.4 acre lot</li> </ul>
	CHRIS MACSYMIC 204 928 5019					
<b>96 NATURE PARK WAY</b>						
	BRETT INTRATER 204 934 6229		SUBLEASE 15,822	\$16.25	\$7.95	<ul style="list-style-type: none"> <li>Turnkey office and warehouse opportunity in the southwest of Winnipeg</li> <li>Office section finished with: 4 private offices, 41 open work stations, several meeting rooms, 2 large boardrooms and well finished kitchen</li> <li>Warehouse section finished with workshop, two dock doors with levellers and 20' clear ceilings</li> <li>48 electrified parking stalls included at no cost</li> <li>Entire space is serviced by 7 RTUs               <ul style="list-style-type: none"> <li>5 - 5 ton units</li> <li>2 - 7.5 ton units</li> </ul> </li> <li>Excellent transit access</li> <li>Building signage opportunity</li> <li>Available immediately</li> <li>Headlease expiry May 31, 2027</li> </ul>
	RYAN MUNT 204 298 1905					

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
768 NOTRE DAME AVE	CHRIS HOURIHAN 204 934 6215		1,200	\$1,525 PER MTH	\$4.75	<ul style="list-style-type: none"><li>• High exposure along the busy street of Notre Dame Avenue, with 41,100 cars driving by per day</li><li>• Beautifully built-out with a reception area, 3 offices, 2 washrooms, lower level boardroom and additional lower level storage</li><li>• Extremely well suited for health services considering the proximity to Winnipeg's Health Sciences Centre, Children's Hospital as well as lawyers, accountants and other professional services</li><li>• Windows and doors have automatic shutters installed for added building security as well as alarm system and front door electronic buzzer entry</li><li>• 3 parking stalls included at the rear of the premises with motion-detected lighting</li></ul>
	COLIN GRATTON 204 471 1270					
702-1661 PORTAGE AVE	BRETT INTRATER 204 934 6229		SUBLEASE 2,539	\$14.50	\$18.32	<ul style="list-style-type: none"><li>• Located on Portage Avenue between St. James Street and Route 90</li><li>• Versatile office space for various businesses (financial, dental, medical, staffing)</li><li>• Easy access to public transportation, Winnipeg James Armstrong Richardson International Airport, major industrial parks, residential areas, and Polo Park Shopping Centre</li><li>• Interior Layout features:<ul style="list-style-type: none"><li>• Six private offices</li><li>• Boardroom</li><li>• Lunchroom</li><li>• Reception area</li></ul></li><li>• 11 parking stalls available at market rates</li><li>• Sublease available through June 30, 2025</li><li>• Available November 1, 2024</li></ul>
	RYAN MUNT 204 298 1905					



# OFFICE FOR SALE

200 TACHE AVE



(+/-) 3,686 SF main floor with (+/-) 3,622 sf fully finished lower level

## PROPERTY HIGHLIGHTS

- Incredible location just minutes from Downtown. Nestled among lush greenspace, vibrant commercial areas and charming residential neighbourhoods
- Opportunity for mixed use redevelopment
- Built in 1965, refreshed in 2012
- Fully finished lower level
- Recent improvements include:
  - New air exchanger
  - Foundation repair and waterproofing
  - Weeping tile installation
  - New sump pumps
  - Fencing
- On-site parking for 24 vehicles with 18 electrified stalls
- Build-out features a mix of offices, open work areas and boardrooms with two kitchenettes

## CONTACT




**Brandi Eloquence**  
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[brandi.eloquence@cwstevenson.ca](mailto:brandi.eloquence@cwstevenson.ca)




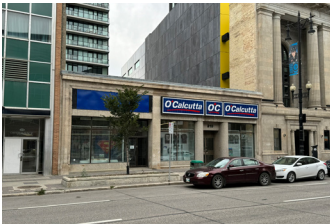

*\*Please click the property image for more details.*

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
<b>68 RAILWAY AVE - PIERSON, MANITOBA</b> 	BRETT INTRATER 204 934 6229		2,000	\$59,900	\$59,900	<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>
<b>1000 WAVERLEY STREET</b> 	RYAN MUNT 204 928 5015  SHAE HALPIN 204 558 6071		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: \$169,234.08 (2024)</li></ul>
<b>361/365 HARGRAVE STREET</b> <div>UNCONDITIONALLY SOLD</div> 	CHRIS MACSYMIC 204 928 5019  BRETT INTRATER 204 999 1238		70,719	UNCOND SOLD		<ul style="list-style-type: none"><li>Fully occupied, single-tenant, institutional quality well located in close proximity to employment centres, universities and various amenities.</li><li>70,719 sf over 5 floors</li><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>

