

AVAILABILITY REPORT

DECEMBER 2024

**Please click a listing type to navigate*

INDUSTRIAL



FOR LEASE
FOR SALE

OFFICE



FOR LEASE
FOR SALE

RETAIL



FOR LEASE
FOR SALE

LAND & INVESTMENT



FOR LEASE
FOR SALE

INDUSTRIAL FOR LEASE

3107 RED FIFE ROAD
STEELE PHASE III

ALL SITE WORK COMPLETED
READY FOR CONSTRUCTION

(+/-) 80,190 sf Available

PROPERTY HIGHLIGHTS

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

CONTACT

STEPHEN SHERLOCK

Vice President

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RYAN MUNT



Executive Vice President

Ryan Munt Personal Real Estate Corporation

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	RENTAL RATE (PSF)	& TAX (PSF)	COMMENTS
1865 BURROWS AVENUE									FREE RENT INCENTIVE WITH A MINIMUM 5-YEAR CONTRACT
<div><div>CONDITIONALLY LEASED</div></div>	CHRIS MACSYMIC 204 928 5019	M2	B	23,792	2 1	16'5"	\$7.95	\$2.75	<ul style="list-style-type: none">Fully sprinklered (ESFR)Located in the heart of Inkster Industrial Park on Burrows Avenue between Keewatin Street and Plymouth Street1,140 sf of built out office space22,652 sf of warehouse space1200 amp 600 volt electrical service1 dock and 2 grade doors
	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">Located in an amenity-rich areaFully furnished – seating for 100+ staff membersDirect elevator access off Fort StEasy access to parkade from suiteUp to 75 scramble parkade parking stalls availableRooftop patio access24-7 on-site securitySeveral great restaurants on site
	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">Build-to-suit opportunity in the heart of Murray Industrial ParkLocated on Murray Park Rd between Sturgeon Rd and Moray StClose proximity to Winnipeg Richardson International Airport and major transportation routesSix (6) 12’x14’ grade loading doors24’ clear ceiling heightZoned M2

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

Please click the property image for more details.




ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK		MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
289 KING STREET										
	STEPHEN SHERLOCK 204 928 5011	M	MAIN FLOOR	3,727				\$7.00	\$3.05	<ul style="list-style-type: none"> Located in central Winnipeg at the intersection of King St and Henry Ave 30 parking stalls with additional parking available 1 freight elevator Fully sprinklered Sheltered loading dock 3rd floor - sub-dividable Utilities included
	CHRIS HOURIHAN 204 934 6215		3RD FLOOR	2,976				\$6.00	\$3.05	
17 GEE TEE WAY - RM OF SPRINGFIELD										
	JAMES TOKER 204 934 6210	MG	1	2,944	1		16'-19'	\$14.95	\$3.00	CLICK HERE TO TAKE A VIRTUAL TOUR <ul style="list-style-type: none"> Join a quickly growing industrial park just 5 minutes from the Perimeter Highway in the RM of Springfield Choose between 10,120 sf of built out office/warehouse space or up to 5,888 sf of shell space 4 drive through grade doors with electric openers in unit 3 Floor drains in the warehouse (+/-) 16' to 19' clear ceiling height Fenced compound space available
		MG	2	2,944	1		16'-19'	\$14.95	\$3.00	
	RYAN MUNT 204 928 5015	MG	1 & 2	5,888	2		16'-19'	\$14.95	\$3.00	
		MG	3	10,120	4		16'-19'	\$15.95	\$3.00	
MURRAY PARK TRADE CENTRE - 328-348 SAULTEAUX CRESCENT										
	MURRAY GOODMAN 204 928 5009	M2	57	4,693	1		12'	LEASED	LEASED	<ul style="list-style-type: none"> Located in Murray Industrial Park, situated on the corner of Murray Park Road & Saulteaux Crescent. In close proximity to major trucking routes, CentrePort and the Winnipeg Richardson International Airport. 59 Murray Park Road includes nicely built out office area. Available immediately. 326 Saulteaux Cres offers a combination of office spaces and a warehouse. Available immediately. Zoned M2
		M2	59	5,236	1		12'	\$9.95	\$3.99	
		M2	326	10,975	1	1	18'	\$9.95	\$3.99	

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




ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK		MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
2030 NOTRE DAME AVENUE										
	MURRAY GOODMAN 204 928 5009	M2	2	SUBLEASE 17,418		3	21'	\$7.25	\$4.06	<ul style="list-style-type: none">Warehouse/distribution space located in CentrePort CanadaGreat access to major transportation routes with close proximity to Route 90Approximate column spacing 30' x 50'Approximate ceiling height +/- 21' (feet)3 (+/-) 8' x 10' dock doors with levelersOne office and lunch room on mezzanineProfessionally managedFully sprinklered
	STEPHEN SHERLOCK 204 928 5011									
367 POPLAR AVENUE										
	CHRIS HOURIHAN 204 934 6215	M1	12	933				\$7.00	\$2.60	<ul style="list-style-type: none">Spacious and open warehouse providing ample storage or manufacturing spaceShared grade and dock loading and access to freight elevator60amp single phase service, currently being upgraded to 3 phase
	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	READY FOR FIXTURING <ul style="list-style-type: none">Brand new industrial/office units available for leaseLocated just off the Perimeter Hwy between Wenzel St and McGregor Farm Rd in the RM of East St. PaulOption to combine unitsGrade loading
			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.*




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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
965 SHERWIN ROAD										
	CHRIS MACSYMIC 204 928 5019 RYAN MUNT 204 928 5015	M2	965	17,632		2	19'4"	\$8.95	\$5.48	<ul style="list-style-type: none">Located on Sherwin Road in Northwest Winnipeg, in very close proximity to the Winnipeg Richardson International AirportZoned M2Available January 1, 2025
1196 FIFE STREET										
	CHRIS MACSYMIC 204 928 5019 SHAE HALPIN 204 558 6071	M2		1.4 ACRES				\$4,175.00 NET MONTHLY PER ACRE		<ul style="list-style-type: none">M2 Zoned compound for lease in the heart of Inkster Industrial ParkSite is fully-fenced and gated with security camerasNet lease plus taxes and utilitiesWell-situated in close proximity to major transportation routesAvailable immediately
21 JOHN HIEBERT DRIVE - RM OF SPRINGFIELD										
	RYAN MUNT 204 928 5015	M	BUILDING 2 UNIT 3	1,500		1		\$1,750	\$375	COMPOUND SPACE AVAILABLE <ul style="list-style-type: none">Situated just east of the City of Winnipeg, 2 minutes from Dugald Road and minutes from the Perimeter HighwayEach unit has 1 – 14'x14' grade loading doorUnit 4/5 has direct access to compoundFloor drain in each unit
			BUILDING 1 UNIT 4 & 5	3,000		3		\$3,500	\$750	

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




ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING		MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
					GRADE	DOCK				
STEELE BUSINESS PARK PHASE I										
	STEPHEN SHERLOCK 204 928 5011 RYAN MUNT 204 928 5015		6	6,075		1	28'	TBD	\$3.99	<ul style="list-style-type: none">Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air)One (+/-) 6,075 sf bays in Phase IDock loading; ability to add ramp for grade level loading28' clear ceiling heightBrand new constructionExcellent exposure on CentrePort Canada WayAll major amenities nearbyQuick access to major highways and key trade corridorsZoned I2
STEELE BUSINESS PARK PHASE II										
	STEPHEN SHERLOCK 204 928 5011 RYAN MUNT 204 928 5015		1-2	10,915			28'	TBD	\$3.99	<p>PHASE II 83% LEASED</p> <ul style="list-style-type: none">Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air)Brand new constructionExcellent exposure on CentrePort Canada WayAll major amenities nearbyQuick access to major highways and key corridors
STEELE BUSINESS PARK PHASE III										
	STEPHEN SHERLOCK 204 928 5011 RYAN MUNT 204 928 5015		PHASE III	80,190		2	28'	TBD	\$3.99	<p>PHASE III SITE WORK COMPLETED</p> <ul style="list-style-type: none">Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air)(+/-) 6,075 SF bays in Phase IIIDock and grade loading28' clear ceiling heightBrand new constructionExcellent exposure on CentrePort Canada WayAll major amenities nearbyQuick access to major highways and key trade corridorsZoned I2All site work completed. Ready to begin construction

*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
629 ERIN STREET				SUBLEASE 3,065	1		\$13.50 PSF	\$6.53 PSF (2024 EST.) + MGMT FEE 5% OF GROSS RENT	<ul style="list-style-type: none">10' x 10' grade loading doorFully sprinkleredOpen office area, washroom, server room and open warehouse spaceHead Lease expiry Nov 30, 2025
	RYAN MUNT 204 928 5015 SHAE HALPIN 204 558 6071								
40 DURUM DRIVE - ROSSER MB				SUBLEASE 10,000	4	24.5'	COND LEASED	COND LEASED	<ul style="list-style-type: none">High Profile, brand new state-of-the-art 10,000 sf warehouse on 2.05 Acres for sublease in the RM of Rosser within CentrePort CanadaLocated on the corner of Durum Drive and Klimpke Road in the heart of Brookport Business ParkExcellent access to major highways and key trade corridorsHeadlease expiry: 2028Available for Tenant fixturing immediatelyZoning: I2
	CHRIS MACSYMIC 204 928 5019 SHAE HALPIN 204 558 6071	M							
5 SCURFIELD BLVD									
	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">High traffic location on the corner of Scurfield Boulevard and Waverley Street in SW Winnipeg in close proximity to Route 90Amazing high exposure showroom/ office/ warehouse spaceCorner building sign opportunities, pylon sign on the corner of Scurfield and Waverley and additional dedicated monument signage on Scurfield(+/-) 18' clear ceiling heightZoned M1

