

# AVAILABILITY REPORT

JANUARY 2025

*\*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

VIRTUAL TOUR AVAILABLE

# INDUSTRIAL FOR LEASE

17 GEE TEE WAY -  
RM OF SPRINGFIELD



(+/-) 2,944 - (+/-) 10,120 sf Available

## PROPERTY HIGHLIGHTS

- 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

## CONTACT




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\*Please click the property image for more details.

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




\*Please click the property image for more details.

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					GRADE	DOCK				
<b>289 KING STREET</b>										
	STEPHEN SHERLOCK 204 928 5011	M	MAIN FLOOR	3,727				\$7.00	\$3.05	<ul style="list-style-type: none"> <li>• Located in central Winnipeg at the intersection of King St and Henry Ave</li> <li>• 30 parking stalls with additional parking available</li> <li>• 1 freight elevator</li> <li>• Fully sprinklered</li> <li>• Sheltered loading dock</li> <li>• 3rd floor - sub-dividable</li> <li>• Utilities included</li> </ul>
	CHRIS HOURIHAN 204 934 6215		3RD FLOOR	2,976				\$6.00	\$3.05	
<b>17 GEE TEE WAY - RM OF SPRINGFIELD</b>										
	JAMES TOKER 204 934 6210	MG	1	2,944		1	16'-19'	\$14.95	\$3.00	<p><b><a href="#">CLICK HERE TO TAKE A VIRTUAL TOUR</a></b></p> <ul style="list-style-type: none"> <li>• Join a quickly growing industrial park just 5 minutes from the Perimeter Highway in the RM of Springfield</li> <li>• Choose between 10,120 sf of built out office/warehouse space or up to 5,888 sf of shell space</li> <li>• 4 drive through grade doors with electric openers in unit 3</li> <li>• Floor drains in the warehouse</li> <li>• (+/-) 16' to 19' clear ceiling height</li> <li>• Fenced compound space available</li> </ul>
		MG	2	2,944		1	16'-19'	\$14.95	\$3.00	
	RYAN MUNT 204 928 5015	MG	1 & 2	5,888		2	16'-19'	\$14.95	\$3.00	
		MG	3	10,120		4	16'-19'	\$15.95	\$3.00	
<b>MURRAY PARK TRADE CENTRE</b>										
	CHRIS HOURIHAN 204 934 6215	M2	59 MURRAY PARK ROAD	5,236		1	12'	\$9.95	\$3.99	<ul style="list-style-type: none"> <li>• Located in Murray Industrial Park, situated on the corner of Murray Park Road &amp; Saulteaux Crescent.</li> <li>• In close proximity to major trucking routes, CentrePort and the Winnipeg Richardson International Airport.</li> <li>• 59 Murray Park Road includes nicely built out office area. Available immediately.</li> <li>• 326 Saulteaux Cres offers a combination of office spaces and a warehouse. Available immediately.</li> <li>• Zoned M2</li> </ul>
	SHAE HALPIN 204 558 6071	M2	326 SAULTEAUX CRESCENT	10,975		1	18'	\$9.95	\$3.99	








\*Please click the property image for more details.

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					GRADE	DOCK				
<b>STEELE BUSINESS PARK PHASE II</b>										
	STEPHEN SHERLOCK 204 928 5011  RYAN MUNT 204 928 5015		1-2	10,915			28'	TBD	\$3.99	<p><b>PHASE II 83% LEASED</b></p> <ul style="list-style-type: none"> <li>Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air)</li> <li>Brand new construction</li> <li>Excellent exposure on CentrePort Canada Way</li> <li>All major amenities nearby</li> <li>Quick access to major highways and key corridors</li> </ul>
<b>STEELE BUSINESS PARK PHASE III</b>										
	STEPHEN SHERLOCK 204 928 5011  RYAN MUNT 204 928 5015		PHASE III	80,190		2	28'	TBD	\$3.99	<p><b>PHASE III SITE WORK COMPLETED</b></p> <ul style="list-style-type: none"> <li>Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air)</li> <li>(+/-) 6,075 SF bays in Phase III</li> <li>Dock and grade loading</li> <li>28' clear ceiling height</li> <li>Brand new construction</li> <li>Excellent exposure on CentrePort Canada Way</li> <li>All major amenities nearby</li> <li>Quick access to major highways and key trade corridors</li> <li>Zoned I2</li> <li>All site work completed. Ready to begin construction</li> </ul>
<b>629 ERIN STREET</b>										
	RYAN MUNT 204 928 5015  SHAE HALPIN 204 558 6071			<b>SUBLEASE</b> 3,065		1		\$13.50 PSF	\$6.53 PSF (2024 EST.) + MGMT FEE 5% OF GROSS RENT	<ul style="list-style-type: none"> <li>10' x 10' grade loading door</li> <li>Fully sprinklered</li> <li>Open office area, washroom, server room and open warehouse space</li> <li>Head Lease expiry Nov 30, 2025</li> </ul>




\*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>40 DURUM DRIVE - ROSSER MB</b>				<b>SUBLEASE</b>					
	CHRIS MACSYMIC 204 928 5019  SHAЕ HALPIN 204 558 6071	M		10,000	4	24.5'	LEASED	LEASED	<ul style="list-style-type: none"> <li>High Profile, brand new state-of-the-art 10,000 sf warehouse on 2.05 Acres for sublease in the RM of Rosser within CentrePort Canada</li> <li>Located on the corner of Durum Drive and Klimpke Road in the heart of Brookport Business Park</li> <li>Excellent access to major highways and key trade corridors</li> <li>Headlease expiry: 2028</li> <li>Available for Tenant fixturing immediately</li> <li>Zoning: I2</li> </ul>
<b>5 SCURFIELD BLVD</b>									
	STEPHEN SHERLOCK 204 799 5526  RYAN MUNT 204 298 1905		38	7,020	2	18'	COND LEASED	COND LEASED	<ul style="list-style-type: none"> <li>High traffic location on the corner of Scurfield Boulevard and Waverley Street in SW Winnipeg in close proximity to Route 90</li> <li>Amazing high exposure showroom/ office/ warehouse space</li> <li>Corner building sign opportunities, pylon sign on the corner of Scurfield and Waverley and additional dedicated monument signage on Scurfield</li> <li>(+/-) 18' clear ceiling height</li> <li>Zoned M1</li> </ul>
<b>1555 DUBLIN AVE</b>									
	RYAN MUNT 204 928 5015  SHAЕ HALPIN 204 558 6071		6  7 & 8	1,922  4,800	1  2	18.5'  18.5'	COND LEASED  LEASED	COND LEASED  LEASED	<ul style="list-style-type: none"> <li>Office/warehouse space located in the heart of St. James Industrial area</li> <li>Interior layout includes open workstation area, two built out offices, storage area, open warehouse</li> <li>1 - 8' x 10' Grade Loading Door</li> <li>18'5 clear ceiling height</li> <li>Ample parking on-site</li> </ul>








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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>1000 WAVERLEY STREET</b>									
	RYAN MUNT 204 928 5015		A	16,370 - 21,468	1		CONTACT AGENT	\$7.36	<ul style="list-style-type: none"> <li>Fully developed Office/Flex space</li> <li>Excellent exposure along Waverley St between Wilkes Ave and McGillivray Blvd</li> <li>Great natural light with modern improvements</li> <li>Ample parking available with 70-80 stalls per unit available</li> <li>Easy access to public transit with many amenities nearby</li> <li>Unit D has a 8,144 sf bonus mezzanine space</li> <li>Utilities are included!</li> </ul>
	SHAE HALPIN 204 558 6071		D	24,825 (BONUS MEZZANINE 8,144)					
<b>109 HIGGINS AVENUE</b>									
	STEPHEN SHERLOCK 204 799 5526			5,989			\$5.50		<ul style="list-style-type: none"> <li>Located in central Winnipeg in close proximity to the Disraeli Freeway and Waterfront Drive</li> <li>Ideal for warehouse/storage space</li> <li>Loading area features 2 elevated loading doors and 2 grade level doors</li> <li>3 Phase, 600 Volt electrical service</li> <li>Fully fenced compound area accommodates ample on site parking and exterior storage</li> <li>Zoned M2</li> </ul>
<b>3000 MCCREARY ROAD</b>									
	STEPHEN SHERLOCK 204 799 5526			49,000			CONTACT AGENT	\$4.75	<ul style="list-style-type: none"> <li>Brand new flex space now under construction</li> <li>Great exposure just north of the controlled intersection of McGillivray Boulevard and McCreary Road</li> <li>Just outside of City of Winnipeg limits in the RM of McDonald</li> <li>No City of Winnipeg business taxes</li> <li>High quality pre-cast construction with 20' clear ceiling height</li> <li>All loading door openings are 10' x 14' to allow for grade level loading, dock level loading or windows</li> <li>Two 11,500 sf clearspan sections and two 13,000 sf clearspan sections with bay sizes starting at 2,500 sf</li> <li>Ready for occupancy early 2025</li> </ul>
	RYAN MUNT 204 928 5015								

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					GRADE	DOCK				
<p><b>1232 SHERWIN ROAD</b></p> 	<p>RYAN MUNT 204 928 5015</p> <p>SHAE HALPIN 204 558 6071</p>			1,875	1	1		<b>LEASED</b>	<b>LEASED</b>	<ul style="list-style-type: none"> <li>• Endcap Unit featuring large open office area, kitchenette and a washroom</li> <li>• Approximately 50% warehouse and 50% office</li> <li>• Dock &amp; Grade loading</li> <li>• Available January 1, 2025</li> </ul>
<p><b>37 STEVENSON RD</b></p> 	<p>RYAN MUNT 204 928 5015</p> <p>SHAE HALPIN 204 558 6071</p>			34,500		2	18'	TBD	\$4.88	<ul style="list-style-type: none"> <li>• Layout features 2 private offices, open work space, boardroom, training room, 3 warehouse offices</li> <li>• Fully-sprinklered</li> <li>• Loading:                             <ul style="list-style-type: none"> <li>• (1) 8' x 8' Dock Door</li> <li>• (1) 8' x 10' Dock Door</li> </ul> </li> <li>• 25 x 40 column spacing</li> <li>• Available April 1, 2025</li> </ul>
<p><b>1117 FIFE ST</b></p> 	<p>SHAE HALPIN 204 558 6070</p> <p>RYAN MUNT 204 298 1905</p>			2,000	1			\$20.00	\$4.00	<ul style="list-style-type: none"> <li>• Two 2,000 sf units available</li> <li>• Located in the heart of Inkster Industrial Park</li> <li>• High-exposure with excellent access to major transportation routes</li> <li>• Approximately 20% open office area and 80% warehouse</li> <li>• 1 grade loading door per unit</li> <li>• Pylon sign opportunity</li> <li>• Ample parking</li> </ul>

# INDUSTRIAL FOR SALE

1000 WAVERLEY STREET

(+/-) 58,464 sf on 3.48 acres Available

## PROPERTY HIGHLIGHTS

- 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)