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
<b>114 GARRY STREET</b> 	CHRIS MACSYMIC 204 928 5019  BRETT INTRATER 204 999 1238		74,248	SOLD		<ul style="list-style-type: none"> <li>Fully occupied, single-tenant, institutional quality well located in close proximity to employment centres, universities and various amenities.</li> <li>172,248 sf over 3 floors</li> <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>
<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  SHAE HALPIN 204 560 2536		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>

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
323 PORTAGE AVE						
	BRETT INTRATER 204 999 1238		11,362	\$2,650,000	\$72,313.50	<ul style="list-style-type: none"><li>3-Storey Office/Retail/Mixed-Use Commercial Building For Sale</li><li>Unique Investor or Owner/Occupier Opportunity</li><li>Great potential for conversion to self storage or other alternative uses</li><li>Ideally located directly across from the Canada Life Centre in the heart of the Sport, Hospitality &amp; Entertainment District (SHED) in Downtown Winnipeg</li><li>(+/-) 38,640 sf spanning 3-Storeys plus additional (+/-) 11,180 sf basement</li><li>Zoning: M – Multiple Use</li></ul>
	CHRIS MACSYMIC 204 928 5019					
319-321 PORTAGE AVE						
	BRETT INTRATER 204 999 1238		6,889	\$1,500,000	\$17,310.01	<ul style="list-style-type: none"><li>Single Storey Retail/Mixed-Use Commercial Building with excellent branding opportunity along Portage Avenue</li><li>Ideal for a variety of users who can leverage on the strategic location within the Sport, Hospitality &amp; Entertainment District (SHED) in the heart of Downtown Winnipeg</li><li>Located directly across from Canada Life Centre along a major bus route</li><li>Layout features two large open areas and a mezzanine with a kitchenette and open area ideal for additional storage</li><li>Two points of entry off of Portage Avenue. Potential to demise into multiple tenancies</li><li>Ample natural light</li></ul>
	CHRIS MACSYMIC 204 928 5019					
885 PORTAGE AVE						
	BRETT INTRATER 204 999 1238		7,800	\$600,000	\$51,086.39	<ul style="list-style-type: none"><li>2-storeys with partial basement</li><li>Former freestanding RBC retail branch situated on the corner of Portage Avenue and Arlington Street</li><li>Main floor layout features a large open area, 4 offices and a meeting room</li><li>Second level features 5 offices, 2 meeting rooms, lunch room, kitchenette, open work area and two storage rooms</li><li>Parking: 7 Stalls at the rear of the building</li><li>Some infrastructure in the building needs to be upgraded</li></ul>
	SHAE HALPIN 204 560 2536					



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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
<div>200 TACHE AVE</div> <div></div>	BRANDI ELOQUENCE 204 996 3425		(+/-) 3,686 SF MAIN FLOOR WITH (+/-) 3,622 SF FULLY FINISHED LOWER LEVEL	\$1,745,000.00	\$30,929.81	<ul style="list-style-type: none"><li>• Incredible location just minutes from Downtown. Nestled among lush greenspace, vibrant commercial areas and charming residential neighbourhoods</li><li>• Opportunity for mixed use redevelopment</li><li>• Built in 1965, refreshed in 2012</li><li>• Fully finished lower level</li><li>• Recent improvements include:<ul style="list-style-type: none"><li>• New air exchanger</li><li>• Foundation repair and waterproofing</li><li>• Weeping tile installation</li><li>• New sump pumps</li><li>• Fencing</li></ul></li><li>• On-site parking for 24 vehicles with 18 electrified stalls</li><li>• Build-out features a mix of offices, open work areas and boardrooms with two kitchenettes</li></ul>
<div>280 BROADWAY</div> <div></div>	CHRIS MACSYMIC 204 928 5019	MAIN FLOOR 3RD FLOOR	8,126 5,625	CONTACT AGENT		<ul style="list-style-type: none"><li>• Located in the heart of Downtown at the corner of Broadway and Smith</li><li>• Easy access from south and north entrances</li><li>• Over \$5 million in building upgrades since 2010, which includes conversion to heat pump system and roof replacement</li><li>• Large floor plate attractive to a variety of tenants</li><li>• Exterior building signage opportunities</li><li>• 3 phase, 2,000 amp electrical</li></ul>



# RETAIL FOR LEASE

768 NOTRE DAME AVE

FOR  
LEASE

204 928 5000

cwstevenson.ca

Manitoba  
**nurses**  
Union  
HSC LOCAL 10  
a commitment to caring

(+/-) 1,200 sf Available

## PROPERTY HIGHLIGHTS

- High exposure along the busy street of Notre Dame Avenue, with 41,100 cars driving by per day
- Beautifully built out with a reception area, 3 offices, 2 washrooms, lower level boardroom and additional lower level storage
- Extremely well suited for health services considering the proximity to Winnipeg's Health Science Centre, Children's Hospital as well as lawyers, accountants and other professional services
- Windows and doors have automatic shutters installed for added building security as well as alarm system and front door electronic buzzer entry
- 3 parking stalls included at the rear of the premises with motion-detected lighting