**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
1000 WAVERLEY STREET									
	RYAN MUNT 204 928 5015		A	16,370 - 21,468	1		CONTACT AGENT	\$7.36	<ul style="list-style-type: none">Fully developed Office/Flex spaceExcellent exposure along Waverley St between Wilkes Ave and McGillivray BlvdGreat natural light with modern improvementsAmple parking available with 70-80 stalls per unit availableEasy access to public transit with many amenities nearbyUnit D has a 8,144 sf bonus mezzanine spaceUtilities are included!
	SHAE HALPIN 204 558 6071		D	24,825 (BONUS MEZZANINE 8,144)					
109 HIGGINS AVENUE									
	STEPHEN SHERLOCK 204 799 5526			5,989			\$5.50		<ul style="list-style-type: none">Located in central Winnipeg in close proximity to the Disraeli Freeway and Waterfront DriveIdeal for warehouse/storage spaceLoading area features 2 elevated loading doors and 2 grade level doors3 Phase, 600 Volt electrical serviceFully fenced compound area accommodates ample on site parking and exterior storageZoned M2
3000 MCCREARY ROAD									
	STEPHEN SHERLOCK 204 799 5526			49,000			CONTACT AGENT	\$4.75	<ul style="list-style-type: none">Brand new flex space now under constructionGreat exposure just north of the controlled intersection of McGillivray Boulevard and McCreary RoadJust outside of City of Winnipeg limits in the RM of McDonaldNo City of Winnipeg business taxesHigh quality pre-cast construction with 20' clear ceiling heightAll loading door openings are 10' x 14' to allow for grade level loading, dock level loading or windowsTwo 11,500 sf clearspan sections and two 13,000 sf clearspan sections with bay sizes starting at 2,500 sfReady for occupancy early 2025
	RYAN MUNT 204 928 5015								

**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				
<div>1232 SHERWIN ROAD</div> <div><div>CONDITIONALLY LEASED</div></div>	<div>RYAN MUNT 204 928 5015</div> <div>SHAE HALPIN 204 558 6071</div>			1,875	1	1		COND LEASED	COND LEASED	<ul style="list-style-type: none">• Endcap Unit featuring large open office area, kitchenette and a washroom• Approximately 50% warehouse and 50% office• Dock & Grade loading• Available January 1, 2025
<div>332 KEEWATIN ST</div> <div><div>LEASED</div></div>	<div>MURRAY GOODMAN 990 4800</div>			2,867				LEASED	LEASED	<ul style="list-style-type: none">• Single storey building located in Inkster Industrial Park in northwest Winnipeg• Easy access to Route 90, Inkster Boulevard and the Perimeter Highway• Good on-site parking available• Minutes from Winnipeg Richardson International Airport, Red River College and the downtown area• Close proximity to many amenities• Zoned M1• Available immediately• Professionally managed
<div>37 STEVENSON RD</div> <div></div>	<div>RYAN MUNT 204 928 5015</div> <div>SHAE HALPIN 204 558 6071</div>			34,500		2	18'	TBD	\$4.88	<ul style="list-style-type: none">• Layout features 2 private offices, open work space, boardroom, training room, 3 warehouse offices• Fully-sprinklered• Loading:<ul style="list-style-type: none">• (1) 8' x 8' Dock Door• (1) 8' x 10' Dock Door• 25 x 40 column spacing• Available April 1, 2025

**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">Two 2,000 sf units availableLocated in the heart of Inkster Industrial ParkHigh-exposure with excellent access to major transportation routesApproximately 20% open office area and 80% warehouse1 grade loading door per unitPylon sign opportunityAmple parking
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">Turnkey office and warehouse opportunity in the southwest of WinnipegOffice section finished with: 4 private offices, 41 open work stations, several meeting rooms, 2 large boardrooms and well finished kitchenWarehouse section finished with workshop, two dock doors with levellers and 20' clear ceilings48 electrified parking stalls included at no costEntire space is serviced by 7 RTUs<ul style="list-style-type: none">5 - 5 ton units2 - 7.5 ton unitsExcellent transit accessBuilding signage opportunityAvailable immediatelyHeadlease expiry May 31, 2027

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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Senior Associate
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shae.halpin@cwstevenson.ca

ADDRESS

CONTACT

ZONING

LAND AREA
(ACRES +/-)

BUILDING AREA
(SF +/-)

LOADING
GRADE DOCK

MAX CLR HT
(+/-)**SALE PRICE**

COMMENTS

68 CRANE STREET - THOMPSON, MB

**CONDITIONALLY
SOLD**



RYAN MUNT
204 928 5015

CHRIS MACSYMIC
204 928 5019

1.34

17,000

COND SOLD

- (+/-) 17,000 sf industrial building situated on 1.34 acres of land
- Located in Thompson, the largest city in the Northern Region of Manitoba, situated along the Burntwood River
- Close access to Provincial Trunk Hwy 6 and the Thompson Train Station
- Grade loading

SHERWIN PARK - INDUSTRIAL CONDOS FOR SALE

SOLD



RYAN MUNT
204 928 5015

SHAE HALPIN
204 558 6071

M2

UNIT
301-304
710-712

10,779
8,500

1
1

33

16'

16'

SOLD
SOLD

- Industrial complex located adjacent to the Winnipeg Richardson International Airport
- Located within CentrePort Canada, North America's largest tri-modal inland port
- Centrally located with close proximity to major transportation routes
- Ideal space for manufacturing, wholesale and distribution users
- Flexible bay sizes

40 SCURFIELD BLVD



CHRIS HOURIHAN
204 934 6215

SHAE HALPIN
204 558 6071

CHRIS MACSYMIC
204 997 6547

RYAN MUNT
204 928 5015

BRETT INTRATER
204 934 6229

M1

3.01

102,281




1




1
WITH
LEVELLER

\$13,250,000

- Rare opportunity to acquire a turn-key manufacturing facility with over 100,000L fermentation capacity
- Facility is fully equipped and operational, requiring little to no modifications for immediate use
- Significant recent capital invested into the premises and equipment
- Prime South West location fronting Scurfield Boulevard

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

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
ROCKALL PARK COMMERCIAL CONDOS PHASE I & II								
	RYAN MUNT 204 928 5015	IB		880	1	18'	\$235,000	80% SOLD! <ul style="list-style-type: none">New state-of-the-art commercial condominium complex located just west of the Perimeter Hwy and south of BlvdUnits ranging from 880 sf - 1,040 sf suitable for both small business and hobbyist usersOption to combine adjacent units, potential for drive-through accessLarge residential development planned just west of this siteNo City of Winnipeg business taxes
		IB		1,040	1	18'	TBD	
	SHAE HALPIN 204 558 6071							
224 ROCKALL ROAD - UNIT 9								
	RYAN MUNT 204 928 5015	IB		MAIN FLOOR: 988 SF	1	18'	\$395,000.00	<ul style="list-style-type: none">Turnkey unit ready for occupancy featuring a spacious mezzanine, kitchenette and a bathroomNew state-of-the-art commercial condominium complex located just west of the Perimeter Highway and south of Roblin BoulevardOne 14' x 14' grade door with automatic opener(+/-) 18' clear ceiling heightPaced, fenced and secured siteIdeal for small business or hobbyist usersNo City of Winnipeg business taxesZoned IB - Industrial Business Zone
				MEZZANINE: 356 SF				
	SHAE HALPIN 204 558 6071							
190 IXL CRESCENT, EAST SELKIRK, MB								
	BRETT INTRATER 204 934 6229	ML	2.10	10,150	4		SOLD	<ul style="list-style-type: none">Situated on the north west corner of IXL Crescent in the St. Clements Industrial ParkFully fenced and secured siteLow site coverage3 x 16' grade loading doors in the warehouse and 1 grade loading door in the utility buildingPerfect for landscaping, contractors, mechanics, etc.
	SHAE HALPIN 204 558 6071							

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING GRADE	DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
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">• High efficiency construction, completed in 2020• Potential to add additional buildings on site with services in-place for one additional building• In floor heating• Currently developed and configured as a 3-bay automotive repair shop
	SHAE HALPIN 204 558 6071								
126 WHEATFIELD ROAD									
	RYAN MUNT 204 298 1905	MAIN BUILDING	2.23	20,444	7		30'	\$7,500,000	<ul style="list-style-type: none">• Modern, specialized industrial facility with state-of-the-art equipment ideally suited for metal fabrication, welding, machining and manufacturing• Separate building on site dedicated to sandblasting and painting of large, specialized equipment• Located in the heart of CentrePort Canada, North America's largest trimodal inland port with excellent access to major transportation routes• Grade loading on-site• Fenced and gravelled compound with excess land providing opportunities for further development
	SHAE HALPIN 204 558 6071	2ND BUILDING	2.23	5,616	1		26'-29'		
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">• Fully developed office flex space ideally situated in the highly desirable Southwest Winnipeg• Two units available for immediate possession with additional revenue and growth opportunity• Exceptional parking offering with (+/-) 200 stalls• Excellent high-exposure building signage and large monument sign opportunity along Waverley Street• City of Winnipeg transit stops going North and South located directly outside• Zoned M2• Property Tax: \$174,241.40 (2023)
	SHAE HALPIN 204 558 6071								

OFFICE FOR LEASE

21 MURRAY PARK ROAD - UNIT D

YOUR SIGN HERE

Financial Services

(+/-) 4,471 sf Available

PROPERTY HIGHLIGHTS

- The space is comprised of approximately 80% built out office and 20% open warehouse
- Corner unit with an abundance of natural light
- Office layout features two private offices, boardroom, open work area, open storage area and a kitchenette
- Warehouse features 15' clear ceilings, one 8'x12' grade loading door and bonus mezzanine space for additional storage
- Fully Sprinklered
- Ample parking available on-site
- Available January 2025

CONTACT




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Shae Halpin

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

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




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289 KING STREET						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	3,727	\$7.00	\$3.05	<ul style="list-style-type: none">• Located in central Winnipeg at the intersection of King St and Henry Ave• 30 parking stalls with additional parking available• 1 freight elevator• Fully sprinklered• Sheltered loading dock• 3rd floor is sub-dividable• Utilities included
		3RD FLOOR	2,976	\$6.00	\$3.05	
	CHRIS HOURIHAN 204 934 6215					
755 HENDERSON HIGHWAY						
	MURRAY GOODMAN 204 928 5009	THIRD FLOOR	5,750	\$20.00	\$5.86	<ul style="list-style-type: none">• Located in Northeast Winnipeg• In close proximity to downtown and Chief Peguis Trail• Building features floor to ceiling windows• Main entrance features glass atrium with three storey glazing and elevator access.• Available immediately
333 MAIN STREET						
	RYAN MUNT 204 928 5015	4TH FLOOR	SUBLEASE 7,720	TBD	\$15.86	<ul style="list-style-type: none">• 3 full floors available on the 4th, 10th and 11th floor• Floorplates are approximately 7,720 sf• Connection to downtown's climate controlled skywalk and concourse systems• Direct elevator lobby exposure• Headlease expiry: December 27th, 2026
		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	READY FOR FIXTURING <ul style="list-style-type: none">Brand new industrial/office units available for leaseLocated just off the Perimeter Hwy between Wenzel St and McGregor Farm Rd in the RM of East St. PaulOption to combine unitsGrade loading
		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		17,232	\$15.00 GROSS		<ul style="list-style-type: none">Located in the East Exchange District with close proximity to the Manitoba Museum, Centennial Concert Hall, and the Royal Manitoba Theatre CentreIdeal for commercial useLarge parking lot on-site available for customers and employeesFlexible space options – The building is currently demised into 8 units, and the landlord is willing to alter the floorplan or create single-tenant optionsPerfect for many professional office uses, or a classroom style setting
	MURRAY GOODMAN 204 928 5009					
98 MARKET AVENUE						
	CHRIS HOURIHAN 204 934 6215		2,400	\$16.00	TBD	<ul style="list-style-type: none">Blank canvas ready for tenant design and fit-upMain floor of a modern design 6 storey, 64 suite propertyTucked away in the East Exchange District within close proximity to an array of amenitiesAmazing walkability, close to local spots including Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Ave Pumphouse, The Forks and much moreZoned D
	MURRAY GOODMAN 204 928 5009					