## CONTACT

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\*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING		MAX CLR HT (+/-)	SALE PRICE	COMMENTS
					GRADE	DOCK			
<b>68 CRANE STREET - THOMPSON, MB</b>									
	RYAN MUNT 204 928 5015		1.34	17,000				SOLD	<ul style="list-style-type: none"> <li>(+/-) 17,000 sf industrial building situated on 1.34 acres of land</li> <li>Located in Thompson, the largest city in the Northern Region of Manitoba, situated along the Burntwood River</li> <li>Close access to Provincial Trunk Hwy 6 and the Thompson Train Station</li> <li>Grade loading</li> </ul>
	CHRIS MACSYMIC 204 928 5019								
<b>SHERWIN PARK - INDUSTRIAL CONDOS FOR SALE</b>									
	RYAN MUNT 204 928 5015	M2	UNIT 301-304 710-712	10,779 8,500	1 1	3 3	16' 16'	SOLD SOLD	<ul style="list-style-type: none"> <li>Industrial complex located adjacent to the Winnipeg Richardson International Airport</li> <li>Located within CentrePort Canada, North America's largest tri-modal inland port</li> <li>Centrally located with close proximity to major transportation routes</li> <li>Ideal space for manufacturing, wholesale and distribution users</li> <li>Flexible bay sizes</li> </ul>
	SHAE HALPIN 204 558 6071								
<b>40 SCURFIELD BLVD</b>									
	CHRIS HOURIHAN 204 934 6215	M1	3.01	102,281	1	1		\$13,250,000	<ul style="list-style-type: none"> <li>Rare opportunity to acquire a turn-key manufacturing facility with over 100,000L fermentation capacity</li> <li>Facility is fully equipped and operational, requiring little to no modifications for immediate use</li> <li>Significant recent capital invested into the premises and equipment</li> <li>Prime South West location fronting Scurfield Boulevard</li> </ul>
	SHAE HALPIN 204 558 6071					WITH			
	CHRIS MACSYMIC 204 997 6547					LEVELLER			
	RYAN MUNT 204 928 5015								
	BRETT INTRATER 204 934 6229								

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

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
<b>ROCKALL PARK COMMERCIAL CONDOS PHASE I &amp; II</b>								
	RYAN MUNT 204 928 5015	IB		880	1	18'	\$235,000	<p><b>80% SOLD!</b></p> <ul style="list-style-type: none"> <li>New state-of-the-art commercial condominium complex located just west of the Perimeter Hwy and south of Blvd</li> <li>Units ranging from 880 sf - 1,040 sf suitable for both small business and hobbyist users</li> <li>Option to combine adjacent units, potential for drive-through access</li> <li>Large residential development planned just west of this site</li> <li>No City of Winnipeg business taxes</li> </ul>
	SHAE HALPIN 204 558 6071	IB		1,040	1	18'	TBD	
<b>224 ROCKALL ROAD - UNIT 11 (COMMERCIAL CONDO)</b>								
	RYAN MUNT 204 928 5015	IB		988 (PLUS 356 SF MEZZANINE)	1	18'	\$395,000	<ul style="list-style-type: none"> <li>New state-of-the-art commercial condominium complex located just west of the Perimeter Highway and south of Roblin Boulevard</li> <li>Turnkey unit ready for occupancy featuring a spacious mezzanine, kitchenette and a bathroom</li> <li>One 14' x 14' grade door with automatic opener</li> <li>(+/-) 18' clear ceiling height</li> <li>Paved, fenced and secured site</li> <li>Ideal for small business or hobbyist users</li> <li>No City of Winnipeg business taxes</li> <li>Zoned IB – Industrial Business Zone</li> </ul>
	SHAE HALPIN 204 558 6071							

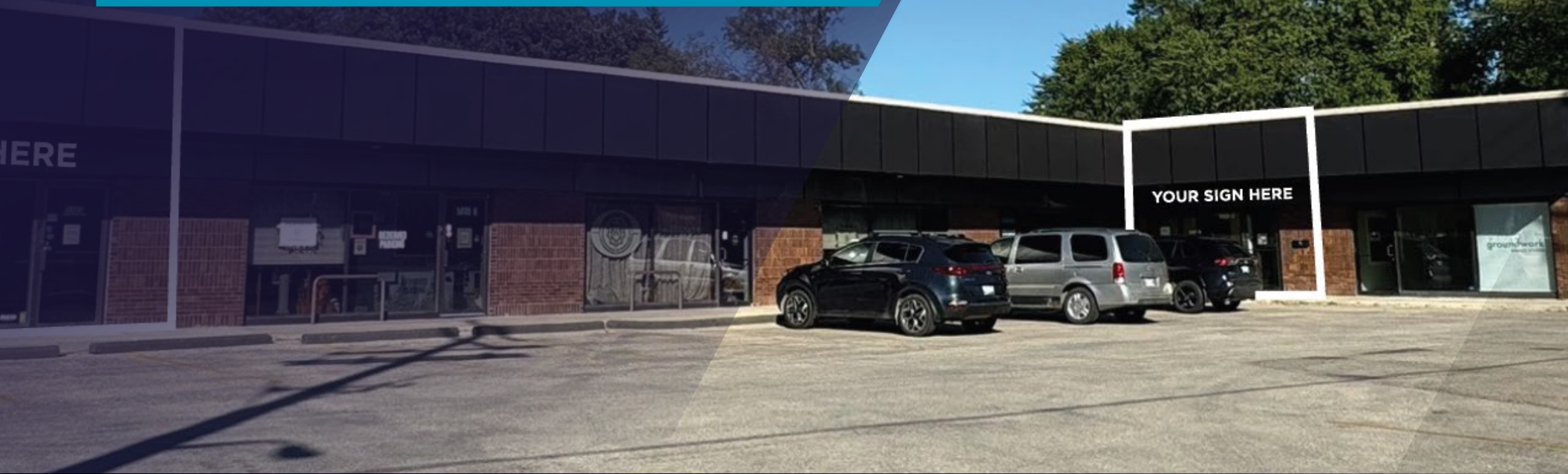
*\*Please click the property image for more details.*

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING GRADE	DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
<b>126 WHEATFIELD ROAD</b>									
	RYAN MUNT 204 298 1905  SHAE HALPIN 204 558 6071	MAIN BUILDING 2ND BUILDING	2.23 2.23	20,444 5,616	7 1		30' 26'-29'	\$7,500,000	<ul style="list-style-type: none"> <li>• Modern, specialized industrial facility with state-of-the-art equipment ideally suited for metal fabrication, welding, machining and manufacturing</li> <li>• Separate building on site dedicated to sandblasting and painting of large, specialized equipment</li> <li>• Located in the heart of CentrePort Canada, North America's largest trimodal inland port with excellent access to major transportation routes</li> <li>• Grade loading on-site</li> <li>• Fenced and gravelled compound with excess land providing opportunities for further development</li> </ul>
<b>1000 WAVERLEY STREET</b>									
	RYAN MUNT 204 928 5015  SHAE HALPIN 204 558 6071	M2	151,651	58,464 SF ON 3.48 ACRES	1	5 (CAN BE REINSTALLED)		CONTACT AGENT	<ul style="list-style-type: none"> <li>• Fully developed office flex space ideally situated in the highly desirable Southwest Winnipeg</li> <li>• Two units available for immediate possession with additional revenue and growth opportunity</li> <li>• Exceptional parking offering with (+/-) 200 stalls</li> <li>• Excellent high-exposure building signage and large monument sign opportunity along Waverley Street</li> <li>• City of Winnipeg transit stops going North and South located directly outside</li> <li>• Zoned M2</li> <li>• Property Tax: \$174,241.40 (2023)</li> </ul>

VIRTUAL TOURS AVAILABLE

# OFFICE FOR LEASE

5905 ROBLIN BLVD



(+/-) 1,139 - (+/-) 1,625 sf Available

## PROPERTY HIGHLIGHTS

- 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




## CONTACT

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\*Please click the property image for more details.

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




\*Please click the property image for more details.

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<b>289 KING STREET</b>							
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	3,727	\$7.00	\$3.05	<ul style="list-style-type: none"> <li>• Located in central Winnipeg at the intersection of King St and Henry Ave</li> <li>• 30 parking stalls with additional parking available</li> <li>• 1 freight elevator</li> <li>• Fully sprinklered</li> <li>• Sheltered loading dock</li> <li>• 3rd floor is sub-dividable</li> <li>• Utilities included</li> </ul>	
	CHRIS HOURIHAN 204 934 6215	3RD FLOOR	2,976	\$6.00	\$3.05		
<b>755 HENDERSON HIGHWAY</b>							
	CHRIS HOURIHAN 204 934 6215	THIRD FLOOR	5,750	\$20.00	\$5.86		<ul style="list-style-type: none"> <li>• Located in Northeast Winnipeg</li> <li>• In close proximity to downtown and Chief Peguis Trail</li> <li>• Building features floor to ceiling windows</li> <li>• Main entrance features glass atrium with three storey glazing and elevator access.</li> <li>• Available immediately</li> </ul>
	SHAE HALPIN 204 558 6071						
<b>333 MAIN STREET</b>							
	RYAN MUNT 204 928 5015	4TH FLOOR	<b>SUBLEASE</b> 7,720	TBD	\$15.86	<ul style="list-style-type: none"> <li>• 3 full floors available on the 4th, 10th and 11th floor</li> <li>• Floorplates are approximately 7,720 sf</li> <li>• Connection to downtown's climate controlled skywalk and concourse systems</li> <li>• Direct elevator lobby exposure</li> <li>• Headlease expiry: December 27th, 2026</li> </ul>	
		10TH FLOOR	7,720	TBD	\$15.86		
	SHAE HALPIN 204 558 6071	11TH FLOOR	7,720	TBD	\$15.86		
			23,160				




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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>6 RYAN WIRTH WAY - RM OF EAST ST PAUL</b>						
	RYAN MUNT 204 928 5015	<b>UNIT 1</b>	<b>1,500</b>	<b>LEASED</b>	<b>LEASED</b>	<p><b>READY FOR FIXTURING</b></p> <ul style="list-style-type: none"> <li>• Brand new industrial/office units available for lease</li> <li>• Located just off the Perimeter Hwy between Wenzel St and McGregor Farm Rd in the RM of East St. Paul</li> <li>• Option to combine units</li> <li>• Grade loading</li> </ul>
		<b>UNIT 2</b>	<b>1,350</b>	<b>\$16.95</b>	<b>\$4.50</b>	
		<b>UNIT 3</b>	<b>1,500</b>	<b>\$16.95</b>	<b>\$4.50</b>	
	BRETT INTRATER 204 934 6229	<b>UNIT 4</b>	<b>1,350</b>	<b>LEASED</b>	<b>LEASED</b>	
		<b>UNIT 5</b>	<b>1,920</b>	<b>LEASED</b>	<b>LEASED</b>	
<b>90 MARKET AVENUE</b>						
	CHRIS HOURIHAN 204 934 6215		17,232	\$15.00 GROSS		<ul style="list-style-type: none"> <li>• Located in the East Exchange District with close proximity to the Manitoba Museum, Centennial Concert Hall, and the Royal Manitoba Theatre Centre</li> <li>• Ideal for commercial use</li> <li>• Large parking lot on-site available for customers and employees</li> <li>• Flexible space options – The building is currently demised into 8 units, and the landlord is willing to alter the floorplan or create single-tenant options</li> <li>• Perfect for many professional office uses, or a classroom style setting</li> </ul>
<b>98 MARKET AVENUE</b>						
	CHRIS HOURIHAN 204 934 6215		2,400	\$16.00	TBD	<ul style="list-style-type: none"> <li>• Blank canvas ready for tenant design and fit-up</li> <li>• Main floor of a modern design 6 storey, 64 suite property</li> <li>• Tucked away in the East Exchange District within close proximity to an array of amenities</li> <li>• Amazing walkability, close to local spots including Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Ave Pumphouse, The Forks and much more</li> <li>• Zoned D</li> </ul>