## CONTACT

**Chris Hourihan**  
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**Colin Gratton**  
Associate




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C 204 471 1270



colin.gratton@cwstevenson.ca






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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>1079 AUTUMNWOOD DRIVE</b> 	RYAN MUNT 204 928 5015  SHAE HALPIN 204 558 6071	M	A	2,868	\$16.00	\$8.42	<ul style="list-style-type: none"><li>Built out 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>
<b>379 BROADWAY</b> 	CHRIS HOURIHAN 204 934 6215  COLIN GRATTON 204 471 1270	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>
<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>




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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>REFINERY CRU - 425 BALLANTRAE DRIVE</b>							
	SHAE HALPIN 204 558 6071	RMU	BUILDING B	875 - 3,471 <b>1,000</b>	\$26.00 <b>COND LEASED</b>	\$10.00 <b>COND LEASED</b>	<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>
<b>SMITH STREET LOFTS</b>							
	BRETT INTRATER 204 934 6229	M	1	2,345	\$7,500 PER MONTH SEMI-GROSS		<b>MAIN FLOOR COMMERCIAL UNITS</b> <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	2,049	\$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>






ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<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>
<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	COND LEASED	COND LEASED	<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>



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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
533 COLONY ST. UNIT 100B							
	CHRIS HOURIHAN 204 934 6215			790	COND LEASED	COND LEASED	<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>
	COLIN GRATTON 204 471 1270						
5905 ROBLIN BLVD							
	BRETT INTRATER 204 934 6229		B	1,139	\$20.00	\$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>
	SHAE HALPIN 204 558 6071		H	1,625	\$24.00	\$9.56	
1924 MAIN STREET							
	RYAN MUNT 204 298 1905		A	1,540	\$16.95	\$7.55	<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		7	1,274	LEASED	LEASED	

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




ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1821 MAIN STREET							
	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						
15 PROGRESS WAY							
	CHRIS HOURIHAN 204 995 0225		1	3,400	\$24.00	\$5.00	<ul style="list-style-type: none"><li>• Join a new 6,000 sq. ft. medical clinic in a beautifully-designed building, ready for tenant fixturing late 2024</li><li>• Conveniently situated off McGillivray Boulevard, near one of Winnipeg’s fastest-growing residential hubs and only 4km from the retail amenities located at Kenaston &amp; McGillivray</li><li>• Located off a light-controlled intersection in McGillivray Business Park in the RM of Macdonald, allowing for no business tax</li><li>• Brand-new construction providing energy-efficiency and lower operating costs</li><li>• Ample parking with 57 stalls on site</li><li>• Zoned ML, allowing for a multitude of uses to take advantage of the clinic’s high-traffic nature</li></ul>
			2	3,400	\$24.00	\$5.00	
			COMBINED 6,800				
620-626 ELLICE AVE							
	JAMES TOKER 204 914 8423			763	\$2,200 PER MTH		<ul style="list-style-type: none"><li>• Prime space on the main floor of Mansfield Court</li><li>• Join Winnipeg’s West End, a hub for quaint storefronts, multi-cultural cuisine and locally owned businesses</li><li>• Located close to the West End Cultural Centre and Feast Bistro, along with many other restaurants and amenities</li><li>• High level of foot traffic attracting a steady stream of customers and patrons</li><li>• Unit features a customizable floor plan with a kitchenette, its own hot water tank, hot &amp; cold water hookup and two 240 volt plugs</li></ul>
	BRANDI ELOQUENCE 204 996 3425						