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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
21 MURRAY PARK ROAD						
	CHRIS MACSYMIC 204 928 5019	BUILD-TO-SUIT	7,840 - 15,680	\$14.95	TBD	<ul style="list-style-type: none"> Office space located on Murray Park Rd in the heart of Murray Industrial Park In close proximity to Winnipeg Richardson International Airport and major transportation routes Interior layout includes a large boardroom, private offices, an open work area, and a kitchenette Ample parking on-site
1850 NESS AVENUE						
	CHRIS HOURIHAN 204 934 6215	2ND FLOOR	SUBLEASE 2,556	\$15.50 GROSS		<ul style="list-style-type: none"> 2nd floor office space available Excellent exposure and signage opportunities along Ness Avenue Newly renovated office interior including large open office area, conference room and washrooms Private entrance off Roseberry St Street parking in immediate area Stair access to 2nd floor Zoned C1 Sublease expires April 30, 2027
100 PAQUIN ROAD						
	RYAN MUNT 204 928 5015	MAIN FLOOR	3,000 - 7,327	\$15.00 GROSS		<ul style="list-style-type: none"> 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 Abundance of natural light throughout office space creating a desirable work environment Excellent on-site electrified parking Convenient access to major public transportation routes Main floor consists of 12 offices and a large open area Outdoor patio space available for tenants 50+ parking stalls available Flexible lease options available
	COLIN GRATTON 204 471 1270	SECOND FLOOR	11,262	\$15.00 GROSS		
			TOTAL: 18,589			




**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">Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and WaverleySite has a variety of amenities in the neighborhoodRare opportunity in a brand new office building in SW WinnipegAmple parking; both surface and heated underground parking available
	RYAN MUNT 204 928 5015	SECOND FLOOR	3,214	\$25.00	\$10.00	
	CHRIS MACSYMIC 204 928 5019					
1280 WAVERLEY STREET						
	RYAN MUNT 204 928 5015		UP TO 36,000	TBD	TBD	<ul style="list-style-type: none">New suburban office to be developedExcellent exposure to both Waverley and McGillivrayApproximate gross floor plate sizes are 12,000 sfHighly desirable suburban office located in SW Winnipeg, accessible via Waverley St and Buffalo PlIn close proximity to McGillivray and Kenaston Blvd, with access to a variety of amenitiesThree storey office buildingHigh density residential area immediately to the westCommercial zoning: CMOFF
	MURRAY GOODMAN 204 928 5009					
5120 ROBLIN BOULEVARD						
	RYAN MUNT 204 928 5015	C	675	\$15.00	\$10.99	<ul style="list-style-type: none">Building signage opportunities availableExcellent location for a neighborhood office in the heart of CharleswoodGreat exposure on Roblin Boulevard located between Harstone Road and Pepperloaf CrescentJoin Taverna Rodos Restaurant & Lounge, Signature Pizza & Salads and Royal BankProfessionally managedZoned C
	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">Join one of Canada's largest private multi-specialty medical clinics at Winnipeg's state-of-the-art Manitoba ClinicConveniently located adjacent to the Health Sciences Centre with direct access to Notre Dame AvenuePerfect for paramedical services such as physiotherapy, chiropractic, massage, acupuncture, infusion, etc.Direct access to parkade from building with monthly parking availableAmenities include a cafe and secure bicycle storageShell space ready for tenant customizationJoin complimentary businesses including Shoppers Drug Mart, Winnipeg Hearing Centres, Visual Eyes Optometry and more
	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 (BONUS MEZZANINE 8,144)	CONTACT AGENT	\$7.36 \$7.36	<ul style="list-style-type: none">Fully developed Office/Flex spaceExcellent exposure along Waverley St between Wilkes Ave and McGillivray BlvdGreat natural light with modern improvementsAmple parking available with 70-80 stalls per unit availableEasy access to public transit with many amenities nearbyUnit D has a 8,144 sf bonus mezzanine spaceUtilities are included!
	SHAE HALPIN 204 558 6071					
353 PROVENCHER BLVD						
	STEPHEN SHERLOCK 204 799 5526	UNIT 6	853	\$14.95	\$11.44	<ul style="list-style-type: none">Excellent high exposure location on Provencher Boulevard in the heart of St. BonifacePylon signage opportunities(+/-) 27,400 cars pass by per day (City of Winnipeg)Zoned: C2
		UNIT 7	1,520	\$14.95	\$11.44	




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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
UNIT I & J - 359 JOHNSON AVE						
	STEPHEN SHERLOCK 204 799 5526	UNIT I & J	2,400	\$8.95	\$6.39	<ul style="list-style-type: none"> Located on the corner of Johnson Avenue and Levis Street close to Chalmers Ave and Watt Street Nicely developed office/warehouse space with 6 private offices, board room, kitchen area, and I.T. room Warehouse space has 1 grade level loading door and a set of double main doors Zoned: M1 Available November 1, 2023
UNIT B - 359 JOHNSON AVE						
	STEPHEN SHERLOCK 204 799 5526	UNIT B	1,800	\$8.95	\$6.75	<ul style="list-style-type: none"> Located on the corner of Johnson Avenue and Levis Street close to Chalmers Ave and Watt Street Office/ warehouse space with one private office, reception area and boardroom/ meeting room Warehouse space has 1 grade level loading door Zoned: M1
363 BROADWAY						
	RYAN MUNT 204 928 5015	1 (MAIN FLOOR UNIT)	3,511	\$24.00	\$15.78	BUILDING SIGNAGE OPPORTUNITY <ul style="list-style-type: none"> 15-Storey Class B Office space for lease located in Winnipeg's amenity-rich Broadway corridor on the Northwest corner of Broadway and Carlton Street Close proximity to the RBC Convention Centre, Provincial Law Courts and Manitoba Legislature with easy access to the climate-controlled Skywalk System Convenient transit access with a stop directly out front of the building as well as all along Broadway with service to the 23 and 24 lines connecting all major transfer points 24/7 on-site security 5 elevators, recently upgraded 3 levels of heated underground parking with on-site car wash Valet service available BOMA Best silver certified
		510	4,668	\$15.50	\$15.78	
		800	3,778	\$15.50	\$15.78	
BRETT INTRATER 204 934 6229		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">Located on Lorimer Boulevard off of Sterling Lyon Parkway in close proximity to Kenaston, Wilkes and WaverleyExcellent opportunity in a newer facility allowing for flexible use of spaceSite has a variety of amenities in the neighborhoodSpace includes:<ul style="list-style-type: none">- 20 private offices- 4 small meeting rooms (which could easily be offices)- One small boardroom (12' x 14')- One large mezzanine boardroom (15'4" x 29'6")- 3 washrooms (mens, womens, unisex)- 2 open work areas- Reception area- Kitchen/ lunchroom area
	RYAN MUNT 204 298 1905					
1475 DUGALD ROAD						
	CHRIS MACSYMIC 204 928 5019		6,137	\$12.95	\$3.27	<ul style="list-style-type: none">Single Tenant Office/Warehouse with Compound located in the heart of St. Boniface Industrial Park6,137 sf with two bonus cold storage buildings at rear totaling 1,722 sfOffice (3,137 sf) Layout features: Reception area, boardroom, lunchroom, six private offices, open work area, storageWarehouse (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 panelsFenced and gravel compound areaBonus cold storage space included featuring 1,722 sf between two buildings joined by an enclosed roof with a double door.Storage Shed 1: 768 sf with (2) 8' grad loading doors in storage building 1Storage Shed 2: 954 sf with (1) 8' grade loading door in storage building 2
	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">Flex unit available in highly sought after SW WinnipegCurrently built out as office space with small warehouse areaDock level loading and grade level loadingBuilding façade and roof recently updatedAmple Parking available
	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
1151 SHERWIN ROAD						
	STEPHEN SHERLOCK 204 799 5526		16,494	\$12.00	\$3.08	<ul style="list-style-type: none"> Amazing suburban office space in St. James Close proximity to James Richardson International Airport and all of the amenities of the Polo Park area (+/-) 16,494 sf of nicely developed office space Beautiful reception area Nice bright space with plenty of windows and natural light in the private offices. Multiple meeting rooms and boardrooms, large open areas perfect for workstation areas, and kitchen/lunchroom for staff Ample dedicated on-site parking available Available September 15, 2024
110 PRINCESS STREET						
	BRANDI ELOQUENCE 204 996 3425	101	SUBLEASE 2,750	\$19.63 GROSS		GENEROUS INCENTIVES AVAILABLE <ul style="list-style-type: none"> Immerse yourself in the rich history of Winnipeg's Exchange District while enjoying a fully renovated main floor office space at a sought-after address. This property offers unparalleled access to a thriving community of businesses, restaurants, and cultural attractions. A spacious layout flooded with natural light fosters productivity and creativity, offering private offices, meeting areas, and collaborative workspaces. Luxury details include hardwood floors, designer lighting, and premium fixtures that exude sophistication and style. Modern amenities include high-speed internet, updated HVAC systems and two washrooms with one featuring a shower. Employee well-being is prioritized with access to a expansive common area patio and fitness centre. Excellent transit options and nearby parking facilities ensures convenient access for employees and visitors alike.
55 DONALD STREET						
	SHAE HALPIN 204 558 6071		3,954	\$10.00	\$13.03	<ul style="list-style-type: none"> Main floor space with efficient floorplate with attractive improvements in place Interior layout features 10 offices, 1 boardroom, open work area, a kitchenette, and a fully accessible UTR restroom Ample parking available on site Secure access via key fob entry Available immediately
	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">• Main floor Office/Retail opportunity between Leila Avenue and Partridge Avenue• Interior features one private office, large open area and a kitchenette• Three reserved parking stalls at rear of the building with street parking in front• Excellent access to major public transportation routes
	SHAE HALPIN 204 558 6071					
103 PROGRESS WAY						
	SHAE HALPIN 204 558 6071	2B	3,850	\$21.00	\$5.00	<p>TENANT'S INDUCEMENTS AVAILABLE AND INCLUDED IN FACE RATE</p> <ul style="list-style-type: none">• Premium office/medical space available for lease in McGillivray Business Park• Located on the 2nd floor with elevator access• Base building condition equipped with two roughed-in UTR washrooms, two high-efficiency furnaces and two HRV units• Amenities include a shared boardroom and patio available for Tenant's use• Electrical Capacity: 200A 120/208V• 6 dedicated parking stalls available with additional 6 supplementary visitor stalls• Tenant's inducements available and included in face rate• Available immediately for Tenant's fixturing• No City of Winnipeg business taxes• Excellent access with new controlled intersection at the corner of McGillivray Blvd & Progress Way• Digital display board facing McGillivray Boulevard coming soon, offering Tenant's prominent signage opportunity along McGillivray Boulevard• 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.
	CHRIS MACSYMIC 204 997 6547					
1821 MAIN STREET						
	JAMES TOKER 204 914 8423		612	\$1,600 GROSS MTHLY		<ul style="list-style-type: none">• Main floor Office/Retail opportunity located on Main Street between Jefferson Avenue and Leila Avenue• Perfect location for professional services, including law offices, accounting firms, and more• Space features an open floor plan along with common areas• Two reserved parking stalls allocated at the rear of the property• High-Profile signage available on the front of the building• Minutes from Kildonan Park, close to numerous restaurants and shopping options
	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
467 PROVENCHER BLVD						
	CHRIS HOURIHAN 204 934 6215		8,787	LEASED	LEASED	<ul style="list-style-type: none"> Extremely well-built building located in the beautiful St. Boniface area, fronting Provencher Boulevard Excellent exposure along Provencher Boulevard, close to the many shops, cafés and amenities in the heart of St. Boniface 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 High ceilings with minimal pillars make the space suitable for office, retail, or uses that include a combination of retail and production Tremendous on-site parking including a large lot to the West and parking along the rear of the property
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"> 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 <ul style="list-style-type: none"> 5 - 5 ton units 2 - 7.5 ton units Excellent transit access Building signage opportunity Available immediately Headlease expiry May 31, 2027
768 NOTRE DAME AVE						
	CHRIS HOURIHAN 204 934 6215 COLIN GRATTON 204 471 1270		1,200	\$1,525 PER MTH	\$4.75	<ul style="list-style-type: none"> 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 Sciences 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