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

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




\*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>STERLING LYON BUSINESS PARK - 900 LORIMER BOULEVARD</b>						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	2,500 - 5,414	\$25.00	\$10.00	<ul style="list-style-type: none"> <li>• Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and Waverley</li> <li>• Site has a variety of amenities in the neighborhood</li> <li>• Rare opportunity in a brand new office building in SW Winnipeg</li> <li>• Ample parking; both surface and heated underground parking available</li> </ul>
	RYAN MUNT 204 928 5015	SECOND FLOOR	3,214	\$25.00	\$10.00	
	CHRIS MACSYMIC 204 928 5019					
<b>1280 WAVERLEY STREET</b>						
	RYAN MUNT 204 928 5015		UP TO 36,000	TBD	TBD	<ul style="list-style-type: none"> <li>• New suburban office to be developed</li> <li>• Excellent exposure to both Waverley and McGillivray</li> <li>• Approximate gross floor plate sizes are 12,000 sf</li> <li>• Highly desirable suburban office located in SW Winnipeg, accessible via Waverley St and Buffalo Pl</li> <li>• In close proximity to McGillivray and Kenaston Blvd, with access to a variety of amenities</li> <li>• Three storey office building</li> <li>• High density residential area immediately to the west</li> <li>• Commercial zoning: CMOFF</li> </ul>
<b>5120 ROBLIN BOULEVARD</b>						
	RYAN MUNT 204 928 5015	C	675	\$15.00	\$10.99	<ul style="list-style-type: none"> <li>• Building signage opportunities available</li> <li>• Excellent location for a neighborhood office in the heart of Charleswood</li> <li>• Great exposure on Roblin Boulevard located between Harstone Road and Pepperloaf Crescent</li> <li>• Join Taverna Rodos Restaurant &amp; Lounge, Signature Pizza &amp; Salads and Royal Bank</li> <li>• Professionally managed</li> <li>• Zoned C</li> </ul>
	SHAE HALPIN 204 558 6071	D	908	\$15.00	\$10.99	

\*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>MB CLINIC - 790 SHERBROOK STREET</b>						
	JAMES TOKER 204 914 8423  BRANDI ELOQUENCE 204 934 6246  BRETT INTRATER 204 934 6229	UNIT 110	952	\$28.00	\$15.85	<ul style="list-style-type: none"> <li>Join one of Canada's largest private multi-specialty medical clinics at Winnipeg's state-of-the-art Manitoba Clinic</li> <li>Conveniently located adjacent to the Health Sciences Centre with direct access to Notre Dame Avenue</li> <li>Perfect for paramedical services such as physiotherapy, chiropractic, massage, acupuncture, infusion, etc.</li> <li>Direct access to parkade from building with monthly parking available</li> <li>Amenities include a cafe and secure bicycle storage</li> <li>Shell space ready for tenant customization</li> <li>Join complimentary businesses including Shoppers Drug Mart, Winnipeg Hearing Centres, Visual Eyes Optometry and more</li> </ul>
<b>1000 WAVERLEY STREET</b>						
	RYAN MUNT 204 928 5015  SHAE HALPIN 204 558 6071	A D	16,370 - 21,468 24,825 (BONUS MEZZANINE 8,144)	CONTACT AGENT	\$7.36 \$7.36	<ul style="list-style-type: none"> <li>Fully developed Office/Flex space</li> <li>Excellent exposure along Waverley St between Wilkes Ave and McGillivray Blvd</li> <li>Great natural light with modern improvements</li> <li>Ample parking available with 70-80 stalls per unit available</li> <li>Easy access to public transit with many amenities nearby</li> <li>Unit D has a 8,144 sf bonus mezzanine space</li> <li>Utilities are included!</li> </ul>
<b>353 PROVENCHER BLVD</b>						
	STEPHEN SHERLOCK 204 799 5526	UNIT 6 UNIT 7	853 1,520	\$14.95 \$14.95	\$11.44 \$11.44	<ul style="list-style-type: none"> <li>Excellent high exposure location on Provencher Boulevard in the heart of St. Boniface</li> <li>Pylon signage opportunities</li> <li>(+/-) 27,400 cars pass by per day (City of Winnipeg)</li> <li>Zoned: C2</li> </ul>

\*Please click the property image for more details.




ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>UNIT I &amp; J - 359 JOHNSON AVE</b>						
	STEPHEN SHERLOCK 204 799 5526	UNIT I & J	2,400	\$8.95	\$6.39	<ul style="list-style-type: none"> <li>• Located on the corner of Johnson Avenue and Levis Street close to Chalmers Ave and Watt Street</li> <li>• Nicely developed office/warehouse space with 6 private offices, board room, kitchen area, and I.T. room</li> <li>• Warehouse space has 1 grade level loading door and a set of double main doors</li> <li>• Zoned: M1</li> <li>• Available November 1, 2023</li> </ul>
<b>UNIT B - 359 JOHNSON AVE</b>						
	STEPHEN SHERLOCK 204 799 5526	UNIT B	1,800	\$8.95	\$6.75	<ul style="list-style-type: none"> <li>• Located on the corner of Johnson Avenue and Levis Street close to Chalmers Ave and Watt Street</li> <li>• Office/ warehouse space with one private office, reception area and boardroom/ meeting room</li> <li>• Warehouse space has 1 grade level loading door</li> <li>• Zoned: M1</li> </ul>
<b>363 BROADWAY</b>						
	RYAN MUNT 204 928 5015	1 (MAIN FLOOR UNIT)	3,511	\$24.00	\$15.78	<p><b>BUILDING SIGNAGE OPPORTUNITY</b></p> <ul style="list-style-type: none"> <li>• 15-Storey Class B Office space for lease located in Winnipeg's amenity-rich Broadway corridor on the Northwest corner of Broadway and Carlton Street</li> <li>• Close proximity to the RBC Convention Centre, Provincial Law Courts and Manitoba Legislature with easy access to the climate-controlled Skywalk System</li> <li>• Convenient transit access with a stop directly out front of the building as well as all along Broadway with service to the 23 and 24 lines connecting all major transfer points</li> <li>• 24/7 on-site security</li> <li>• 5 elevators, recently upgraded</li> <li>• 3 levels of heated underground parking with on-site car wash</li> <li>• Valet service available</li> <li>• BOMA Best silver certified</li> </ul>
		510	4,668	\$15.50	\$15.78	
	BRETT INTRATER 204 934 6229	800	3,778	\$15.50	\$15.78	
		814	333	\$15.50	\$15.78	
		830	4,851	\$15.50	\$15.78	
	SHAE HALPIN 204 558 6071	902	1,706	\$15.50	\$15.78	
	1130	1,363	\$15.50	\$15.78		
	1400	3,399	\$15.50	\$15.78		
	1410	1,318	\$15.50	\$15.78		

\*Please click the property image for more details.




ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>1000 LORIMER BLVD</b>						
	STEPHEN SHERLOCK 204 799 5526  RYAN MUNT 204 298 1905	2 & 3	5,586	\$21.95	\$7.57	<ul style="list-style-type: none"> <li>• Located on Lorimer Boulevard off of Sterling Lyon Parkway in close proximity to Kenaston, Wilkes and Waverley</li> <li>• Excellent opportunity in a newer facility allowing for flexible use of space</li> <li>• Site has a variety of amenities in the neighborhood</li> <li>• Space includes:                             <ul style="list-style-type: none"> <li>- 20 private offices</li> <li>- 4 small meeting rooms (which could easily be offices)</li> <li>- One small boardroom (12' x 14')</li> <li>- One large mezzanine boardroom (15'4" x 29'6")</li> <li>- 3 washrooms (mens, womens, unisex)</li> <li>- 2 open work areas</li> <li>- Reception area</li> <li>- Kitchen/ lunchroom area</li> </ul> </li> </ul>
<b>220 PORTAGE AVE</b>						
	BRETT INTRATER 204 934 6229  RYAN MUNT 204 298 1905  SHAE HALPIN 204 558 6071					<ul style="list-style-type: none"> <li>• Located on Portage Avenue, in the heart of downtown Winnipeg</li> <li>• Connected to Winnipeg Square underground retail concourse and the indoor skywalks</li> <li>• Renovated extensively in 2017</li> <li>• Monthly and hourly parking available</li> <li>• Bike storage available</li> <li>• Superior access to most major City of Winnipeg bus routes</li> <li>• Versatile office space for various businesses</li> <li>• LEED Platinum Certification</li> <li>• Available immediately</li> </ul>
<b>UNIT 7 - 25 SCURFIELD BLVD</b>						
	RYAN MUNT 204 298 1905  STEPHEN SHERLOCK 204 799 5526	7	3,695	LEASED	LEASED	<ul style="list-style-type: none"> <li>• Flex unit available in highly sought after SW Winnipeg</li> <li>• Currently built out as office space with small warehouse area</li> <li>• Dock level loading and grade level loading</li> <li>• Building façade and roof recently updated</li> <li>• Ample Parking available</li> </ul>






\*Please click the property image for more details.

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


\*Please click the property image for more details.