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>3318 ROBLIN BLVD</b> 	BRETT INTRATER 204 934 6229  SHAE HALPIN 204 558 6070			3,100	\$7,000 PER MTH		<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>
<b>400 FORT WHYTE WAY</b> 	CHRIS HOURIHAN 204 934 6215			5,498	\$13.95	\$4.37	<ul style="list-style-type: none"><li>• New light-controlled intersection at McCreary &amp; McGillivray</li><li>• Convenient access to Southwest Winnipeg and surrounding rural area, fastest growing and wealthiest section of Winnipeg metro</li><li>• Ample parking on-site</li><li>• Just beyond City of Winnipeg limits. NO BUSINESS TAX!</li><li>• 20' clear ceiling height</li><li>• One 10'x12' grade loading door</li><li>• Zoned ML - Industrial Light</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
768 NOTRE DAME AVE							
	CHRIS HOURIHAN 204 934 6215			1,200	\$1,525 PER MTH	\$4.75	<ul style="list-style-type: none"><li>• High exposure along the busy street of Notre Dame Avenue, with 41,100 cars driving by per day</li><li>• Beautifully built out with a reception area, 3 offices, 2 washrooms, lower level boardroom and additional lower level storage</li><li>• Extremely well suited for health services considering the proximity to Winnipeg's Health Science Centre, Children's Hospital as well as lawyers, accountants and other professional services</li><li>• Windows and doors have automatic shutters installed for added building security as well as alarm system and front door electronic buzzer entry</li><li>• 3 parking stalls included at the rear of the premises with motion-detected lighting</li></ul>
	COLIN GRATTON 204 471 1270						
1117 FIFE ST							
	SHAE HALPIN 204 558 6070			2,000	\$20.00	\$4.00	<ul style="list-style-type: none"><li>• Two 2,000 sf units available</li><li>• Located in the heart of Inkster Industrial Park</li><li>• High-exposure with excellent access to major transportation routes</li><li>• Approximately 20% open office area and 80% warehouse</li><li>• 1 grade loading door per unit</li><li>• Pylon sign opportunity</li><li>• Ample parking</li></ul>
	RYAN MUNT 204 298 1905						
48 OSBORNE ST							
	RYAN MUNT 204 298 1905	C2		1,815	\$28.00	\$9.20	<p>Located in the heart of Osborne Village, just southwest of Downtown Winnipeg within the most densely populated area of Winnipeg</p> <p>Surrounded by an abundance of amenities within walking distance</p> <p>High levels of vehicle and foot traffic</p> <p>On-site parking available</p> <p>Building signage opportunities</p> <p>Zoning: C2</p> <p>Available December 15, 2024</p>
	BRETT INTRATER 204 934 6229						

# RETAIL FOR SALE

885 PORTAGE AVE

YOUR SIGN HERE

(+/-) 7,800 sf Available

## PROPERTY HIGHLIGHTS

- 2-storeys with partial basement
- Former freestanding RBC retail branch situated on the corner of Portage Avenue and Arlington Street
- Main floor layout features a large open area, 4 offices and a meeting room
- Second level features 5 offices, 2 meeting rooms, lunch room, kitchenette, open work area and two storage rooms
- Parking: 7 Stalls at the rear of the building
- Some infrastructure in the building needs to be upgraded

## CONTACT

**Brett Intrater**

**Executive Vice President**

Brett Intrater Personal Real Estate Corporation

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**Shae Halpin**

**Senior Associate**




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C 204 558 6071




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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>68 RAILWAY ROAD - PIERSON, MANITOBA</b>							
	BRETT INTRATER 204 934 6229			2,000		\$59,900	<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>
<b>546 ACADEMY ROAD</b>							
	CHRIS HOURIHAN 204 934 6215			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>
<b>323 PORTAGE AVE</b>							
	BRETT INTRATER 204 999 1238			11,362		\$2,650,000	<ul style="list-style-type: none"> <li>3-Storey Office/Retail/Mixed-Use Commercial Building For Sale</li> <li>Unique Investor or Owner/Occupier Opportunity</li> <li>Great potential for conversion to self storage or other alternative uses</li> <li>Ideally located directly across from the Canada Life Centre in the heart of the Sport, Hospitality &amp; Entertainment District (SHED) in Downtown Winnipeg</li> <li>(+/-) 38,640 sf spanning 3-Storeys plus additional (+/-) 11,180 sf basement</li> <li>Zoning: M – Multiple Use</li> </ul>
	CHRIS MACSYMIC 204 928 5019						

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>319 PORTAGE AVE</b>							
	BRETT INTRATER 204 934 6229			6,889		\$1,500,000	<ul style="list-style-type: none"> <li>Single Storey Retail/Mixed-Use Commercial Building with excellent branding opportunity along Portage Avenue</li> <li>Ideal for a variety of users who can leverage on the strategic location within the Sport, Hospitality &amp; Entertainment District (SHED) in the heart of Downtown Winnipeg</li> <li>Located directly across from Canada Life Centre along a major bus route</li> <li>Layout features large two large open areas and a mezzanine with a kitchenette and open area ideal for additional storage</li> <li>Two points of entry off of Portage Avenue</li> <li>Ample natural light</li> </ul>
<b>1053 AUTUMNWOOD DR</b>							
	MURRAY GOODMAN 204 990 4800	C2		2,400		COND SOLD	<ul style="list-style-type: none"> <li>Great opportunity for an owner-occupier-type user.</li> <li>Well located in Windsor Park and close proximity to Fermor Avenue.</li> <li>1053 Autumnwood is close to many amenities and makes it very attractive to office/retail tenants who are tired of leasing and want to own. The C2 zoning allows for a wide variety of office/retail.</li> <li>Very well maintained commercial office building which features a rarely available fully fenced compound at the rear of the property.</li> </ul>
<b>885 PORTAGE AVE</b>							
	BRETT INTRATER 204 999 1238  SHAE HALPIN 204 560 2536			7,800		\$600,000	<ul style="list-style-type: none"> <li>2-storeys with partial basement</li> <li>Former freestanding RBC retail branch situated on the corner of Portage Avenue and Arlington Street</li> <li>Main floor layout features a large open area, 4 offices and a meeting room</li> <li>Second level features 5 offices, 2 meeting rooms, lunch room, kitchenette, open work area and two storage rooms</li> <li>Parking: 7 Stalls at the rear of the building</li> <li>Some infrastructure in the building needs to be upgraded</li> </ul>