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
702-1661 PORTAGE AVE			SUBLEASE			
	BRETT INTRATER 204 934 6229		2,539	\$14.50	\$18.32	<ul style="list-style-type: none"> Located on Portage Avenue between St. James Street and Route 90 Versatile office space for various businesses (financial, dental, medical, staffing) Easy access to public transportation, Winnipeg James Armstrong Richardson International Airport, major industrial parks, residential areas, and Polo Park Shopping Centre Interior Layout features: <ul style="list-style-type: none"> Six private offices Boardroom Lunchroom Reception area 11 parking stalls available at market rates Sublease available through June 30, 2025 Available November 1, 2024
	RYAN MUNT 204 298 1905					
5905 ROBLIN BLVD						
	BRETT INTRATER 204 934 6229	B	1,139	\$20.00	\$9.56	<p>CLICK HERE TO TAKE A VIRTUAL TOUR OF UNIT B</p> <p>CLICK HERE TO TAKE A VIRTUAL TOUR OF UNIT H</p> <ul style="list-style-type: none"> Located on Roblin Boulevard just east of the Perimeter Highway Unit B: 1,139 sf – Turnkey Office Space Unit H: 1,625 sf – Turnkey Hair Salon Unit B features an open reception area, two accessible washrooms, 3 private offices and a kitchenette Unit H features an open concept room currently being used as a hair salon, two accessible washrooms, one private office and a kitchenette Ample parking available on site Building and pylon signage opportunities Available immediately
	SHAE HALPIN 204 558 6071	H	1,625	\$24.00	\$9.56	
21 MURRAY PARK ROAD - UNIT D						
	CHRIS MACSYMIC 204 997 6547		4,471	MARKET RENT	\$10.24	<ul style="list-style-type: none"> The space is comprised of approximately 80% built out office and 20% open warehouse Corner unit with an abundance of natural light Office layout features two private offices, boardroom, open work area, open storage area and a kitchenette Warehouse features 15' clear ceilings, one 8'x12' grade loading door and bonus mezzanine space for additional storage Fully Sprinklered Ample parking available on-site Available January 2025
	SHAE HALPIN 204 558 6071					

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
702-1661 PORTAGE AVE						
	CHRIS MACSYMIC 204 997 6547		SUBLEASE 11,978	CONTACT AGENT	\$7.95	<ul style="list-style-type: none">• Turnkey Office for Sublease• Headlease expiry: December 31, 2026• Layout features six private offices, five meeting rooms, one large boardroom, large training room, reception, open showroom, lunchroom and large open concept work area• Abundance of natural light throughout• Building signage opportunity• Ample parking available on-site• Zoning: MMU
	SHAE HALPIN 204 558 6071					

OFFICE FOR SALE

1854-1856 PORTAGE AVE

THE COLLEGE OF
REGISTERED PSYCHIATRIC NURSES of MANITOBA

(+/-) 4,550 SF Available

PROPERTY HIGHLIGHTS

- Main floor tenant occupies 1,047 sq. ft., offering in-place income until August 2029
- Well maintained office building for sale with exceptional exposure on Portage Avenue
- Excellent owner-occupier opportunity. Available space consists of the entire second floor and partial main floor totaling (+/-) 3,503 sq. ft.
- Main floor consists of 1,228 sq. ft. of lobby/open-area meeting space, washroom, mechanical room and storage area
- Second floor consists of 2,275 sq. ft. of reception, private offices, a large boardroom, washroom, and kitchenette
- Recent work in the building include bathroom upgrades and new furnaces in 2021
- 3 parking stalls available at the rear of the property

CONTACT

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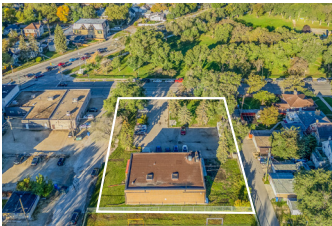

**Please click the property image for more details.*

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
68 RAILWAY AVE - PIERSON, MANITOBA 	BRETT INTRATER 204 934 6229		2,000	\$59,900	\$59,900	<ul style="list-style-type: none">Well maintained single tenant office/retail building for sale in Pierson, ManitobaFormer freestanding RBC retail branch located on 68 Railway Ave, Pierson's main commercial thoroughfareEasy access from Hwy 3 and Hwy 256Parking is available in the front and behind the buildingPylon signage available in front of the building
1000 WAVERLEY STREET 	RYAN MUNT 204 928 5015 SHAE HALPIN 204 558 6071		58,468	CONTACT AGENT	\$169,234.08	<ul style="list-style-type: none">Fully developed office flex space ideally situated in the highly desirable Southwest WinnipegTwo units available for immediate possession with additional revenue and growth opportunityExceptional parking offering with (+/-) 200 stallsExcellent high-exposure building signage and large monument sign opportunity along Waverley StreetCity of Winnipeg transit stops going North and South located directly outsideZoned M2Property Tax: \$169,234.08 (2024)
1038 PORTAGE AVE 	CHRIS HOURIHAN 204 934 6215		6,850	\$1,250,000.00	\$22,682.58	<ul style="list-style-type: none">Amazing exposure and building signage opportunities along Portage AvenueSale/leaseback option or vacant possessionExcellent neighbourhood and surrounding area, close to many amenities and Polo Park Shopping NodeSecond floor office space includes new flooring, new ceiling and LED lightsShared vestibule, separate temperature controls and separately metered utilities allows for easy division of the main floor and second floor for two tenant occupancyAdditional monthly income from billboard signage


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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
546 ACADEMY ROAD						
	CHRIS HOURIHAN 204 934 6215		2,841	\$1,600,000	\$13,853.09	<ul style="list-style-type: none">• Highly sought-after retail building along the coveted Academy Road, on the corner of Lanark Street, a high-profile intersection in River Heights, with approximately 20,000 cars passing by daily and high foot traffic• Excellent exposure with building signage opportunity• Surrounded by an abundance of amenities including restaurants, cafes and boutiques• Main floor layout features a spacious showroom area with built-out fitting rooms• 2nd floor features residential suite suitable for office space, additional storage, or the opportunity to redevelop into an income-producing unit• Flexible C1 zoning allows for a variety of retail uses• Approximately 14 parking stalls at the rear of the property, and exceptional nearby transit access• Radiant heat and two AC units service the main and second floor
	SHAE HALPIN 204 560 2536					
323 PORTAGE AVE						
	BRETT INTRATER 204 999 1238		11,362	\$2,650,000	\$72,313.50	<ul style="list-style-type: none">• 3-Storey Office/Retail/Mixed-Use Commercial Building For Sale• Unique Investor or Owner/Occupier Opportunity• Great potential for conversion to self storage or other alternative uses• Ideally located directly across from the Canada Life Centre in the heart of the Sport, Hospitality & Entertainment District (SHED) in Downtown Winnipeg• (+/-) 38,640 sf spanning 3-Storeys plus additional (+/-) 11,180 sf basement• Zoning: M – Multiple Use
	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">• Single Storey Retail/Mixed-Use Commercial Building with excellent branding opportunity along Portage Avenue• Ideal for a variety of users who can leverage on the strategic location within the Sport, Hospitality & Entertainment District (SHED) in the heart of Downtown Winnipeg• Located directly across from Canada Life Centre along a major bus route• Layout features two large open areas and a mezzanine with a kitchenette and open area ideal for additional storage• Two points of entry off of Portage Avenue. Potential to demise into multiple tenancies• Ample natural light
	CHRIS MACSYMIC 204 928 5019					