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

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<p><b>96 NATURE PARK WAY</b></p> 	<p>BRETT INTRATER 204 934 6229</p> <p>RYAN MUNT 204 298 1905</p>		15,822	\$16.25	\$7.95	<ul style="list-style-type: none"> <li>• Turnkey office and warehouse opportunity in the southwest of Winnipeg</li> <li>• Office section finished with: 4 private offices, 41 open work stations, several meeting rooms, 2 large boardrooms and well finished kitchen</li> <li>• Warehouse section finished with workshop, two dock doors with levellers and 20' clear ceilings</li> <li>• 48 electrified parking stalls included at no cost</li> <li>• Entire space is serviced by 7 RTUs                             <ul style="list-style-type: none"> <li>• 5 - 5 ton units</li> <li>• 2 - 7.5 ton units</li> </ul> </li> <li>• Excellent transit access</li> <li>• Building signage opportunity</li> <li>• Available immediately</li> <li>• Headlease expiry May 31, 2027</li> </ul>
<p><b>768 NOTRE DAME AVE</b></p> 	<p>CHRIS HOURIHAN 204 934 6215</p> <p>COLIN GRATTON 204 471 1270</p>		1,200	\$1,525 PER MTH	\$4.75	<ul style="list-style-type: none"> <li>• High exposure along the busy street of Notre Dame Avenue, with 41,100 cars driving by per day</li> <li>• Beautifully built-out with a reception area, 3 offices, 2 washrooms, lower level boardroom and additional lower level storage</li> <li>• Extremely well suited for health services considering the proximity to Winnipeg's Health Sciences Centre, Children's Hospital as well as lawyers, accountants and other professional services</li> <li>• Windows and doors have automatic shutters installed for added building security as well as alarm system and front door electronic buzzer entry</li> <li>• 3 parking stalls included at the rear of the premises with motion-detected lighting</li> </ul>
<p><b>702-1661 PORTAGE AVE</b></p> 	<p>BRETT INTRATER 204 934 6229</p> <p>RYAN MUNT 204 298 1905</p>		<p><b>SUBLEASE</b> 2,539</p>	\$14.50	\$18.32	<ul style="list-style-type: none"> <li>• Located on Portage Avenue between St. James Street and Route 90</li> <li>• Versatile office space for various businesses (financial, dental, medical, staffing)</li> <li>• Easy access to public transportation, Winnipeg James Armstrong Richardson International Airport, major industrial parks, residential areas, and Polo Park Shopping Centre</li> <li>• Interior Layout features:                             <ul style="list-style-type: none"> <li>• Six private offices</li> <li>• Boardroom</li> <li>• Lunchroom</li> <li>• Reception area</li> </ul> </li> <li>• 11 parking stalls available at market rates</li> <li>• Sublease available through June 30, 2025</li> <li>• Available November 1, 2024</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>5905 ROBLIN BLVD</b>						
	BRETT INTRATER 204 934 6229	B	1,139	\$20.00	\$9.56	<p><b>CLICK <a href="#">HERE</a> TO TAKE A VIRTUAL TOUR OF UNIT B</b></p> <p><b>CLICK <a href="#">HERE</a> TO TAKE A VIRTUAL TOUR OF UNIT H</b></p> <ul style="list-style-type: none"> <li>• Located on Roblin Boulevard just east of the Perimeter Highway</li> <li>• Unit B: 1,139 sf – Turnkey Office Space</li> <li>• Unit H: 1,625 sf – Turnkey Hair Salon</li> <li>• Unit B features an open reception area, two accessible washrooms, 3 private offices and a kitchenette</li> <li>• Unit H features an open concept room currently being used as a hair salon, two accessible washrooms, one private office and a kitchenette</li> <li>• Ample parking available on site</li> <li>• Building and pylon signage opportunities</li> <li>• Available immediately</li> </ul>
	SHAE HALPIN 204 558 6071	H	1,625	\$24.00	\$9.56	
<b>21 MURRAY PARK ROAD - UNIT D</b>						
	CHRIS MACSYMIC 204 997 6547		4,471	MARKET RENT	\$10.24	<ul style="list-style-type: none"> <li>• The space is comprised of approximately 80% built out office and 20% open warehouse</li> <li>• Corner unit with an abundance of natural light</li> <li>• Office layout features two private offices, boardroom, open work area, open storage area and a kitchenette</li> <li>• Warehouse features 15' clear ceilings, one 8'x12' grade loading door and bonus mezzanine space for additional storage</li> <li>• Fully Sprinklered</li> <li>• Ample parking available on-site</li> <li>• Available January 2025</li> </ul>
	SHAE HALPIN 204 558 6071					
<b>158 COMMERCE DRIVE</b>						
	CHRIS MACSYMIC 204 997 6547		<b>SUBLEASE</b> 11,978	CONTACT AGENT	\$7.95	<ul style="list-style-type: none"> <li>• Turnkey Office for Sublease</li> <li>• Headlease expiry: December 31, 2026</li> <li>• Layout features six private offices, five meeting rooms, one large boardroom, large training room, reception, open showroom, lunchroom and large open concept work area</li> <li>• Abundance of natural light throughout</li> <li>• Building signage opportunity</li> <li>• Ample parking available on-site</li> <li>• Zoning: MMU</li> </ul>
	SHAE HALPIN 204 558 6071					

# OFFICE FOR SALE

323 PORTAGE AVENUE

(+/-) 38,640 sf Spanning 3 Storeys

## 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




### Brett Intrater

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### Chris Macsymic

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
<p><b>68 RAILWAY AVE - PIERSON, MANITOBA</b></p> 	<p>BRETT INTRATER 204 934 6229</p>		2,000	\$59,900	\$59,900	<ul style="list-style-type: none"> <li>Well maintained single tenant office/retail building for sale in Pierson, Manitoba</li> <li>Former freestanding RBC retail branch located on 68 Railway Ave, Pierson's main commercial thoroughfare</li> <li>Easy access from Hwy 3 and Hwy 256</li> <li>Parking is available in the front and behind the building</li> <li>Pylon signage available in front of the building</li> </ul>
<p><b>1000 WAVERLEY STREET</b></p> 	<p>RYAN MUNT 204 928 5015</p> <p>SHAE HALPIN 204 558 6071</p>		58,464 SF ON 3.48 ACRES	CONTACT AGENT	\$169,234.08	<ul style="list-style-type: none"> <li>Fully developed office flex space ideally situated in the highly desirable Southwest Winnipeg</li> <li>Two units available for immediate possession with additional revenue and growth opportunity</li> <li>Exceptional parking offering with (+/-) 200 stalls</li> <li>Excellent high-exposure building signage and large monument sign opportunity along Waverley Street</li> <li>City of Winnipeg transit stops going North and South located directly outside</li> <li>Zoned M2</li> <li>Property Tax: \$169,234.08 (2024)</li> </ul>
<p><b>1038 PORTAGE AVE</b></p> 	<p>CHRIS HOURIHAN 204 934 6215</p>		6,850	\$1,250,000.00	\$22,682.58	<ul style="list-style-type: none"> <li>Amazing exposure and building signage opportunities along Portage Avenue</li> <li>Sale/leaseback option or vacant possession</li> <li>Excellent neighbourhood and surrounding area, close to many amenities and Polo Park Shopping Node</li> <li>Second floor office space includes new flooring, new ceiling and LED lights</li> <li>Shared vestibule, separate temperature controls and separately metered utilities allows for easy division of the main floor and second floor for two tenant occupancy</li> <li>Additional monthly income from billboard signage</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
<b>323 PORTAGE AVE</b>						
	BRETT INTRATER 204 999 1238		11,362	\$2,650,000	\$72,313.50	<ul style="list-style-type: none"> <li>• 3-Storey Office/Retail/Mixed-Use Commercial Building For Sale</li> <li>• Unique Investor or Owner/Occupier Opportunity</li> <li>• Great potential for conversion to self storage or other alternative uses</li> <li>• Ideally located directly across from the Canada Life Centre in the heart of the Sport, Hospitality &amp; Entertainment District (SHED) in Downtown Winnipeg</li> <li>• (+/-) 38,640 sf spanning 3-Storeys plus additional (+/-) 11,180 sf basement</li> <li>• Zoning: M - Multiple Use</li> </ul>
	CHRIS MACSYMIC 204 928 5019					
<b>319-321 PORTAGE AVE</b>						
	BRETT INTRATER 204 999 1238		6,889	\$1,500,000	\$17,310.01	<ul style="list-style-type: none"> <li>• Single Storey Retail/Mixed-Use Commercial Building with excellent branding opportunity along Portage Avenue</li> <li>• Ideal for a variety of users who can leverage on the strategic location within the Sport, Hospitality &amp; Entertainment District (SHED) in the heart of Downtown Winnipeg</li> <li>• Located directly across from Canada Life Centre along a major bus route</li> <li>• Layout features two large open areas and a mezzanine with a kitchenette and open area ideal for additional storage</li> <li>• Two points of entry off of Portage Avenue. Potential to demise into multiple tenancies</li> <li>• Ample natural light</li> </ul>
	CHRIS MACSYMIC 204 928 5019					
<b>1854-1856 PORTAGE AVE</b>						
	JAMES TOKER 204 914 8423		4,550	\$1,190,000	\$13,888.75	<ul style="list-style-type: none"> <li>• Main floor tenant occupies 1,047 sq. ft., offering in-place income until August 2029</li> <li>• Well maintained office building for sale with exceptional exposure on Portage Avenue</li> <li>• 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"> <li>• Main floor consists of 1,228 sq. ft. of lobby/open-area meeting space, washroom, mechanical room and storage area</li> <li>• Second floor consists of 2,275 sq. ft. of reception, private offices, a large boardroom, washroom, and kitchenette</li> </ul> </li> <li>• Recent work in the building include bathroom upgrades and new furnaces in 2021</li> <li>• 3 parking stalls available at the rear of the property</li> </ul>
	BRANDI ELOQUENCE 204 996 3425					
	CHRIS HOURIHAN 204 995 0225					

\*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
<p><b>885 PORTAGE AVE</b></p>  <p><b>UNCONDITIONALLY SOLD</b></p>	<p>BRETT INTRATER 204 999 1238</p> <p>SHAE HALPIN 204 560 2536</p>		7,800	UNCOND SOLD	UNCOND SOLD	<ul style="list-style-type: none"> <li>• 2-storeys with partial basement</li> <li>• Former freestanding RBC retail branch situated on the corner of Portage Avenue and Arlington Street</li> <li>• Main floor layout features a large open area, 4 offices and a meeting room</li> <li>• Second level features 5 offices, 2 meeting rooms, lunch room, kitchenette, open work area and two storage rooms</li> <li>• Parking: 7 Stalls at the rear of the building</li> <li>• Some infrastructure in the building needs to be upgraded</li> </ul>
<p><b>200 TACHE AVE</b></p> 	<p>BRANDI ELOQUENCE 204 996 3425</p>		(+/-) 3,686 SF MAIN FLOOR WITH (+/-) 3,622 SF FULLY FINISHED LOWER LEVEL	\$1,745,000.00	\$30,929.81	<p><b>OFFER DATE: JANUARY 23, 2025</b></p> <ul style="list-style-type: none"> <li>• Incredible location just minutes from Downtown. Nestled among lush greenspace, vibrant commercial areas and charming residential neighbourhoods</li> <li>• Opportunity for mixed use redevelopment</li> <li>• Built in 1965, refreshed in 2012</li> <li>• Fully finished lower level</li> <li>• Recent improvements include:                             <ul style="list-style-type: none"> <li>• New air exchanger</li> <li>• Foundation repair and waterproofing</li> <li>• Weeping tile installation</li> <li>• New sump pumps</li> <li>• Fencing</li> </ul> </li> <li>• On-site parking for 24 vehicles with 18 electrified stalls</li> <li>• Build-out features a mix of offices, open work areas and boardrooms with two kitchenettes</li> </ul>
<p><b>280 BROADWAY</b></p> 	<p>CHRIS MACSYMIC 204 928 5019</p>			CONTACT AGENT		<p><b>BROADWAY / SMITH REDEVELOPMENT OPPORTUNITY</b></p> <ul style="list-style-type: none"> <li>• Located in the heart of Downtown at the corner of Broadway and Smith</li> <li>• Easy access from south and north entrances</li> <li>• Over \$5 million in building upgrades since 2010, which includes conversion to heat pump system and roof replacement</li> <li>• Large floor plate attractive to a variety of tenants</li> <li>• Exterior building signage opportunities</li> <li>• 3 phase, 2,000 amp electrical</li> </ul>



# RETAIL FOR LEASE

197 OSBORNE ST

(+/-) 702 - (+/-) 7,014 sf Available

## PROPERTY HIGHLIGHTS

- Brand-New Development: Mixed-use building featuring 7 ground-floor commercial units and 90 residential units on levels 2 to 6.
- Prime Retail Frontage: All commercial units face Osborne Street, offering excellent visibility and exposure for retail businesses.
- Convenient Parking: Dedicated on-site parking for commercial tenants during regular business hours.
- Efficient Delivery Access: The rear service corridor and side loading bay provide seamless, convenient delivery access for commercial tenants.
- Ready for Build-Out: Units to come with drywalled and taped walls, doorway/entrance, poured concrete floor, electrical panel, and base lighting.
- C2 Zoning: Provides broad flexibility with a wide range of permitted commercial uses.
- Ideal for Your Business: Perfectly suited for specialty retail, café, bakery, grocery, beauty and wellness, apparel and fashion, professional services, and more.