# LAND & INVESTMENT **FOR SALE**

SOUTH RAILWAY AVE,  
SHOAL LAKE MB

(+/-) 0.53 ACRES Available

## PROPERTY HIGHLIGHTS

### LOCATION

Shoal Lake is a locality in the southwest of Manitoba, Canada. Originally incorporated as a town, Shoal Lake amalgamated with the Rural Municipality of Shoal Lake on January 1, 2011 to form the Municipality of Shoal Lake, which became the Rural Municipality of Yellowhead on January 1, 2015.

### POPULATION

652 (2021 Census)

### SITE/PROPERTY DESCRIPTION

Rectangular shaped lot, facing South Railway Avenue, access off 4th Avenue

## CONTACT

**Murray Goodman**




**Senior Vice President & Principal**

T 204 928 5009

C 204 990 4800

[murray.goodman@cwstevenson.ca](mailto:murray.goodman@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>						
	BRETT INTRATER 204 934 6229  CHRIS MACSYMIC 204 928 5019		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>						
	MURRAY GOODMAN 204 928 5009  STEPHEN SHERLOCK 204 928 5011			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>						
	CHRIS MACSYMIC 204 928 5019  BRETT INTRATER 204 934 6229  CHRIS HOURIHAN 204 934 6215  BRANDI ELOQUENCE 204 934 6246		M2	21.56	\$950,000 PER ACRE	<ul style="list-style-type: none"> <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
101 TIMBER LANE, FLIN FLON MB	STEPHEN SHERLOCK 204 928 5011		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>
	MURRAY GOODMAN 204 928 5009					
46 RYAN WIRTH WAY	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>
3086 PEMBINA HIGHWAY	BRETT INTRATER 204 934 6229		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>
PENDING	SHAE HALPIN 204 558 6071					

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




ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
PACIFIC AVENUE - PORTAGE LA PRAIRIE						
	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>
KERR STREET - FRANKLIN MB						
	STEPHEN SHERLOCK 204 928 5011  MURRAY GOODMAN 204 928 5009		GD	2.29	\$25,000	<ul style="list-style-type: none"><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>
635 FRONT AVENUE - MANITOU MB						
	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
<b>1000 WAVERLEY STREET</b>						
	RYAN MUNT 204 928 5015  SHAE HALPIN 204 558 6071		M2	151,651 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>
<b>234 2ND AVENUE NORTH - STONEWALL MB</b>						
	STEPHEN SHERLOCK 204 928 5011  MURRAY GOODMAN 204 928 5009		CH	1.5	SOLD	<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>
<b>EAST ST PAUL DEVELOPMENT</b>						
	STEPHEN SHERLOCK 204 928 5011		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
<b>361/365 HARGRAVE STREET</b> 	CHRIS MACSYMIC 204 928 5019  BRETT INTRATER 204 999 1238			70,719	UNCOND SOLD	<ul style="list-style-type: none"> <li>Fully occupied, single-tenant, institutional quality well located in close proximity to employment centres, universities and various amenities.</li> <li>70,719 sf over 5 floors</li> <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>
<b>114 GARRY STREET</b> 	CHRIS MACSYMIC 204 928 5019  BRETT INTRATER 204 999 1238			74,248	UNCOND SOLD	<ul style="list-style-type: none"> <li>Fully occupied, single-tenant, institutional quality well located in close proximity to employment centres, universities and various amenities.</li> <li>172,248 sf over 3 floors</li> <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>
<b>AMBER CORNERS</b> 	BRETT INTRATER 204 999 1238  SHAE HALPIN 204 558 6071			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
WESTPORT LOT 20						
	BRETT INTRATER 204 999 1238			3.02	COND SOLD	<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 Park, Bell MTS Iceplex 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					
SOUTHWEST DEVELOPMENT LAND						
	BRETT INTRATER 204 999 1238	LOT 1	C3	3.69	\$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	LOT 2		3.84	\$825,000/ACRE	
	CHRIS MACSYMIC 204 928 5019					

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




ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>531 QUEENS AVE E - BRANDON, MB</b> 	CHRIS MACSYMIC 204 928 5019		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>
	BRETT INTRATER 204 999 1238					
<b>512 PRINCESS AVE - BRANDON, MB</b> 	CHRIS MACSYMIC 204 928 5019		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>
	BRETT INTRATER 204 999 1238					
<b>501 BRAECREST DRIVE - BRANDON, MB</b> 	CHRIS MACSYMIC 204 928 5019		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>
	BRETT INTRATER 204 999 1238					