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
885 PORTAGE AVE						
<div>CONDITIONALLY SOLD</div> 	BRETT INTRATER 204 999 1238		7,800	COND SOLD	COND SOLD	<ul style="list-style-type: none">2-storeys with partial basementFormer freestanding RBC retail branch situated on the corner of Portage Avenue and Arlington StreetMain floor layout features a large open area, 4 offices and a meeting roomSecond level features 5 offices, 2 meeting rooms, lunch room, kitchenette, open work area and two storage roomsParking: 7 Stalls at the rear of the buildingSome infrastructure in the building needs to be upgraded
	SHAE HALPIN 204 560 2536					
200 TACHE AVE						
	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">Incredible location just minutes from Downtown. Nestled among lush greenspace, vibrant commercial areas and charming residential neighbourhoodsOpportunity for mixed use redevelopmentBuilt in 1965, refreshed in 2012Fully finished lower levelRecent improvements include:<ul style="list-style-type: none">New air exchangerFoundation repair and waterproofingWeeping tile installationNew sump pumpsFencingOn-site parking for 24 vehicles with 18 electrified stallsBuild-out features a mix of offices, open work areas and boardrooms with two kitchenettes
280 BROADWAY						
	CHRIS MACSYMIC 204 928 5019			CONTACT AGENT		BROADWAY / SMITH REDEVELOPMENT OPPORTUNITY <ul style="list-style-type: none">Located in the heart of Downtown at the corner of Broadway and SmithEasy access from south and north entrancesOver \$5 million in building upgrades since 2010, which includes conversion to heat pump system and roof replacementLarge floor plate attractive to a variety of tenantsExterior building signage opportunities3 phase, 2,000 amp electrical

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
1854-1856 PORTAGE AVE						
	JAMES TOKER 204 914 8423		4,550	\$1,190,000	\$13,888.75	<ul style="list-style-type: none">• Main floor tenant occupies 1,047 sq. ft., offering in-place income until August 2029• Well maintained office building for sale with exceptional exposure on Portage Avenue• Excellent owner-occupier opportunity. Available space consists of the entire second floor and partial main floor totaling (+/-) 3,503 sq. ft.<ul style="list-style-type: none">• Main floor consists of 1,228 sq. ft. of lobby/open-area meeting space, washroom, mechanical room and storage area• Second floor consists of 2,275 sq. ft. of reception, private offices, a large boardroom, washroom, and kitchenette• Recent work in the building include bathroom upgrades and new furnaces in 2021• 3 parking stalls available at the rear of the property
	BRANDI ELOQUENCE 204 996 3425					
	CHRIS HOURIHAN 204 995 0225					

RETAIL FOR LEASE

52 OSBORNE ST

(+/-) 1,815 sf Available

PROPERTY HIGHLIGHTS

- Located in the heart of Osborne Village, just southwest of Downtown Winnipeg within the most densely populated area of Winnipeg
- Surrounded by an abundance of amenities within walking distance
- High levels of vehicle and foot traffic
- On-site parking available
- Building signage opportunities
- Zoning: C2
- Available December 15, 2024

CONTACT




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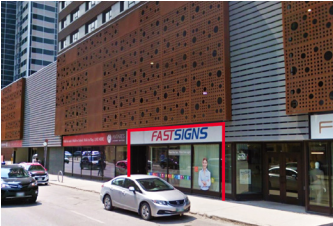
Brett Intrater

Executive Vice President
Brett Intrater Personal Real Estate Corporation
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C 204 999 1238
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**Please click the property image for more details.*

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1079 AUTUMNWOOD DRIVE 	RYAN MUNT 204 928 5015 SHAE HALPIN 204 558 6071	M	A	2,868	\$16.00	\$8.42	<ul style="list-style-type: none">Built out restaurant opportunity in the heart of Windsor ParkLocated in Northeast Winnipeg at the intersection of Autumnwood Dr and Cottonwood RdBuilding signage opportunityAmple parking on siteZoned C2
379 BROADWAY 	CHRIS HOURIHAN 204 934 6215 COLIN GRATTON 204 471 1270	M	16	1,996	\$21.00	\$9.35	<ul style="list-style-type: none">Move-in-ready retail space with excellent exposure on the corner of Broadway and Edmonton StUnit facing Edmonton—beautifully built out space that is perfectly suited for retail use and professional servicesUnit facing Broadway – perfect for café, restaurant or retail useClose proximity to the Manitoba Courts and Skywalk connectivity starting at RBC Convention CentreExcellent access to public transportation
98 MARKET AVENUE 	CHRIS HOURIHAN 204 934 6215 MURRAY GOODMAN 204 928 5009	D		2,400	\$16.00	TBD	<ul style="list-style-type: none">Blank canvas ready for tenant design and fit-upMain floor of a modern design 6 storey, 64 suite propertyTucked away in the East Exchange District within close proximity to an array of amenitiesAmazing walkability, close to local spots including Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Avenue Pumphouse, The Forks and much more




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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
REFINERY CRU - 425 BALLANTRAE DRIVE							
	SHAE HALPIN 204 558 6071	RMU	BUILDING B	875 – 3,471 1,000	\$26.00 COND LEASED	\$10.00 COND LEASED	<ul style="list-style-type: none">• Brand new commercial units available in the heart of SW Winnipeg anchoring a 2 building, 174 unit development• Suitable for retail, commercial, office and professional services• Units starting from (+/-) 875 sf• Excellent access to major transportation routes• Available August 2022
SMITH STREET LOFTS							
	BRETT INTRATER 204 934 6229	M	1	2,345	\$7,500 PER MONTH SEMI-GROSS		MAIN FLOOR COMMERCIAL UNITS <ul style="list-style-type: none">• Storefront that sits below a luxury apartment complex with 251 new units and 20,000 sf of residential amenities• Located close to Canada Life Centre with high vehicular and pedestrian traffic• Options to expand into the plaza are negotiable• Additional features include: a 13’ high exposed ceiling, industrial concrete finishes, architectural lighting and floor to ceiling glazing along the storefront
190 SMITH STREET							
	CHRIS HOURIHAN 204 934 6215		3	2,049	\$19.00	\$10.93	<ul style="list-style-type: none">• An ideal downtown retail opportunity with exposure along Smith St, just south of St. Mary Ave• Join new tenants, Freshcut Downtown and Xing Fu Tang• Across the street from Smith Street Lofts, a brand-new luxury apartment complex with 251 new units• Covered parking available at \$145/stall per month• Over 2,400 people travel to work by walking within a 3 km radius• 74,000 daytime population within a 3 km radius




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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
353 PROVENCHER BLVD							
	STEPHEN SHERLOCK 204 799 5526		UNIT 6	853	\$14.95	\$11.44	<ul style="list-style-type: none">Excellent high exposure location on Provencher Boulevard in the heart of St. BonifacePylon signage opportunities(+/-) 27,400 cars pass by per day (City of Winnipeg)Zoned: C2
			UNIT 7	1,520	\$14.95	\$11.44	
197 OSBORNE ST							
	CHRIS HOURIHAN 204 934 6215	C2		702-7,014	\$28.00	\$10.00	<ul style="list-style-type: none">Beautifully designed mixed-use building with amazing retail exposure CRU's fronting Osborne Street, filling a market gap in new retail construction in the Osborne Area90 residential units currently under construction, with up to 7 commercial units with a targeted occupancy date of August 2024On site parking for commercial tenantsEasy deliveries through the rear service corridor, accessed by the newly installed loading bay on Gertrude AvenueUnits complete with drywalled/taped walls, doorway/entrance, poured concrete floor, roughed in plumbing, electrical panel, and base lightingZoned C2, offering a vast array of opportunities, with numerous commercial uses permittedPerfect space for cafe, bakery, specialty retail & grocery, beauty and wellness, apparel and fashion, and professional services
	BRETT INTRATER 204 999 1238						
	CHRIS MACSYMIC 204 928 5019						
5 SCURFIELD BLVD							
	STEPHEN SHERLOCK 204 799 5526		38	7,020	COND LEASED	COND LEASED	<ul style="list-style-type: none">High traffic location on the corner of Scurfield Boulevard and Waverley Street in SW Winnipeg in close proximity to Route 90Amazing high exposure showroom/ office/ warehouse spaceCorner building sign opportunities, pylon sign on the corner of Scurfield and Waverly and additional dedicated monument signage on Scurfield1 grade level loading door, ability to re-instate additional grade level loading door currently drywalled in from the inside of the unit(+/-) 18' clear ceiling heightZoned M1Available September 1, 2024
	RYAN MUNT 204 298 1905						




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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
533 COLONY ST. UNIT 100B							
	CHRIS HOURIHAN 204 934 6215			790	LEASED	LEASED	<ul style="list-style-type: none">Completely turn-key coffee shop opportunity complete with equipmentBrand new architecturally significant commercial space boasts high-end fixtures and feelLocated on a high-exposure corner of Broadway near the U of W, WAG, and the Legislative Building, located across the street from the Canada Life Head Office on the periphery of Downtown.In the heart of a growing high-density district with over 700 units of new multi-family housing
	COLIN GRATTON 204 471 1270						
5905 ROBLIN BLVD							
	BRETT INTRATER 204 934 6229		B	1,139	\$20.00	\$9.56	<p>CLICK HERE TO TAKE A VIRTUAL TOUR OF UNIT B</p> <p>CLICK HERE TO TAKE A VIRTUAL TOUR OF UNIT H</p> <ul style="list-style-type: none">Located on Roblin Boulevard just east of the Perimeter HighwayUnit B: 1,139 sf – Turnkey Office SpaceUnit H: 1,625 sf – Turnkey Hair SalonUnit B features an open reception area, two accessible washrooms, 3 private offices and a kitchenetteUnit H features an open concept room currently being used as a hair salon, two accessible washrooms, one private office and a kitchenetteAmple parking available on siteBuilding and pylon signage opportunitiesAvailable immediately
	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">Main floor Office/Retail opportunity between Leila Avenue and Partridge AvenueInterior features one private office, large open area and a kitchenetteThree reserved parking stalls at rear of the building with street parking in frontExcellent access to major public transportation routes
	SHAE HALPIN 204 558 6071						