## CONTACT

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Associate Vice President

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Executive Vice President




Brett Intrater Personal Real Estate Corporation

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

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




\*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>REFINERY CRU - 425 BALLANTRAE DRIVE</b> 	SHAE HALPIN 204 558 6071	RMU	BUILDING B	875 - 3,471 <b>1,000</b>	\$26.00 <b>COND LEASED</b>	\$10.00 <b>COND LEASED</b>	<ul style="list-style-type: none"> <li>Brand new commercial units available in the heart of SW Winnipeg anchoring a 2 building, 174 unit development</li> <li>Suitable for retail, commercial, office and professional services</li> <li>Units starting from (+/-) 875 sf</li> <li>Excellent access to major transportation routes</li> <li>Available August 2022</li> </ul>
<b>SMITH STREET LOFTS</b> 	BRETT INTRATER 204 934 6229	M	1	2,345	\$7,500 PER MONTH SEMI-GROSS		<b>MAIN FLOOR COMMERCIAL UNITS</b> <ul style="list-style-type: none"> <li>Storefront that sits below a luxury apartment complex with 251 new units and 20,000 sf of residential amenities</li> <li>Located close to Canada Life Centre with high vehicular and pedestrian traffic</li> <li>Options to expand into the plaza are negotiable</li> <li>Additional features include: a 13' high exposed ceiling, industrial concrete finishes, architectural lighting and floor to ceiling glazing along the storefront</li> </ul>
<b>190 SMITH STREET</b> 	CHRIS HOURIHAN 204 934 6215  COLIN GRATTON 204 471 1270		3	2,049	\$19.00	\$10.98	<ul style="list-style-type: none"> <li>An ideal downtown retail opportunity with exposure along Smith Street, just south St. Mary Avenue</li> <li>Join tenants: Freshcut Downtown, Eph Apparel, Honu Poké and Xing Fu Tang</li> <li>Opportunity to serve residences of Antares Luxury Suites and Smith Street Lofts, luxury apartment complexes with over 550+ units combined</li> <li>Winnipeg Police HQ located across the street with up to 1,000 daily active employees</li> <li>Covered parking available at \$150/stall per month</li> <li>Over 2,400 people travel to work by walking within a 3 km radius</li> <li>74,000 daytime population within a 3 km radius</li> </ul>



\*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>353 PROVENCHER BLVD</b>							
	STEPHEN SHERLOCK 204 799 5526		UNIT 6	853	\$14.95	\$11.44	<ul style="list-style-type: none"> <li>• Excellent high exposure location on Provencher Boulevard in the heart of St. Boniface</li> <li>• Pylon signage opportunities</li> <li>• (+/-) 27,400 cars pass by per day (City of Winnipeg)</li> <li>• Zoned: C2</li> </ul>
			UNIT 7	1,520	\$14.95	\$11.44	
<b>197 OSBORNE ST</b>							
	CHRIS HOURIHAN 204 934 6215	C2		702-7,014	\$28.00	\$10.00	<ul style="list-style-type: none"> <li>• Brand-New Development: Mixed-use building featuring 7 ground-floor commercial units and 90 residential units on levels 2 to 6.</li> <li>• Prime Retail Frontage: All commercial units face Osborne Street, offering excellent visibility and exposure for retail businesses.</li> <li>• Convenient Parking: Dedicated on-site parking for commercial tenants during regular business hours.</li> <li>• Efficient Delivery Access: The rear service corridor and side loading bay provide seamless, convenient delivery access for commercial tenants.</li> <li>• Ready for Build-Out: Units to come with drywalled and taped walls, doorway/entrance, poured concrete floor, electrical panel, and base lighting.</li> <li>• C2 Zoning: Provides broad flexibility with a wide range of permitted commercial uses.</li> <li>• Ideal for Your Business: Perfectly suited for specialty retail, café, bakery, grocery, beauty and wellness, apparel and fashion, professional services, and more.</li> </ul>
	BRETT INTRATER 204 999 1238						
<b>1924 MAIN STREET</b>							
	RYAN MUNT 204 298 1905		A	1,540	\$16.95	\$7.55	<ul style="list-style-type: none"> <li>• Main floor Office/Retail opportunity between Leila Avenue and Partridge Avenue</li> <li>• Interior features one private office, large open area and a kitchenette</li> <li>• Three reserved parking stalls at rear of the building with street parking in front</li> <li>• Excellent access to major public transportation routes</li> </ul>
	SHAE HALPIN 204 558 6071						




\*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<p><b>5905 ROBLIN BLVD</b></p> 	<p>BRETT INTRATER 204 934 6229</p> <p>SHAE HALPIN 204 558 6071</p>		<p>B</p> <p>H</p>	<p>1,139</p> <p>1,625</p>	<p>\$20.00</p> <p>\$24.00</p>	<p>\$9.56</p> <p>\$9.56</p>	<p><b>CLICK <a href="#">HERE</a> TO TAKE A VIRTUAL TOUR OF UNIT B</b></p> <p><b>CLICK <a href="#">HERE</a> TO TAKE A VIRTUAL TOUR OF UNIT H</b></p> <ul style="list-style-type: none"> <li>• Located on Roblin Boulevard just east of the Perimeter Highway</li> <li>• Unit B: 1,139 sf – Turnkey Office Space</li> <li>• Unit H: 1,625 sf – Turnkey Hair Salon</li> <li>• Unit B features an open reception area, two accessible washrooms, 3 private offices and a kitchenette</li> <li>• Unit H features an open concept room currently being used as a hair salon, two accessible washrooms, one private office and a kitchenette</li> <li>• Ample parking available on site</li> <li>• Building and pylon signage opportunities</li> <li>• Available immediately</li> </ul>
<p><b>5 SCURFIELD BLVD</b></p> 	<p>STEPHEN SHERLOCK 204 799 5526</p> <p>RYAN MUNT 204 298 1905</p>		38	7,020	<b>COND LEASED</b>	<b>COND LEASED</b>	<ul style="list-style-type: none"> <li>• High traffic location on the corner of Scurfield Boulevard and Waverley Street in SW Winnipeg in close proximity to Route 90</li> <li>• Amazing high exposure showroom/ office/ warehouse space</li> <li>• Corner building sign opportunities, pylon sign on the corner of Scurfield and Waverly and additional dedicated monument signage on Scurfield</li> <li>• 1 grade level loading door, ability to re-instate additional grade level loading door currently drywalled in from the inside of the unit</li> <li>• (+/-) 18' clear ceiling height</li> <li>• Zoned M1</li> <li>• Available September 1, 2024</li> </ul>
<p><b>1821 MAIN STREET</b></p> 	<p>JAMES TOKER 204 914 8423</p> <p>RYAN MUNT 204 298 1905</p>			612	<b>\$1,600 GROSS MTHLY</b>		<ul style="list-style-type: none"> <li>• Main floor Office/Retail opportunity located on Main Street between Jefferson Avenue and Leila Avenue</li> <li>• Perfect location for professional services, including law offices, accounting firms, and more</li> <li>• Space features an open floor plan along with common areas</li> <li>• Two reserved parking stalls allocated at the rear of the property</li> <li>• High-Profile signage available on the front of the building</li> <li>• Minutes from Kildonan Park, close to numerous restaurants and shopping options</li> </ul>




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

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

\*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<p><b>3318 ROBLIN BLVD</b></p> 	<p>BRETT INTRATER 204 934 6229</p> <p>SHAE HALPIN 204 558 6070</p>			3,100	\$7,000 PER MTH PROPERTY TAX INC.		<ul style="list-style-type: none"> <li>(+/-) 3,100 sf above grade plus (+/-) 1,700 sf basement</li> <li>Former bank built in 1959 has been home to Pappas Greek Food &amp; Steak for the past 27+ years</li> <li>Amazing location in the heart of Charleswood</li> <li>Second-to-none exposure and signage along Roblin at Elmhurst</li> <li>Licensed restaurant with a stated capacity of 84 patrons</li> <li>Potential opportunity to develop a patio at the front and side of building</li> <li>2x 400 amp 600 V 3 phase 4 wire electrical services</li> <li>Parking for 20+ vehicles at rear</li> <li>All equipment included</li> <li>Perfect opportunity for experienced restaurateur looking for a new location to serve a very under serviced community</li> </ul>
<p><b>400 FORT WHYTE WAY</b></p> 	<p>CHRIS HOURIHAN 204 934 6215</p>			5,498	\$13.95	\$4.37	<ul style="list-style-type: none"> <li>New light-controlled intersection at McCreary &amp; McGillivray</li> <li>Convenient access to Southwest Winnipeg and surrounding rural area, fastest growing and wealthiest section of Winnipeg metro</li> <li>Ample parking on-site</li> <li>Just beyond City of Winnipeg limits. NO BUSINESS TAX!</li> <li>20' clear ceiling height</li> <li>One 10'x12' grade loading door</li> <li>Zoned ML - Industrial Light</li> </ul>
<p><b>768 NOTRE DAME AVE</b></p> 	<p>CHRIS HOURIHAN 204 934 6215</p> <p>COLIN GRATTON 204 471 1270</p>			1,200	\$1,525 PER MTH	\$4.75	<ul style="list-style-type: none"> <li>High exposure along the busy street of Notre Dame Avenue, with 41,100 cars driving by per day</li> <li>Beautifully built out with a reception area, 3 offices, 2 washrooms, lower level boardroom and additional lower level storage</li> <li>Extremely well suited for health services considering the proximity to Winnipeg's Health Science Centre, Children's Hospital as well as lawyers, accountants and other professional services</li> <li>Windows and doors have automatic shutters installed for added building security as well as alarm system and front door electronic buzzer entry</li> <li>3 parking stalls included at the rear of the premises with motion-detected lighting</li> </ul>