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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>31-47 SCURFIELD BLVD</b> 	<b>CHRIS MACSYMIC</b> 204 928 5019  <b>BRETT INTRATER</b> 204 999 1238		<b>M1</b>	<b>1.61</b>	<b>UNCOND SOLD</b>	<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> 	<b>MURRAY GOODMAN</b> 204 928 5009  <b>STEPHEN SHERLOCK</b> 204 928 5011		<b>CG</b>	<b>0.27</b>	<b>TBD</b>	<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> 	<b>STEPHEN SHERLOCK</b> 204 928 5011  <b>MURRAY GOODMAN</b> 204 928 5009		<b>CC</b>	<b>0.57</b>	<b>TBD</b>	<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
<b>1277 HENDERSON HWY</b> 	CHRIS MACSYMIC 204 928 5019  BRETT INTRATER 204 999 1238			.88	COND SOLD	<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>
<b>HWY 16 &amp; 16A - MINNEDOSA MB</b> 	STEPHEN SHERLOCK 204 799 5526  MURRAY GOODMAN 204 990 4800		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>
<b>27 SOUTHSORE DRIVE</b> 	JAMES TOKER 204 914 8426  BRANDI ELOQUENCE 204 996 3425			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>

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




ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
8854 HIGHWAY 11 - LAC DU BONNET, MB						
	STEPHEN SHERLOCK 204 799 5526			26.14	CONTACT AGENT	<ul style="list-style-type: none"><li>• Development potential</li><li>• While agriculture remains a staple industry in the western portion of the municipality, hydroelectric generation, mining, harvesting of trees for lumber, 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>
	MURRAY GOODMAN 204 990 4800					
56-68 GAY STREET - THOMPSON, MB						
	STEPHEN SHERLOCK 204 799 5526			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>
	MURRAY GOODMAN 204 990 4800					
ROBLIN/HALL HEADINGLEY ROAD						
	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>

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




ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>1915 PORTAGE AVE</b> 	<b>CHRIS HOURIHAN</b> 204 934 6215  <b>BRETT INTRATER</b> 204 934 6229			8,868 SF	COND SOLD	<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>
<b>123 SCOTT STREET</b> 	<b>BRETT INTRATER</b> 204 934 6229			4,565 SF	\$1,895,000	<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>
<b>128 RAILWAY AVE - TREHERNE, MB</b> 	<b>STEPHEN SHERLOCK</b> 204 799 5526  <b>MURRAY GOODMAN</b> 204 990 4800		CG	.63	TBD	<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>






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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
MORRIS INDUSTRIAL PARK						
	JAMES TOKER 204 934 6210			32.22	\$75,000/ACRE	<ul style="list-style-type: none"><li>• Ready-to-develop industrial lots suitable for a variety of uses</li><li>• Excellent access to the Emerson - Pembina Port of Entry and nestled amongst three Class 1 railways and Highway 75. Easy access to CentrePort Canada and Winnipeg Richardson International Airport</li><li>• Strategically positioned along the International Mid-Continent Trade Corridor with approximately 70+ million dollars of commercial vehicle traffic each day</li><li>• All essential services available including hydro, natural gas, water, sewer, telephone, and fibre optic internet</li><li>• Well-protected against flooding with a permanent ring dike system surrounding the town of Morris</li><li>• Lots range in size from 1.0 – 2.84 acres</li><li>• Opportunity to combine individual lots to accommodate larger industrial uses</li></ul>
	BRANDI ELOQUENCE 204 934 6246					
52 ADELAIDE STREET						
	COLIN GRATTON 204 471 1270			9,060 SF	\$1,900,000	<ul style="list-style-type: none"><li>• Unique 3-storey building with a fully developed lower-level that offers mixed commercial uses as well as a rare owner-occupier investment opportunity.</li><li>• Immaculately maintained heritage building specially-built in 1910 for Douglas &amp; Co.'s expansion of their exclusive fur manufacturing business complete with original vintage-style elevator.</li><li>• Significant recent capital investment including the full redevelopment of the second and third level living spaces and rooftop patio.</li><li>• Nestled in the heart of the Exchange District within walking distance from Downtown Winnipeg's amenities.</li></ul>
	SHAE HALPIN 204 558 6071					
	BRETT INTRATER 204 934 6229					
0 RAVENHURST STREET						
	BRETT INTRATER 204 934 6229			5	COND SOLD	<ul style="list-style-type: none"><li>• CW Stevenson Inc., operating as Cushman &amp; Wakefield   Stevenson ("CWS"), is pleased to offer for sale a 100% freehold interest in 0 Ravenhurst Street in Winnipeg, MB (the "Property") on behalf of Canadian Midwest District of the Christian and Missionary Alliance (the "Vendor").</li><li>• The Property, situated in Canterbury Crossing, Transcona's newest master-planned residential community, offers investors a prime, high-density, development opportunity. Its advantageous location provides excellent connectivity to a range of new residences, parks, green spaces, shopping, public transit and neighboring communities.</li></ul>
	CHRIS MACSYMIC 204 928 5019					