**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">• Main floor Office/Retail opportunity located on Main Street between Jefferson Avenue and Leila Avenue• Perfect location for professional services, including law offices, accounting firms, and more• Space features an open floor plan along with common areas• Two reserved parking stalls allocated at the rear of the property• High-Profile signage available on the front of the building• Minutes from Kildonan Park, close to numerous restaurants and shopping options
	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">• Join a new 6,000 sq. ft. medical clinic in a beautifully-designed building, ready for tenant fixturing late 2024• Conveniently situated off McGillivray Boulevard, near one of Winnipeg’s fastest-growing residential hubs and only 4km from the retail amenities located at Kenaston & McGillivray• Located off a light-controlled intersection in McGillivray Business Park in the RM of Macdonald, allowing for no business tax• Brand-new construction providing energy-efficiency and lower operating costs• Ample parking with 57 stalls on site• Zoned ML, allowing for a multitude of uses to take advantage of the clinic’s high-traffic nature
			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">• Prime space on the main floor of Mansfield Court• Join Winnipeg’s West End, a hub for quaint storefronts, multi-cultural cuisine and locally owned businesses• Located close to the West End Cultural Centre and Feast Bistro, along with many other restaurants and amenities• High level of foot traffic attracting a steady stream of customers and patrons• Unit features a customizable floor plan with a kitchenette, its own hot water tank, hot & cold water hookup and two 240 volt plugs
	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
3318 ROBLIN BLVD							
	BRETT INTRATER 204 934 6229			3,100	\$7,000 PER MTH PROPERTY TAX INC.		<ul style="list-style-type: none">(+/-) 3,100 sf above grade plus (+/-) 1,700 sf basementFormer bank built in 1959 has been home to Pappas Greek Food & Steak for the past 27+ yearsAmazing location in the heart of CharleswoodSecond-to-none exposure and signage along Roblin at ElmhurstLicensed restaurant with a stated capacity of 84 patronsPotential opportunity to develop a patio at the front and side of building2x 400 amp 600 V 3 phase 4 wire electrical servicesParking for 20+ vehicles at rearAll equipment includedPerfect opportunity for experienced restaurateur looking for a new location to serve a very under serviced community
	SHAE HALPIN 204 558 6070						
400 FORT WHYTE WAY							
	CHRIS HOURIHAN 204 934 6215			5,498	\$13.95	\$4.37	<ul style="list-style-type: none">New light-controlled intersection at McCreary & McGillivrayConvenient access to Southwest Winnipeg and surrounding rural area, fastest growing and wealthiest section of Winnipeg metroAmple parking on-siteJust beyond City of Winnipeg limits. NO BUSINESS TAX!20' clear ceiling heightOne 10'x12' grade loading doorZoned ML - Industrial Light
768 NOTRE DAME AVE							
	CHRIS HOURIHAN 204 934 6215			1,200	\$1,525 PER MTH	\$4.75	<ul style="list-style-type: none">High exposure along the busy street of Notre Dame Avenue, with 41,100 cars driving by per dayBeautifully built out with a reception area, 3 offices, 2 washrooms, lower level boardroom and additional lower level storageExtremely 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 servicesWindows and doors have automatic shutters installed for added building security as well as alarm system and front door electronic buzzer entry3 parking stalls included at the rear of the premises with motion-detected lighting
	COLIN GRATTON 204 471 1270						

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1117 FIFE ST							
	SHAE HALPIN 204 558 6070 RYAN MUNT 204 298 1905			2,000	\$20.00	\$4.00	<ul style="list-style-type: none">• Two 2,000 sf units available• Located in the heart of Inkster Industrial Park• High-exposure with excellent access to major transportation routes• Approximately 20% open office area and 80% warehouse• 1 grade loading door per unit• Pylon sign opportunity• Ample parking
52 OSBORNE ST							
	RYAN MUNT 204 298 1905 BRETT INTRATER 204 934 6229	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>

RETAIL FOR SALE

323 PORTAGE AVE

(+/-) 11,362 sf Available

PROPERTY HIGHLIGHTS

- 3-Storey Office/Retail/Mixed-Use Commercial Building For Sale
- Unique Investor or Owner/Occupier Opportunity
- Great potential for conversion to self storage or other alternative uses
- Ideally located directly across from the Canada Life Centre in the heart of the Sport, Hospitality & Entertainment District

(SHED) in Downtown Winnipeg

- (+/-) 38,640 sf spanning 3-Storeys plus additional (+/-) 11,180 sf basement
- Zoning: M - Multiple Use

CONTACT

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Chris Macsymbic

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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
68 RAILWAY ROAD - PIERSON, MANITOBA							
	BRETT INTRATER 204 934 6229			2,000		\$59,900	<ul style="list-style-type: none"> Well maintained single tenant office/retail building for sale in Pierson, Manitoba Former freestanding RBC retail branch located on 68 Railway Ave, Pierson's main commercial thoroughfare Easy access from Hwy 3 and Hwy 256 Parking is available in the front and behind the building Pylon signage available in front of the building
546 ACADEMY ROAD							
	CHRIS HOURIHAN 204 934 6215			2,841		\$1,600,000	<ul style="list-style-type: none"> Highly sought-after retail building along the coveted Academy Road, on the corner of Lanark Street, a high-profile intersection in River Heights, with approximately 20,000 cars passing by daily and high foot traffic Excellent exposure with building signage opportunity Surrounded by an abundance of amenities including restaurants, cafes and boutiques Main floor layout features a spacious showroom area with built-out fitting rooms 2nd floor features residential suite suitable for office space, additional storage, or the opportunity to redevelop into an income-producing unit Flexible C1 zoning allows for a variety of retail uses Approximately 14 parking stalls at the rear of the property, and exceptional nearby transit access Radiant heat and two AC units service the main and second floor
323 PORTAGE AVE							
	BRETT INTRATER 204 999 1238			11,362		\$2,650,000	<ul style="list-style-type: none"> 3-Storey Office/Retail/Mixed-Use Commercial Building For Sale Unique Investor or Owner/Occupier Opportunity Great potential for conversion to self storage or other alternative uses Ideally located directly across from the Canada Life Centre in the heart of the Sport, Hospitality & Entertainment District (SHED) in Downtown Winnipeg (+/-) 38,640 sf spanning 3-Storeys plus additional (+/-) 11,180 sf basement Zoning: M – Multiple Use
	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
319 PORTAGE AVE 	BRETT INTRATER 204 934 6229			6,889		\$1,500,000	<ul style="list-style-type: none"> Single Storey Retail/Mixed-Use Commercial Building with excellent branding opportunity along Portage Avenue Ideal for a variety of users who can leverage on the strategic location within the Sport, Hospitality & Entertainment District (SHED) in the heart of Downtown Winnipeg Located directly across from Canada Life Centre along a major bus route Layout features large two large open areas and a mezzanine with a kitchenette and open area ideal for additional storage Two points of entry off of Portage Avenue Ample natural light
1053 AUTUMNWOOD DR <div>CONDITIONALLY SOLD</div> 	MURRAY GOODMAN 204 990 4800	C2		2,400		COND SOLD	<ul style="list-style-type: none"> Great opportunity for an owner-occupier-type user. Well located in Windsor Park and close proximity to Fermor Avenue. 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. Very well maintained commercial office building which features a rarely available fully fenced compound at the rear of the property.
885 PORTAGE AVE <div>CONDITIONALLY SOLD</div> 	BRETT INTRATER 204 999 1238 SHAE HALPIN 204 560 2536			7,800		COND SOLD	<ul style="list-style-type: none"> 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

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
724 WATT STREET							
<div><div>NEW</div></div>	STEPHEN SHERLOCK 204 799 5526	C2		6,860		\$1,500,000	<ul style="list-style-type: none">• Single tenant retail/commercial building in the heart of East Kildonan• 6,860 square foot building currently leased as a grocery store on just over half an acre of land• Abundance of parking with only 29% site coverage• Large highly visible pylon sign• Main electrical service of 600 amp 3 phase• Potential to renew tenant's lease and use the building as an investment property, or enjoy an initial income stream while planning for an owner occupier use or redevelopment

LAND & INVESTMENT FOR SALE

2829 MCGREGOR FARM ROAD
EAST ST. PAUL MB

(+/-) 8.95 ACRES Available

PROPERTY HIGHLIGHTS

- Located south of Schriemers Market Centre with easy access from Lagimodiere Boulevard
- High exposure with prominent frontage along Lagimodiere Boulevard
- Located 3 Minutes from the Perimeter Highway
- Zoning IG - Industrial General
- (+/-) 260 ft of frontage along McGregor Farm Road
- Roll number: 94500
- Many commercial and industrial uses are permitted within the zoning
 - Light industrial use
 - Limited contractor service
 - Self Storage
 - Equipment rentals and sales
 - Eating and drinking establishment

CONTACT




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

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

**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 MURRAY GOODMAN 204 928 5009		M2	1.56	\$55,000	<ul style="list-style-type: none">• Irregular shaped lot at the dead end of a street• Access to Timber Lane is via Queen Street off of Provincial Highway 10 (street currently ends at subject property)• Zoned M2
46 RYAN WIRTH WAY						
	RYAN MUNT 204 928 5015		CH	3.93	\$1,200,000	<ul style="list-style-type: none">• Located just off the Perimeter Highway between Wenzel Street and McGregor Farm Road in the RM of East St. Paul• Potential for immediate construction• 670' of frontage along Perimeter Highway• Convenient access via a controlled intersection at the junction of Wenzel Street and the Perimeter Highway• No City of Winnipeg business taxes• Excellent exposure on the Perimeter Highway• Property Tax: TBD
PACIFIC AVENUE - PORTAGE LA PRARIE						
	STEPHEN SHERLOCK 204 928 5011 MURRAY GOODMAN 204 928 5009		M1	.573	\$50,000	<ul style="list-style-type: none">• Industrial land located on Pacific Avenue in Portage La Prairie on an industrial strip running east/west; along the rail lines, just north of the Downtown Corridor• Zoned M1




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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
KERR STREET - FRANKLIN MB						
	STEPHEN SHERLOCK 204 928 5011		GD	2.29	\$25,000	<ul style="list-style-type: none">(+/-) 2.29 acres available in Franklin Manitoba between Neepawa and Minnedosa just north of Highway 16Zoned GD general Development Zone a mixed use industrial, residential, commercialSurrounded by existing agricultural and residential usesAccess off of Kerr Street
	MURRAY GOODMAN 204 928 5009					
635 FRONT AVENUE - MANITOU MB						
	STEPHEN SHERLOCK 204 928 5011			1.02	TBD	<ul style="list-style-type: none">Industrial land located in Manitou, Manitoba. Just east of Morden on Highway 3Vacant site zoned MG – Industrial General.Site is bordered to the north by a rail line and agricultural land, to the south by residential/ commercial mix and to the east and west is other industrial land
	MURRAY GOODMAN 204 928 5009					
1000 WAVERLEY STREET						
	RYAN MUNT 204 928 5015		M2	151,651 SF	CONTACT AGENT	<ul style="list-style-type: none">Fully developed office flex space ideally situated in the highly desirable Southwest WinnipegTwo units available for immediate possession with additional revenue and growth opportunityExceptional parking offering with (+/-) 200 stallsExcellent high-exposure building signage and large monument sign opportunity along Waverley StreetCity of Winnipeg transit stops going North and South located directly outsideZoned M2Property Tax: \$174,241.40 (2023)
	SHAE HALPIN 204 558 6071					