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<p><b>1117 FIFE ST</b></p> 	<p>SHAE HALPIN 204 558 6070</p> <p>RYAN MUNT 204 298 1905</p>			2,000	\$20.00	\$4.00	<ul style="list-style-type: none"> <li>• Two 2,000 sf units available</li> <li>• Located in the heart of Inkster Industrial Park</li> <li>• High-exposure with excellent access to major transportation routes</li> <li>• Approximately 20% open office area and 80% warehouse</li> <li>• 1 grade loading door per unit</li> <li>• Pylon sign opportunity</li> <li>• Ample parking</li> </ul>
<p><b>52 OSBORNE ST</b></p> 	<p>RYAN MUNT 204 298 1905</p> <p>BRETT INTRATER 204 934 6229</p>	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><b>8 BRITANNICA ROAD</b></p> 	<p>CHRIS HOURIHAN 204 934 6215</p>	C2		1,620	\$22.00		<ul style="list-style-type: none"> <li>• Exceptional exposure from St. Mary's Road ensures high foot traffic and visibility</li> <li>• Located near a variety of shops and services, providing easy access for both clients and employees</li> <li>• Currently set up as a hair salon, this unit is ready for immediate use or can be easily adapted for other purposes</li> <li>• The spacious design, featuring abundant lighting and ample storage, allows for seamless customization to meet specific needs.</li> <li>• Well-maintained property under professional management</li> <li>• Zoned C2</li> <li>• Ready for occupancy starting January 1, 2025</li> </ul>



# RETAIL FOR SALE

319 PORTAGE AVE

O'Calcutta OC O'Calcutta

319

(+/-) 6,889 sf Available




## PROPERTY HIGHLIGHTS

- 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



## CONTACT

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>68 RAILWAY ROAD - PIERSON, MANITOBA</b> 	BRETT INTRATER 204 934 6229			2,000		\$59,900	<ul style="list-style-type: none"> <li>Well maintained single tenant office/retail building for sale in Pierson, Manitoba</li> <li>Former freestanding RBC retail branch located on 68 Railway Ave, Pierson's main commercial thoroughfare</li> <li>Easy access from Hwy 3 and Hwy 256</li> <li>Parking is available in the front and behind the building</li> <li>Pylon signage available in front of the building</li> </ul>
<b>323 PORTAGE AVE</b> 	BRETT INTRATER 204 999 1238  CHRIS MACSYMIC 204 928 5019			11,362		\$2,650,000	<ul style="list-style-type: none"> <li>3-Storey Office/Retail/Mixed-Use Commercial Building For Sale</li> <li>Unique Investor or Owner/Occupier Opportunity</li> <li>Great potential for conversion to self storage or other alternative uses</li> <li>Ideally located directly across from the Canada Life Centre in the heart of the Sport, Hospitality &amp; Entertainment District (SHED) in Downtown Winnipeg</li> <li>(+/-) 38,640 sf spanning 3-Storeys plus additional (+/-) 11,180 sf basement</li> </ul>
<b>319 PORTAGE AVE</b> 	BRETT INTRATER 204 934 6229			6,889		\$1,500,000	<ul style="list-style-type: none"> <li>Single Storey Retail/Mixed-Use Commercial Building with excellent branding opportunity along Portage Avenue</li> <li>Ideal for a variety of users who can leverage on the strategic location within the Sport, Hospitality &amp; Entertainment District (SHED) in the heart of Downtown Winnipeg</li> <li>Located directly across from Canada Life Centre along a major bus route</li> <li>Layout features large two large open areas and a mezzanine with a kitchenette and open area ideal for additional storage</li> <li>Two points of entry off of Portage Avenue</li> <li>Ample natural light</li> </ul>

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p><b>885 PORTAGE AVE</b></p> 	<p>BRETT INTRATER 204 999 1238</p> <p>SHAE HALPIN 204 560 2536</p>			7,800		<b>COND SOLD</b>	<ul style="list-style-type: none"> <li>• 2-storeys with partial basement</li> <li>• Former freestanding RBC retail branch situated on the corner of Portage Avenue and Arlington Street</li> <li>• Main floor layout features a large open area, 4 offices and a meeting room</li> <li>• Second level features 5 offices, 2 meeting rooms, lunch room, kitchenette, open work area and two storage rooms</li> <li>• Parking: 7 Stalls at the rear of the building</li> <li>• Some infrastructure in the building needs to be upgraded</li> </ul>
<p><b>724 WATT STREET</b></p> 	<p>STEPHEN SHERLOCK 204 799 5526</p>	C2		6,860		<b>COND SOLD</b>	<ul style="list-style-type: none"> <li>• Single tenant retail/commercial building in the heart of East Kildonan</li> <li>• 6,860 square foot building currently leased as a grocery store on just over half an acre of land</li> <li>• Abundance of parking with only 29% site coverage</li> <li>• Large highly visible pylon sign</li> <li>• Main electrical service of 600 amp 3 phase</li> <li>• 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</li> </ul>

# LAND & INVESTMENT FOR SALE

27 SOUTHSORE DRIVE

(+/-) 5,280 SF Available

## PROPERTY HIGHLIGHTS

- Consistent rental income providing a stable ROI
- 100% leased to long-term tenants with the potential to convert to short-term rentals upon lease expiry
- Units strata titled for future individual sales
- Constructed in 2015 to the highest standards
- 6 units in three configurations all featuring two bedrooms, heated ceramic flooring, in-suite laundry and private patios
- 7' x 7' storage shed per unit
- Ample on-site parking
- Beach access approximately 200 feet away
- Potential to acquire adjacent land zoned for similar use

## CONTACT

**Brandi Eloquence**  
Associate

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C 204 996 3425

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

**James Toker**




Associate

T 204 934 6210



C 204 914 8423

[james.toker@cwstevenson.ca](mailto:james.toker@cwstevenson.ca)



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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p><b>SMITH STREET PARKADE</b></p> 	<p>BRETT INTRATER 204 934 6229</p> <p>CHRIS MACSYMIC 204 928 5019</p>		M	29,237 SF	\$9,795,000	<ul style="list-style-type: none"> <li>• Number of stalls: 430 (over 5 levels)</li> <li>• 3 Minute walk to nearest climate controlled walkway entrance</li> <li>• Rare opportunity to own large-scale parking structure in downtown Winnipeg</li> <li>• Acquire well below replacement-cost</li> <li>• Significant recent investment in the asset</li> </ul>
<p><b>1284 WILKES AVENUE</b></p> 	<p>CHRIS MACSYMIC 204 928 5019</p> <p>BRETT INTRATER 204 934 6229</p> <p>CHRIS HOURIHAN 204 934 6215</p> <p>BRANDI ELOQUENCE 204 934 6246</p>		M2	21.56	\$950,000 PER ACRE	<ul style="list-style-type: none"> <li>• Highly sought-after development land in SW Winnipeg</li> <li>• 1,500 feet of frontage</li> <li>• Direct access off Wilkes Ave</li> <li>• Excellent visibility with daily traffic count of 100,000 vehicles at corner of Kenaston and Sterling Lyon</li> <li>• Amenity rich area</li> <li>• Adjacent to Seasons of Tuxedo, The Outlet Collection and Winnipeg's newest luxury auto dealership corridor</li> </ul>
<p><b>101 TIMBER LANE, FLIN FLON MB</b></p> 	<p>STEPHEN SHERLOCK 204 928 5011</p>		M2	1.56	\$55,000	<ul style="list-style-type: none"> <li>• Irregular shaped lot at the dead end of a street</li> <li>• Access to Timber Lane is via Queen Street off of Provincial Highway 10 (street currently ends at subject property)</li> <li>• Zoned M2</li> </ul>



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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>46 RYAN WIRTH WAY</b> 	RYAN MUNT 204 928 5015		CH	3.93	\$1,200,000	<ul style="list-style-type: none"> <li>• Located just off the Perimeter Highway between Wenzel Street and McGregor Farm Road in the RM of East St. Paul</li> <li>• Potential for immediate construction</li> <li>• 670' of frontage along Perimeter Highway</li> <li>• Convenient access via a controlled intersection at the junction of Wenzel Street and the Perimeter Highway</li> <li>• No City of Winnipeg business taxes</li> <li>• Excellent exposure on the Perimeter Highway</li> <li>• Property Tax: TBD</li> </ul>
<b>PACIFIC AVENUE - PORTAGE LA PRARIE</b> 	STEPHEN SHERLOCK 204 928 5011		M1	.573	\$50,000	<ul style="list-style-type: none"> <li>• Industrial land located on Pacific Avenue in Portage La Prairie on an industrial strip running east/west; along the rail lines, just north of the Downtown Corridor</li> <li>• Zoned M1</li> </ul>
<b>KERR STREET - FRANKLIN MB</b> 	STEPHEN SHERLOCK 204 928 5011		GD	2.29	\$25,000	<ul style="list-style-type: none"> <li>• (+/-) 2.29 acres available in Franklin Manitoba between Neepawa and Minnedosa just north of Highway 16</li> <li>• Zoned GD general Development Zone a mixed use industrial, residential, commercial</li> <li>• Surrounded by existing agricultural and residential uses</li> <li>• Access off of Kerr Street</li> </ul>

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




ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>635 FRONT AVENUE - MANITOU MB</b> 	STEPHEN SHERLOCK 204 928 5011			1.02	TBD	<ul style="list-style-type: none"> <li>Industrial land located in Manitou, Manitoba. Just east of Morden on Highway 3</li> <li>Vacant site zoned MG – Industrial General.</li> <li>Site is bordered to the north by a rail line and agricultural land, to the south by residential/ commercial mix and to the east and west is other industrial land</li> </ul>
<b>1000 WAVERLEY STREET</b> 	RYAN MUNT 204 928 5015  SHAE HALPIN 204 558 6071		M2	151,651 SF	CONTACT AGENT	<ul style="list-style-type: none"> <li>Fully developed office flex space ideally situated in the highly desirable Southwest Winnipeg</li> <li>Two units available for immediate possession with additional revenue and growth opportunity</li> <li>Exceptional parking offering with (+/-) 200 stalls</li> <li>Excellent high-exposure building signage and large monument sign opportunity along Waverley Street</li> <li>City of Winnipeg transit stops going North and South located directly outside</li> <li>Zoned M2</li> <li>Property Tax: \$174,241.40 (2023)</li> </ul>

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




ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>EAST ST PAUL DEVELOPMENT</b>						
	STEPHEN SHERLOCK 204 928 5011		DR	200	UNPRICED	<ul style="list-style-type: none"> <li>• (+/-) 200 acres of prime single family development land available</li> <li>• Highly sought after location in East St. Paul surrounded by existing high end residential development just north of Pritchard Farms Development and just south of Hoddinott Road</li> <li>• Extremely well located in close proximity to a controlled intersection to Highway 59</li> <li>• Abundance of nearby recreational facilities including the East St Paul Sports Complex, baseball diamonds, soccer pitches, and the East St Paul Recreational Complex, Arena and Community Centre</li> <li>• Site is zoned DR (Development Reserve Zone) and is designated Settlement Centre lands by the Red River Planning District Development Plan</li> <li>• Surrounding properties are zoned R1-17 which allows for 15,000 sf residential lots. Preliminary discussions with the Community Development Planner have advised R1-17 zoning could be achieved with this site and potential for R1-10 to be supported which would allow for 10,000 sf residential lots</li> <li>• Prospective Purchasers can sign a Confidentiality Agreement to obtain access to the Data Room to receive additional details on the site</li> </ul>
<b>AMBER CORNERS</b>						
	BRETT INTRATER 204 999 1238  SHAE HALPIN 204 558 6071			4.09	UNCOND SOLD	<ul style="list-style-type: none"> <li>• 4.09 Acre Mixed-Use Multi-Family Development Site with approval for 305 suites across three 6-storey buildings</li> <li>• Located on the corner of Templeton Avenue and Pipeline Road</li> <li>• Situated just East of the new Amber Trails development, South of the new Ecole Templeton</li> <li>• Within close proximity to Garden City's abundant retail node including Walmart, Home Depot, Canadian Tire, Garden City Shopping Centre, Seven Oaks General Hospital and the brand new Seven Oaks Sportsplex, a 102,700 sf Community Centre</li> </ul>