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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>36 &amp; 88 SUMKA ROAD</b> 	BRETT INTRATER 204 934 6229  SHAE HALPIN 204 558 6071			62.4	\$3,600,000	<ul style="list-style-type: none"><li>Over 60 acres of river front land primed for development</li><li>Located in the City of Winnipeg on the east banks of the Seine River fronting the Perimeter Hwy</li><li>Currently existing on site is a (+/-) 2,150 sf house and various size commercial buildings</li><li>Excellent opportunity to hold for next phase of City servicing or to develop into single family parcels</li><li>Partially serviced by well and holding tanks</li><li>Zoning: RR5</li></ul>
<b>FIRST AVE, RESTON MB</b> 	STEPHEN SHERLOCK 204 799 5526			1.02	CONTACT AGENT	<p>LOCATION</p> <p>Reston is an unincorporated community recognized as a local urban district[2] in southwestern Manitoba, located near the border of Saskatchewan on the west and North Dakota on the south. It is the largest community in the Rural Municipality of Pipestone, which also includes Sinclair, Cromer and Pipestone.</p> <p>POPULATION</p> <p>659 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION</p> <p>Rectangular shaped lot just north of the CP rail lines and just south of 3rd street</p>
<b>HWY 5 AT SECOND AVE EAST, ROBLIN MB</b> 	MURRAY GOODMAN 204 990 4800			0.61	CONTACT AGENT	<p>LOCATION</p> <p>Roblin is an unincorporated urban community in the Municipality of Roblin, Manitoba, Canada. It is located approximately 400 km northwest of Winnipeg. Prior to 1 January 2015, Roblin was designated as a town.</p> <p>POPULATION</p> <p>1,603 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION</p> <p>Rectangular shaped lot, facing 1St Street South, with access of Highway 5</p>

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




ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>317 ROSSER AVE, BRANDON MB</b> 	STEPHEN SHERLOCK 204 799 5526			0.27	CONTACT AGENT	<p><b>LOCATION</b> Brandon is the second largest city in Manitoba, next to Winnipeg. Brandon's growth has kept pace with the fastest growing cities in Canada and demonstrates the opportunities available for individuals, families, and businesses to grow and succeed.</p> <p><b>POPULATION</b> 51,313 (2021 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Square shape lot at the NW corner of Rosser Avenue and 3rd Street</p>
<b>202-3RD ST NE, PORTAGE LA PRAIRIE MB</b> 	STEPHEN SHERLOCK 204 799 5526			0.95	CONTACT AGENT	<p><b>LOCATION</b> Portage la Prairie is a small city approximately 75 kilometers west of Winnipeg, along the Trans-Canada Highway</p> <p><b>POPULATION</b> 13,270 (2021 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Rectangular shape lot spanning from 3rd Street NE to 4th Street NE along Fisher Avenue East</p>
<b>FIRST ST BAY NORTH, PINAWA MB</b> 	MURRAY GOODMAN 204 990 4800			0.78	CONTACT AGENT	<p><b>LOCATION</b> Pinawa is a local government district and small community of 1,331 residents located in southeastern Manitoba, Canada. It is 110 kilometres north-east of Winnipeg.</p> <p><b>POPULATION</b> 1,512 (2021 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Rectangular shaped lot, fronting 1st Street Bay South, access off 211 Road</p>

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



ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>316-5TH AVE, NEEPAWA MB</b> 	MURRAY GOODMAN 204 990 4800			0.46	CONTACT AGENT	<p><b>LOCATION</b> Neepawa is a town in Manitoba, Canada, on the Yellowhead Highway at the intersection with Highway 5. As of 2021 its population was 5,685. Neepawa was incorporated as a town in 1883. Located in western Manitoba, it is bordered by the Municipality of North Cypress – Langford and Rural Municipality of Rosedale.</p> <p><b>POPULATION</b> 5,685 (2021 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Square shape, corner of 5th Avenue and Brydon Street</p>
<b>309 BOYNE AVE WEST, MORRIS MB</b> 	MURRAY GOODMAN 204 990 4800			2	CONTACT AGENT	<p><b>LOCATION</b> Morris is a small town in the Pembina Valley region of Manitoba, Canada, located 51 km south of Winnipeg and 42 km north of Emerson. The town is named after Alexander Morris, the second Lieutenant Governor of Manitoba.</p> <p><b>POPULATION</b> 1,975 (2021 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Rectangular shape lot, corner of Van Horne Street and Boyne Avenue</p>
<b>AUGUSTA ROAD, RUSSELL MB</b> 	STEPHEN SHERLOCK 204 799 5526			1.20	CONTACT AGENT	<p><b>LOCATION</b> Russell is an unincorporated urban community in the Municipality of Russell-Binscarth in Manitoba, Canada. It is located along PTH 16 and PTH 83, and is at the western terminus of PTH 45. Russell is approximately 15km east of the Saskatchewan border and 340km NW of Winnipeg.</p> <p><b>POPULATION</b> 1,740 (2021 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Triangular shaped lot at the NW corner of Augusta Street and Shell River Avenue</p>