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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
EAST ST PAUL DEVELOPMENT						
	STEPHEN SHERLOCK 204 928 5011		DR	200	UNPRICED	<ul style="list-style-type: none">(+/-) 200 acres of prime single family development land availableHighly 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 RoadExtremely well located in close proximity to a controlled intersection to Highway 59Abundance 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 CentreSite is zoned DR (Development Reserve Zone) and is designated Settlement Centre lands by the Red River Planning District Development PlanSurrounding 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 lotsProspective Purchasers can sign a Confidentiality Agreement to obtain access to the Data Room to receive additional details on the site
361/365 HARGRAVE STREET						
	CHRIS MACSYMIC 204 928 5019			70,719	SOLD	<ul style="list-style-type: none">Fully occupied, single-tenant, institutional quality well located in close proximity to employment centres, universities and various amenities.70,719 sf over 5 floorsFully leased until 2029 to Indigenous Services CanadaFederal Government credit (A+) tenancy31% rental increase in 2025
	BRETT INTRATER 204 999 1238					




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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
AMBER CORNERS						
<div>UNCONDITIONALLY SOLD</div> 	BRETT INTRATER 204 999 1238			4.09	UNCOND SOLD	<ul style="list-style-type: none">4.09 Acre Mixed-Use Multi-Family Development Site with approval for 305 suites across three 6-storey buildingsLocated on the corner of Templeton Avenue and Pipeline RoadSituated just East of the new Amber Trails development, South of the new Ecole TempletonWithin close proximity to Garden City's abundant retail node including Walmart, Home Depot, Canadian Tire, Garden City Shopping Centre, Seven Oaks General Hospital and the brand new Seven Oaks Sportsplex, a 102,700 sf Community Centre
	SHAE HALPIN 204 558 6071					
WESTPORT LOT 20						
<div>UNCONDITIONALLY SOLD</div> 	BRETT INTRATER 204 999 1238	LOT 2		3.02	UNCOND SOLD	<ul style="list-style-type: none">Located on a prominent corner within the new Westport development just west of the Assiniboia Downs horse racing track and Point West Auto Park, Manitoba's largest auto mallAdditional surrounding amenities include the Red River Exhibition Park, Bell MTS Iceplex comprised of 4 rinks, and a new 12,000 sf early learning child care centreSurrounded by significant residential development including Taylor Farm, Ridgewood South in addition to 8,000 proposed homes within CentrePort and the RM of HeadingleyTwo signalized intersections along Trans Canada Hwy #1 providing convenient access to the site
	CHRIS MACSYMIC 204 928 5019					
	SHAE HALPIN 204 558 6071					
SOUTHWEST DEVELOPMENT LAND						
	BRETT INTRATER 204 999 1238	LOT 1 LOT 2	C3	3.69 3.84	\$825,000/ACRE \$825,000/ACRE	<ul style="list-style-type: none">Brand new developmentC3 zoned southwest landGrowing area being surrounded by new homes and multi-family buildingsExcellent visibility from Kenaston Boulevard and access from Payworks WayIdeal for office, flex industrial/office, car dealerships, self-storage and high-end commercial condos
	RYAN MUNT 204 928 5015					
	CHRIS MACSYMIC 204 928 5019					




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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
531 QUEENS AVE E - BRANDON, MB 	CHRIS MACSYMIC 204 928 5019		HMU	1.15	\$4,750,000	<ul style="list-style-type: none"> Cushman & Wakefield Stevenson Investment Team ("CWSIT") is pleased to offer for sale a 100% freehold interest in a recently constructed multi family asset totalling (21) units located in Brandon, MB at 531 Queens Avenue East ("Queens"). Queens features 21 3-bedroom stacked townhome units located across four buildings which are efficiently designed fronting Queens Avenue between Driftwood Crescent and Elderwood Drive in Brandon, MB. Located in Southeast Brandon and designed exclusively as three bedroom units located in a quiet family neighbourhood adjacent to Green Acres School, offering pristine park settings and family amenities for tenants.
	BRETT INTRATER 204 999 1238					
512 PRINCESS AVE - BRANDON, MB 	CHRIS MACSYMIC 204 928 5019		RMD	.48	\$4,050,000	<ul style="list-style-type: none"> Cushman & Wakefield Stevenson Investment Team ("CWSIT") is pleased to offer for sale a 100% freehold interest in a recently constructed multi family asset totalling (24) units located in Brandon, MB at 512 Princess Avenue ("Princess"). 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.
	BRETT INTRATER 204 999 1238					
501 BRAECREST DRIVE - BRANDON, MB 	CHRIS MACSYMIC 204 928 5019		CG	3.81	\$26,000,000	<ul style="list-style-type: none"> Cushman & Wakefield Stevenson Investment Team ("CWSIT") is pleased to offer for sale a 100% freehold interest in a recently constructed multi family asset located in Brandon, MB at 501 Braecrest Drive ("Hilltop"), on behalf of the Vendor(s). Hilltop is a 6 building 108 Unit rental complex located at the corner of Braecrest Drive and Swanson Avenue in the Highland Park subdivision in North Brandon. This amenity rich area is minutes from the Coral Centre, Brandon's largest mixed retail destination development anchored by Walmart and Home Depot as well as Brandon's Community Sportsplex.
	BRETT INTRATER 204 999 1238					




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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
31-47 SCURFIELD BLVD 	CHRIS MACSYMIC 204 928 5019 BRETT INTRATER 204 999 1238		M1	1.61	SOLD	<ul style="list-style-type: none"> The Property features 16,002 square feet of rentable area including a 1,680 square foot double garage with a fenced compound area situated on just over 1.6 acres of land strategically located in Southwest Winnipeg The current rent roll provides the opportunity for near term upside in income with minimal effort considering the under market rent profile and high tenancy demand in the area The Property presents a purchaser with the opportunity to occupy and acquire a stable industrial/office flex investment with near term income growth potential, providing strong value-add investment metrics
RAILWAY AVENUE S & PARK ST, WASKADA MB 	MURRAY GOODMAN 204 928 5009 STEPHEN SHERLOCK 204 928 5011		CG	0.27	TBD	<ul style="list-style-type: none"> Waskada, MB occupies a strategic position at the Southwest corner of Manitoba, in close proximity to the US and Saskatchewan borders Surrounded by a mix of commercial and residential areas Situated at the corner of Park Street and South Railway Avenue in the Municipality of Brenda – Waskada, MB Zoning: CG (Commercial General)
4 MAIN STREET W, ELIE MB 	STEPHEN SHERLOCK 204 928 5011 MURRAY GOODMAN 204 928 5009		CC	0.57	TBD	<ul style="list-style-type: none"> Elie is located approximately 30km west of Winnipeg along the Trans-Canada Highway Located on the north side of Main Street with the immediate surrounding area a mix of multi family, commercial and recreation space Access directly off of Main Street Zoned CC (Commercial Corridor)



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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
1277 HENDERSON HWY						
<div>CONDITIONALLY SOLD</div> 	CHRIS MACSYMIC 204 928 5019			.88	COND SOLD	<ul style="list-style-type: none">Two-storey commercial property featuring 16,551 sf of rentable area situated on 0.88 acres of land with 85 parking stalls, strategically located in the heart of Winnipeg's amenity-rich North Henderson Highway corridorOriginally built in 1994, the property underwent a significant enhancement/expansion in 2013 including a large addition to the main floor, a 2nd level expansion complete with high-end office improvements and an upgrade to the building façade.Featuring four fully leased commercial units on the main floor with stable tenant mix as well as a fully accessible, spacious office unit spanning 7,648 sf across the main and 2nd floor coming available for occupancy November, 2025.The main and 2nd floor office unit offers owner/users with a rare opportunity to occupy and benefit from beautiful turnkey office space, high profile signage, ample on-site parking and the ability to realize stable, in-place income from tenants in place.
	BRETT INTRATER 204 999 1238					
HWY 16 & 16A - MINNEDOSA MB						
	STEPHEN SHERLOCK 204 799 5526		CH	2.68	\$40,000	<ul style="list-style-type: none">Located just south of Minnedosa, MBEasily accessible via a paved approach off Highway 16ASurrounding area includes agricultural and residential zonesMinnedosa is situated 50 km North of Brandon within the Rural Municipality of Minto – Odanah.Zoned as CH (Commercial Highway)
	MURRAY GOODMAN 204 990 4800					
27 SOUTHSORE DRIVE						
	JAMES TOKER 204 914 8426			5,280 SF	\$1,195,000	<ul style="list-style-type: none">Consistent rental income providing a stable ROI100% leased to long-term tenants with the potential to convert to short-term rentals upon lease expiryUnits strata titled for future individual salesConstructed in 2015 to the highest standards6 units in three configurations all featuring two bedrooms, heated ceramic flooring, in-suite laundry and private patios7' x 7' storage shed per unitAmple on-site parkingBeach access approximately 200 feet awayPotential to acquire adjacent land zoned for similar use
	BRANDI ELOQUENCE 204 996 3425					




**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">• Development potential• 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• Directly accessed off Highway 11. Zoned Highway Commercial
	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">• 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.• 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.
	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">• 155.18 acres of agricultural land in Headingley for sale• Located along Hall Road with the CN rail line along the south boundary up to the Assiniboine River to the north• Close proximity to existing residential development to the east and west, borders existing industrial development to the south• Great opportunity to acquire a large piece of agricultural land for future development




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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<div>1915 PORTAGE AVE</div> <div></div>	<div>CHRIS HOURIHAN 204 934 6215</div> <div>BRETT INTRATER 204 934 6229</div>			8,868 SF	COND SOLD	<ul style="list-style-type: none">Cushman & Wakefield Stevenson is offering for sale a 100% freehold interest in “Park Lane Apartments” located at 1915 Portage Avenue in Winnipeg, MBThe Property is a two-story brick apartment block consisting of 11 units, originally constructed in 1955It is currently fully occupied with a stable history of low vacancy, indicating consistent demandThe property has been well-maintained over the years.It enjoys a prime location along Portage Avenue amidst many other multi-family residencesThe location offers convenient access to nearby transit and a variety of amenities“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
<div>123 SCOTT STREET</div> <div></div>	<div>BRETT INTRATER 204 934 6229</div>			4,565 SF	\$1,895,000	<ul style="list-style-type: none">The Cushman & Wakefield Stevenson Investment Team (“CWSIT”) is pleased to offer for sale a 100% freehold interest in Das Haus located at 123 Scott Street in Winnipeg, MB (the “Property”)The Property is a purpose-built multi-family rental building comprising four 1-bedroom and two 2-bedroom suites with loftsThis ideally located opportunity is situated in the heart of Osborne Village, just south of Downtown WinnipegOsborne Village is renowned for its diverse mix of restaurants/cafes, boutiques, entertainment options, and excellent transit accessThe newly constructed property, built in 2020, features architecturally unique design and has been meticulously maintainedIt represents an attractive and stable income-producing asset for investors