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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<div>901 N RAILWAY AVE, SHOAL LAKE MB</div> <div><div>NEW</div></div>	MURRAY GOODMAN 204 990 4800			0.05	CONTACT AGENT	<p>LOCATION</p> <p>Shoal Lake is a locality in the southwest of Manitoba, Canada. Originally incorporated as a town, Shoal Lake amalgamated with the Rural Municipality of Shoal Lake on January 1, 2011 to form the Municipality of Shoal Lake, which became the Rural Municipality of Yellowhead on January 1, 2015.</p> <p>POPULATION</p> <p>652 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION</p> <p>Square shaped lot, facing North Railway Avenue Easy, access off Main Street</p>
<div>809 N RAILWAY AVE, SHOAL LAKE MB</div> <div><div>NEW</div></div>	MURRAY GOODMAN 204 990 4800			0.17	CONTACT AGENT	<p>LOCATION</p> <p>Shoal Lake is a locality in the southwest of Manitoba, Canada. Originally incorporated as a town, Shoal Lake amalgamated with the Rural Municipality of Shoal Lake on January 1, 2011 to form the Municipality of Shoal Lake, which became the Rural Municipality of Yellowhead on January 1, 2015.</p> <p>POPULATION</p> <p>652 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION</p> <p>Square shaped lot, facing North Railway Avenue Easy, access off Main Street</p>
<div>337 RAILWAY AVE SOUTH, GRANDVIEW MB</div> <div><div>NEW</div></div>	STEPHEN SHERLOCK 204 799 5526			0.67	CONTACT AGENT	<p>LOCATION</p> <p>Grandview is an unincorporated urban community in the Grandview Municipality within the Canadian province of Manitoba that held town status prior to January 1, 2015. It is located 45 kilometres west of the City of Dauphin along the Valley River. Grandview Manitoba is home to NHL's Ryan Pulock.</p> <p>POPULATION</p> <p>808 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION</p> <p>Rectangular shaped lot, fronting Railway Avenue South, access off Main Street</p>

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>SOUTH RAILWAY AVE, SHOAL LAKE MB</b> 	<b>MURRAY GOODMAN</b> 204 990 4800			0.53	<b>CONTACT AGENT</b>	<b>LOCATION</b> Shoal Lake is a locality in the southwest of Manitoba, Canada. Originally incorporated as a town, Shoal Lake amalgamated with the Rural Municipality of Shoal Lake on January 1, 2011 to form the Municipality of Shoal Lake, which became the Rural Municipality of Yellowhead on January 1, 2015.
						<b>POPULATION</b> 652 (2021 Census)
<b>BRIDGWATER TRAILS</b> 	<b>BRETT INTRATER</b> 204 934 6229	LOT 1	RMF-M	3.6	\$1,350,000 PER ACRE	<ul style="list-style-type: none"> <li>Located in highly-desirable Southwest Winnipeg</li> <li>Direct access to Kenaston Boulevard, Winnipeg' most prominent north/south thoroughfare, connecting significant commercial growth nodes</li> <li>These parcels greatly benefit from the amenity-rich Bridgwater Town Centre, the master planned premium town centre designed as the heart of the Bridgwater Neighbourhoods in Waverley West</li> <li>Bridgwater Neighbourhoods are the fastest growing and highest value subdivision in Winnipeg (average MLS sale price \$50k+ per door above closest competing subdivision)</li> <li>Consistent retail and multi-residential demand have driven unabated nearby growth</li> </ul>
	<b>CHRIS MACSYMIC</b> 204 928 5019	LOT 2 LOT 3 & 4 * CURRENTLY UNDERGOING REZONING	RMF-L RMF-L	3.2 4.0	\$1,950,000 PER ACRE \$1,950,000 PER ACRE	
<b>2829 MCGREGOR FARM ROAD - EAST ST. PAUL, MB</b> 	<b>RYAN MUNT</b> 204 928 5015		IG	8.95	\$2,700,000	<ul style="list-style-type: none"> <li>High exposure with prominent frontage along Lagimodiere Boulevard</li> <li>Located 3 Minutes from the Perimeter Highway</li> <li>Zoning IG - Industrial General</li> </ul>
	<b>BRETT INTRATER</b> 204 934 6229					

# 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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