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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
128 RAILWAY AVE - TREHERNE, MB						
	STEPHEN SHERLOCK 204 799 5526		CG	.63	TBD	<ul style="list-style-type: none">Positioned halfway between Winnipeg and Brandon on Provincial Highway 2The site is situated in a commercial area surrounded by a variety of office, retail, institutional, and service-related retail usesZoned CG (Commercial General)Access to the site is provided via an approach on 3rd Street
	MURRAY GOODMAN 204 990 4800					
MORRIS INDUSTRIAL PARK						
	JAMES TOKER 204 934 6210			32.22	\$75,000/ACRE	<ul style="list-style-type: none">Ready-to-develop industrial lots suitable for a variety of usesExcellent 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 AirportStrategically positioned along the International Mid-Continent Trade Corridor with approximately 70+ million dollars of commercial vehicle traffic each dayAll essential services available including hydro, natural gas, water, sewer, telephone, and fibre optic internetWell-protected against flooding with a permanent ring dike system surrounding the town of MorrisLots range in size from 1.0 – 2.84 acresOpportunity to combine individual lots to accommodate larger industrial uses
	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">Unique 3-storey building with a fully developed lower-level that offers mixed commercial uses as well as a rare owner-occupier investment opportunity.Immaculately maintained heritage building specially-built in 1910 for Douglas & Co.'s expansion of their exclusive fur manufacturing business complete with original vintage-style elevator.Significant recent capital investment including the full redevelopment of the second and third level living spaces and rooftop patio.Nestled in the heart of the Exchange District within walking distance from Downtown Winnipeg's amenities.
	SHAE HALPIN 204 558 6071					
	BRETT INTRATER 204 934 6229					




*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<div>0 RAVENHURST STREET</div> <div></div>	<div>BRETT INTRATER 204 934 6229</div> <div>CHRIS MACSYMIC 204 928 5019</div>			5	COND SOLD	<ul style="list-style-type: none">CW Stevenson Inc., operating as Cushman & 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”).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.
<div>36 & 88 SUMKA ROAD</div> <div></div>	<div>BRETT INTRATER 204 934 6229</div> <div>SHAE HALPIN 204 558 6071</div>			62.4	COND SOLD	<ul style="list-style-type: none">Over 60 acres of river front land primed for developmentLocated in the City of Winnipeg on the east banks of the Seine River fronting the Perimeter HwyCurrently existing on site is a (+/-) 2,150 sf house and various size commercial buildingsExcellent opportunity to hold for next phase of City servicing or to develop into single family parcelsPartially serviced by well and holding tanksZoning: RR5
<div>FIRST AVE, RESTON MB</div> <div></div>	<div>STEPHEN SHERLOCK 204 799 5526</div>			1.02	CONTACT AGENT	<div>LOCATION</div> <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> <div>POPULATION</div> <p>659 (2021 Census)</p> <div>SITE/PROPERTY DESCRIPTION</div> <p>Rectangular shaped lot just north of the CP rail lines and just south of 3rd street</p>




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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
HWY 5 AT SECOND AVE EAST, ROBLIN MB 	MURRAY GOODMAN 204 990 4800			0.61	CONTACT AGENT	<p>LOCATION 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 1,603 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION Rectangular shaped lot, facing 1St Street South, with access of Highway 5</p>
317 ROSSER AVE, BRANDON MB 	STEPHEN SHERLOCK 204 799 5526			0.27	CONTACT AGENT	<p>LOCATION 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>POPULATION 51,313 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION Square shape lot at the NW corner of Rosser Avenue and 3rd Street</p>
202-3RD ST NE, PORTAGE LA PRAIRIE MB 	STEPHEN SHERLOCK 204 799 5526			0.95	CONTACT AGENT	<p>LOCATION Portage la Prairie is a small city approximately 75 kilometers west of Winnipeg, along the Trans-Canada Highway</p> <p>POPULATION 13,270 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION Rectangular shape lot spanning from 3rd Street NE to 4th Street NE along Fisher Avenue East</p>




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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
FIRST ST BAY NORTH, PINAWA MB						
	MURRAY GOODMAN 204 990 4800			0.78	CONTACT AGENT	<p>LOCATION 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>POPULATION 1,512 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION Rectangular shaped lot, fronting 1st Street Bay South, access off 211 Road</p>
316-5TH AVE, NEEPAWA MB						
	MURRAY GOODMAN 204 990 4800			0.46	CONTACT AGENT	<p>LOCATION 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>POPULATION 5,685 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION Square shape, corner of 5th Avenue and Brydon Street</p>
309 BOYNE AVE WEST, MORRIS MB						
	MURRAY GOODMAN 204 990 4800			2	CONTACT AGENT	<p>LOCATION 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>POPULATION 1,975 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION Rectangular shape lot, corner of Van Horne Street and Boyne Avenue</p>

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
AUGUSTA ROAD, RUSSELL MB 	STEPHEN SHERLOCK 204 799 5526			1.20	CONTACT AGENT	<p>LOCATION 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>POPULATION 1,740 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION Triangular shaped lot at the NW corner of Augusta Street and Shell River Avenue</p>
901 N RAILWAY AVE, SHOAL LAKE MB 	MURRAY GOODMAN 204 990 4800			0.05	CONTACT AGENT	<p>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.</p> <p>POPULATION 652 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION Square shaped lot, facing North Railway Avenue Easy, access off Main Street</p>
809 N RAILWAY AVE, SHOAL LAKE MB 	MURRAY GOODMAN 204 990 4800			0.17	CONTACT AGENT	<p>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.</p> <p>POPULATION 652 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION Square shaped lot, facing North Railway Avenue Easy, access off Main Street</p>




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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
337 RAILWAY AVE SOUTH, GRANDVIEW MB 	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>
SOUTH RAILWAY AVE, SHOAL LAKE MB 	MURRAY GOODMAN 204 990 4800			0.53	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>Rectangular shaped lot, facing South Railway Avenue, access off 4th Avenue</p>
BRIDGWATER TRAILS 	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 928 5019	LOT 1 LOT 2 LOT 3 & 4 * CURRENTLY UNDERGOING REZONING	RMF-M RMF-L RMF-L	3.6 3.2 4.0	COND SOLD	<ul style="list-style-type: none">• Located in highly-desirable Southwest Winnipeg• Direct access to Kenaston Boulevard, Winnipeg' most prominent north/south thoroughfare, connecting significant commercial growth nodes• These parcels greatly benefit from the amenity-rich Bridgewater Town Centre, the master planned premium town centre designed as the heart of the Bridgewater Neighbourhoods in Waverley West• Bridgewater Neighbourhoods are the fastest growing and highest value subdivision in Winnipeg (average MLS sale price \$50k+ per door above closest competing subdivision)• Consistent retail and multi-residential demand have driven unabated nearby growth

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
EAST SIDE OF HIGHWAY #59 - ST. PIERRE-JOLYS, MB						
	MURRAY GOODMAN 204 990 4800		AL	0.50	CONTACT AGENT	<p>LOCATION</p> <p>St-Pierre-Jolysis is a village in the Canadian province of Manitoba, located 50 km southeast of Winnipeg on Highway 59 near the Rat River. It is surrounded by the Rural Municipality of De Salaberry, and the nearest communities to it are Steinbach, St. Malo, Morris and Niverville.</p> <p>POPULATION</p> <p>1,305 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION</p> <p>Square shaped lot, fronting Sabourin Street (East Side Hwy 59), access off Cote Avenue</p>
2829 MCGREGOR FARM ROAD - EAST ST. PAUL MB						
<div><div>NEW</div></div>	RYAN MUNT 204 928 5015 BRETT INTRATER 204 934 6229		IG	8.95	\$2,700,000	<ul style="list-style-type: none">• Located south of Schriemers Market Centre with easy access from Lagimodiere Boulevard• High exposure with prominent frontage along Lagimodiere Boulevard• Located 3 Minutes from the Perimeter Highway• Zoning IG - Industrial General• (+/-) 260 ft of frontage along McGregor Farm Road• Roll number: 94500• Many commercial and industrial uses are permitted within the zoning<ul style="list-style-type: none">• Light industrial use• Limited contractor service• Self Storage• Equipment rentals and sales• Eating and drinking establishment

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
275 - 281 SELKIRK AVE 	CHRIS HOURIHAN 204 995 0225		C2	0.34	\$759,900	<ul style="list-style-type: none"> 14,869 sq. ft of land offering a development opportunity in the North End 275 Selkirk Ave has a (+/-) 5,333 sq. ft. 2-storey building with (+/-) 2,196 sq. ft. basement, currently used as storage space 275 Selkirk Ave could be utilized as office space or recording studio, which was the buildings previous use Property is a 2 minute walk from Main Street with transit access Discussions with the City of Winnipeg show that the City would support a mixed-use multi-family development of medium-high density in the RMF-M range, allowing for 18 units with ground floor commercial. Rezoning the land may result in higher density All 3 lots zoned C2
1ST AVENUE NE - DAUPHIN, MB 	STEPHEN SHERLOCK 204 799 5526		M	0.4	CONTACT AGENT	<p>LOCATION Dauphin is Manitoba's ninth largest community and serves as a hub to the province's Parkland Region. It is surrounded by rich, productive farmland, natural beauty and endless opportunity for outdoor recreation.</p> <p>POPULATION 8,368 as of the 2021 Canadian Census</p> <p>SITE/PROPERTY DESCRIPTION Rectangular lot with access of of 1st Street NE, surrounded by commercial uses and the CN rail line</p>
137 1ST AVENUE NE - DAUPHIN, MB 	STEPHEN SHERLOCK 204 799 5526		CC	0.	CONTACT AGENT	<p>LOCATION Dauphin is Manitoba's ninth largest community and serves as a hub to the province's Parkland Region. It is surrounded by rich, productive farmland, natural beauty and endless opportunity for outdoor recreation.</p> <p>POPULATION 8,368 as of the 2021 Canadian Census</p> <p>SITE/PROPERTY DESCRIPTION Rectangular lot with access of of 1st Street NE, surrounded by commercial uses and the CN rail line</p>

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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