\*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>WESTPORT LOT 20</b>						
	BRETT INTRATER 204 999 1238	LOT 2		3.02	SOLD	<ul style="list-style-type: none"> <li>• Located on a prominent corner within the new Westport development just west of the Assiniboia Downs horse racing track and Point West Auto Park, Manitoba's largest auto mall</li> <li>• Additional surrounding amenities include the Red River Exhibition Park, Bell MTS Iceplex comprised of 4 rinks, and a new 12,000 sf early learning child care centre</li> <li>• Surrounded by significant residential development including Taylor Farm, Ridgewood South in addition to 8,000 proposed homes within CentrePort and the RM of Headingley</li> <li>• Two signalized intersections along Trans Canada Hwy #1 providing convenient access to the site</li> </ul>
	CHRIS MACSYMIC 204 928 5019					
	SHAE HALPIN 204 558 6071					
<b>SOUTHWEST DEVELOPMENT LAND</b>						
	BRETT INTRATER 204 999 1238	LOT 1 LOT 2	C3	3.69 3.84	\$825,000/ACRE \$825,000/ACRE	<ul style="list-style-type: none"> <li>• Brand new development</li> <li>• C3 zoned southwest land</li> <li>• Growing area being surrounded by new homes and multi-family buildings</li> <li>• Excellent visibility from Kenaston Boulevard and access from Payworks Way</li> <li>• Ideal for office, flex industrial/office, car dealerships, self-storage and high-end commercial condos</li> </ul>
	RYAN MUNT 204 928 5015					
	CHRIS MACSYMIC 204 928 5019					
<b>531 QUEENS AVE E - BRANDON, MB</b>						
	CHRIS MACSYMIC 204 928 5019		HMU	1.15	\$4,750,000	<ul style="list-style-type: none"> <li>• Cushman &amp; Wakefield   Stevenson Investment Team ("CWSIT") is pleased to offer for sale a 100% freehold interest in a recently constructed multi family asset totalling (21) units located in Brandon, MB at 531 Queens Avenue East ("Queens").</li> <li>• Queens features 21 3-bedroom stacked townhome units located across four buildings which are efficiently designed fronting Queens Avenue between Driftwood Crescent and Elderwood Drive in Brandon, MB. Located in Southeast Brandon and designed exclusively as three bedroom units located in a quiet family neighbourhood adjacent to Green Acres School, offering pristine park settings and family amenities for tenants.</li> </ul>
	BRETT INTRATER 204 999 1238					




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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p><b>512 PRINCESS AVE - BRANDON, MB</b></p> 	<p>CHRIS MACSYMIC 204 928 5019</p> <p>BRETT INTRATER 204 999 1238</p>		RMD	.48	\$4,050,000	<ul style="list-style-type: none"> <li>Cushman &amp; Wakefield   Stevenson Investment Team (“CWSIT”) is pleased to offer for sale a 100% freehold interest in a recently constructed multi family asset totalling (24) units located in Brandon, MB at 512 Princess Avenue (“Princess”).</li> <li>Princess is an infill 3-Storey walk up rental building located at the southwest corner of Princess Avenue and 5th Street in Brandon, MB. This modern, well located asset features 24 2-bedroom units and is walking distance from Brandon University, Assiniboine Community College and Brandon’s Central Business District.</li> </ul>
<p><b>501 BRAECREST DRIVE - BRANDON, MB</b></p> 	<p>CHRIS MACSYMIC 204 928 5019</p> <p>BRETT INTRATER 204 999 1238</p>		CG	3.81	\$26,000,000	<ul style="list-style-type: none"> <li>Cushman &amp; Wakefield   Stevenson Investment Team (“CWSIT”) is pleased to offer for sale a 100% freehold interest in a recently constructed multi family asset located in Brandon, MB at 501 Braecrest Drive (“Hilltop”), on behalf of the Vendor(s).</li> <li>Hilltop is a 6 building 108 Unit rental complex located at the corner of Braecrest Drive and Swanson Avenue in the Highland Park subdivision in North Brandon. This amenity rich area is minutes from the Coral Centre, Brandon’s largest mixed retail destination development anchored by Walmart and Home Depot as well as Brandon’s Community Sportsplex.</li> </ul>
<p><b>RAILWAY AVENUE S &amp; PARK ST, WASKADA MB</b></p> 	<p>STEPHEN SHERLOCK 204 928 5011</p>		CG	0.27	TBD	<ul style="list-style-type: none"> <li>Waskada, MB occupies a strategic position at the Southwest corner of Manitoba, in close proximity to the US and Saskatchewan borders</li> <li>Surrounded by a mix of commercial and residential areas</li> <li>Situated at the corner of Park Street and South Railway Avenue in the Municipality of Brenda – Waskada, MB</li> <li>Zoning: CG (Commercial General)</li> </ul>

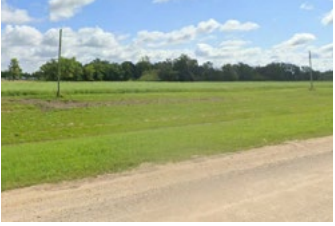


*\*Please click the property image for more details.*

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p><b>4 MAIN STREET W, ELIE MB</b></p> 	<p>STEPHEN SHERLOCK 204 928 5011</p>		CC	0.57	TBD	<ul style="list-style-type: none"> <li>• Elie is located approximately 30km west of Winnipeg along the Trans-Canada Highway</li> <li>• Located on the north side of Main Street with the immediate surrounding area a mix of multi family, commercial and recreation space</li> <li>• Access directly off of Main Street</li> <li>• Zoned CC (Commercial Corridor)</li> </ul>
<p><b>1277 HENDERSON HWY</b></p> 	<p>CHRIS MACSYMIC 204 928 5019</p> <p>BRETT INTRATER 204 999 1238</p>			.88	COND SOLD	<ul style="list-style-type: none"> <li>• Two-storey commercial property featuring 16,551 sf of rentable area situated on 0.88 acres of land with 85 parking stalls, strategically located in the heart of Winnipeg's amenity-rich North Henderson Highway corridor</li> <li>• Originally built in 1994, the property underwent a significant enhancement/expansion in 2013 including a large addition to the main floor, a 2nd level expansion complete with high-end office improvements and an upgrade to the building façade.</li> <li>• Featuring four fully leased commercial units on the main floor with stable tenant mix as well as a fully accessible, spacious office unit spanning 7,648 sf across the main and 2nd floor coming available for occupancy November, 2025.</li> <li>• The main and 2nd floor office unit offers owner/users with a rare opportunity to occupy and benefit from beautiful turnkey office space, high profile signage, ample on-site parking and the ability to realize stable, in-place income from tenants in place.</li> </ul>
<p><b>HWY 16 &amp; 16A - MINNEDOSA MB</b></p> 	<p>STEPHEN SHERLOCK 204 799 5526</p>		CH	2.68	\$40,000	<ul style="list-style-type: none"> <li>• Located just south of Minnedosa, MB</li> <li>• Easily accessible via a paved approach off Highway 16A</li> <li>• Surrounding area includes agricultural and residential zones</li> <li>• Minnedosa is situated 50 km North of Brandon within the Rural Municipality of Minto – Odanah.</li> <li>• Zoned as CH (Commercial Highway)</li> </ul>



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

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

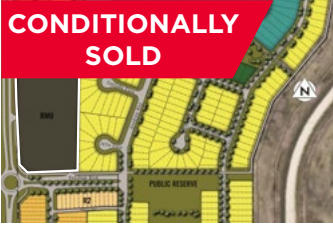


*\*Please click the property image for more details.*

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>ROBLIN/HALL HEADINGLEY ROAD</b>						
	STEPHEN SHERLOCK 204 799 5526			155.18	\$3,885,000	<ul style="list-style-type: none"> <li>• 155.18 acres of agricultural land in Headingley for sale</li> <li>• Located along Hall Road with the CN rail line along the south boundary up to the Assiniboine River to the north</li> <li>• Close proximity to existing residential development to the east and west, borders existing industrial development to the south</li> <li>• Great opportunity to acquire a large piece of agricultural land for future development</li> </ul>
<b>1915 PORTAGE AVE</b>						
	CHRIS HOURIHAN 204 934 6215  BRETT INTRATER 204 934 6229			8,868 SF	COND SOLD	<ul style="list-style-type: none"> <li>• Cushman &amp; Wakefield   Stevenson is offering for sale a 100% freehold interest in "Park Lane Apartments" located at 1915 Portage Avenue in Winnipeg, MB</li> <li>• The Property is a two-story brick apartment block consisting of 11 units, originally constructed in 1955</li> <li>• It is currently fully occupied with a stable history of low vacancy, indicating consistent demand</li> <li>• The property has been well-maintained over the years.</li> <li>• It enjoys a prime location along Portage Avenue amidst many other multi-family residences</li> <li>• The location offers convenient access to nearby transit and a variety of amenities</li> <li>• "Park Lane Apartments" is being sold on an as-is, where-is basis, providing potential buyers with flexibility in terms of future renovations or upgrades</li> </ul>
<b>128 RAILWAY AVE - TREHERNE, MB</b>						
	STEPHEN SHERLOCK 204 799 5526		CG	.63	TBD	<ul style="list-style-type: none"> <li>• Positioned halfway between Winnipeg and Brandon on Provincial Highway 2</li> <li>• The site is situated in a commercial area surrounded by a variety of office, retail, institutional, and service-related retail uses</li> <li>• Zoned CG (Commercial General)</li> <li>• Access to the site is provided via an approach on 3rd Street</li> </ul>




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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p><b>MORRIS INDUSTRIAL PARK</b></p> 	<p>JAMES TOKER 204 934 6210</p> <p>BRANDI ELOQUENCE 204 934 6246</p>			32.22	\$75,000/ACRE	<ul style="list-style-type: none"> <li>• Ready-to-develop industrial lots suitable for a variety of uses</li> <li>• Excellent access to the Emerson - Pembina Port of Entry and nestled amongst three Class 1 railways and Highway 75. Easy access to CentrePort Canada and Winnipeg Richardson International Airport</li> <li>• Strategically positioned along the International Mid-Continent Trade Corridor with approximately 70+ million dollars of commercial vehicle traffic each day</li> <li>• All essential services available including hydro, natural gas, water, sewer, telephone, and fibre optic internet</li> <li>• Well-protected against flooding with a permanent ring dike system surrounding the town of Morris</li> <li>• Lots range in size from 1.0 – 2.84 acres</li> <li>• Opportunity to combine individual lots to accommodate larger industrial uses</li> </ul>
<p><b>52 ADELAIDE STREET</b></p> 	<p>COLIN GRATTON 204 471 1270</p> <p>SHAE HALPIN 204 558 6071</p> <p>BRETT INTRATER 204 934 6229</p>			9,060 SF	\$1,900,000	<ul style="list-style-type: none"> <li>• Unique 3-storey building with a fully developed lower-level that offers mixed commercial uses as well as a rare owner-occupier investment opportunity.</li> <li>• Immaculately maintained heritage building specially-built in 1910 for Douglas &amp; Co.'s expansion of their exclusive fur manufacturing business complete with original vintage-style elevator.</li> <li>• Significant recent capital investment including the full redevelopment of the second and third level living spaces and rooftop patio.</li> <li>• Nestled in the heart of the Exchange District within walking distance from Downtown Winnipeg's amenities.</li> </ul>

\*Please click the property image for more details.




ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p><b>0 RAVENHURST STREET</b></p> 	<p>BRETT INTRATER 204 934 6229</p> <p>CHRIS MACSYMIC 204 928 5019</p>			5	COND SOLD	<ul style="list-style-type: none"> <li>CW Stevenson Inc., operating as Cushman &amp; Wakefield   Stevenson (“CWS”), is pleased to offer for sale a 100% freehold interest in 0 Ravenhurst Street in Winnipeg, MB (the “Property”) on behalf of Canadian Midwest District of the Christian and Missionary Alliance (the “Vendor”).</li> <li>The Property, situated in Canterbury Crossing, Transcona’s newest master-planned residential community, offers investors a prime, high-density, development opportunity. Its advantageous location provides excellent connectivity to a range of new residences, parks, green spaces, shopping, public transit and neighboring communities.</li> </ul>
<p><b>36 &amp; 88 SUMKA ROAD</b></p> 	<p>BRETT INTRATER 204 934 6229</p> <p>SHAE HALPIN 204 558 6071</p>			62.4	UNCOND SOLD	<ul style="list-style-type: none"> <li>Over 60 acres of river front land primed for development</li> <li>Located in the City of Winnipeg on the east banks of the Seine River fronting the Perimeter Hwy</li> <li>Currently existing on site is a (+/-) 2,150 sf house and various size commercial buildings</li> <li>Excellent opportunity to hold for next phase of City servicing or to develop into single family parcels</li> <li>Partially serviced by well and holding tanks</li> <li>Zoning: RR5</li> </ul>
<p><b>FIRST AVE, RESTON MB</b></p> 	<p>STEPHEN SHERLOCK 204 799 5526</p>			1.02	CONTACT AGENT	<p><b>LOCATION</b> Reston is an unincorporated community recognized as a local urban district[2] in southwestern Manitoba, located near the border of Saskatchewan on the west and North Dakota on the south. It is the largest community in the Rural Municipality of Pipestone, which also includes Sinclair, Cromer and Pipestone.</p> <p><b>POPULATION</b> 659 (2021 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b> 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
<p><b>HWY 5 AT SECOND AVE EAST, ROBLIN MB</b></p> 	<p>BRANDI ELOQUENCE 204 934 6246</p>			0.61	CONTACT AGENT	<p><b>LOCATION</b> 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><b>POPULATION</b> 1,603 (2021 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Rectangular shaped lot, facing 1St Street South, with access of Highway 5</p>
<p><b>317 ROSSER AVE, BRANDON MB</b></p> 	<p>STEPHEN SHERLOCK 204 799 5526</p>			0.27	CONTACT AGENT	<p><b>LOCATION</b> Brandon is the second largest city in Manitoba, next to Winnipeg. Brandon's growth has kept pace with the fastest growing cities in Canada and demonstrates the opportunities available for individuals, families, and businesses to grow and succeed.</p> <p><b>POPULATION</b> 51,313 (2021 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Square shape lot at the NW corner of Rosser Avenue and 3rd Street</p>
<p><b>202-3RD ST NE, PORTAGE LA PRAIRIE MB</b></p> 	<p>STEPHEN SHERLOCK 204 799 5526</p>			0.95	CONTACT AGENT	<p><b>LOCATION</b> Portage la Prairie is a small city approximately 75 kilometers west of Winnipeg, along the Trans-Canada Highway</p> <p><b>POPULATION</b> 13,270 (2021 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Rectangular shape lot spanning from 3rd Street NE to 4th Street NE along Fisher Avenue East</p>






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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>FIRST ST BAY NORTH, PINAWA MB</b> 	BRANDI ELOQUENCE 204 934 6246			0.78	CONTACT AGENT	<p><b>LOCATION</b> Pinawa is a local government district and small community of 1,331 residents located in southeastern Manitoba, Canada. It is 110 kilometres north-east of Winnipeg.</p> <p><b>POPULATION</b> 1,512 (2021 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Rectangular shaped lot, fronting 1st Street Bay South, access off 211 Road</p>
<b>5TH AVENUE AT BRYDON STREET - NEEPAWA, MB</b> 	BRANDI ELOQUENCE 204 934 6246			0.46	CONTACT AGENT	<p><b>LOCATION</b> Neepawa is a town in Manitoba, Canada, on the Yellowhead Highway at the intersection with Highway 5. As of 2021 its population was 5,685. Neepawa was incorporated as a town in 1883. Located in western Manitoba, it is bordered by the Municipality of North Cypress –Langford and Rural Municipality of Rosedale.</p> <p><b>POPULATION</b> 5,685 (2021 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Square shape, corner of 5th Avenue and Brydon Street</p>
<b>309 BOYNE AVE WEST, MORRIS MB</b> 	STEPHEN SHERLOCK 204 799 5526			2	CONTACT AGENT	<p><b>LOCATION</b> Morris is a small town in the Pembina Valley region of Manitoba, Canada, located 51 km south of Winnipeg and 42 km north of Emerson. The town is named after Alexander Morris, the second Lieutenant Governor of Manitoba.</p> <p><b>POPULATION</b> 1,975 (2021 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Rectangular shape lot, corner of Van Horne Street and Boyne Avenue</p>

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>AUGUSTA ROAD, RUSSELL MB</b> 	STEPHEN SHERLOCK 204 799 5526			1.20	CONTACT AGENT	<p><b>LOCATION</b> Russell is an unincorporated urban community in the Municipality of Russell-Binscarth in Manitoba, Canada. It is located along PTH 16 and PTH 83, and is at the western terminus of PTH 45. Russell is approximately 15km east of the Saskatchewan border and 340km NW of Winnipeg.</p> <p><b>POPULATION</b> 1,740 (2021 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Triangular shaped lot at the NW corner of Augusta Street and Shell River Avenue</p>
<b>901 N RAILWAY AVE, SHOAL LAKE MB</b> 	BRANDI ELOQUENCE 204 934 6246			0.05	CONTACT AGENT	<p><b>LOCATION</b> Shoal Lake is a locality in the southwest of Manitoba, Canada. Originally incorporated as a town, Shoal Lake amalgamated with the Rural Municipality of Shoal Lake on January 1, 2011 to form the Municipality of Shoal Lake, which became the Rural Municipality of Yellowhead on January 1, 2015.</p> <p><b>POPULATION</b> 652 (2021 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Square shaped lot, facing North Railway Avenue Easy, access off Main Street</p>
<b>809 N RAILWAY AVE, SHOAL LAKE MB</b> 	BRANDI ELOQUENCE 204 934 6246			0.17	CONTACT AGENT	<p><b>LOCATION</b> Shoal Lake is a locality in the southwest of Manitoba, Canada. Originally incorporated as a town, Shoal Lake amalgamated with the Rural Municipality of Shoal Lake on January 1, 2011 to form the Municipality of Shoal Lake, which became the Rural Municipality of Yellowhead on January 1, 2015.</p> <p><b>POPULATION</b> 652 (2021 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b> 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
<p><b>337 RAILWAY AVE SOUTH, GRANDVIEW MB</b></p> 	<p>BRANDI ELOQUENCE 204 934 6246</p>			0.67	CONTACT AGENT	<p><b>LOCATION</b> 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><b>POPULATION</b> 808 (2021 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Rectangular shaped lot, fronting Railway Avenue South, access off Main Street</p>
<p><b>SOUTH RAILWAY AVE, SHOAL LAKE MB</b></p> 	<p>BRANDI ELOQUENCE 204 996 3425</p>			0.53	CONTACT AGENT	<p><b>LOCATION</b> Shoal Lake is a locality in the southwest of Manitoba, Canada. Originally incorporated as a town, Shoal Lake amalgamated with the Rural Municipality of Shoal Lake on January 1, 2011 to form the Municipality of Shoal Lake, which became the Rural Municipality of Yellowhead on January 1, 2015.</p> <p><b>POPULATION</b> 652 (2021 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Rectangular shaped lot, facing South Railway Avenue, access off 4th Avenue</p>
<p><b>BRIDGWATER TRAILS</b></p> 	<p>BRETT INTRATER 204 934 6229</p> <p>CHRIS MACSYMIC 204 928 5019</p>	<p>LOT 1</p> <p>LOT 2</p> <p>LOT 3 &amp; 4 * CURRENTLY UNDERGOING REZONING</p>	<p>RMF-M</p> <p>RMF-L</p> <p>RMF-L</p>	<p>3.6</p> <p>3.2</p> <p>4.0</p>	COND SOLD	<ul style="list-style-type: none"> <li>• Located in highly-desirable Southwest Winnipeg</li> <li>• Direct access to Kenaston Boulevard, Winnipeg' most prominent north/south thoroughfare, connecting significant commercial growth nodes</li> <li>• These parcels greatly benefit from the amenity-rich Bridgewater Town Centre, the master planned premium town centre designed as the heart of the Bridgewater Neighbourhoods in Waverley West</li> <li>• Bridgewater Neighbourhoods are the fastest growing and highest value subdivision in Winnipeg (average MLS sale price \$50k+ per door above closest competing subdivision)</li> <li>• Consistent retail and multi-residential demand have driven unabated nearby growth</li> </ul>

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>EAST SIDE OF HIGHWAY #59 - ST. PIERRE-JOLYS, MB</b> 	BRANDI ELOQUENCE 204 934 6246		AL	0.50	CONTACT AGENT	<p><b>LOCATION</b> 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><b>POPULATION</b> 1,305 (2021 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Square shaped lot, fronting Sabourin Street (East Side Hwy 59), access off Cote Avenue</p>
<b>2829 MCGREGOR FARM ROAD - EAST ST. PAUL MB</b> 	RYAN MUNT 204 928 5015  BRETT INTRATER 204 934 6229		IG	8.95	\$2,700,000	<ul style="list-style-type: none"> <li>• Located south of Schriemers Market Centre with easy access from Lagimodiere Boulevard</li> <li>• High exposure with prominent frontage along Lagimodiere Boulevard</li> <li>• Located 3 Minutes from the Perimeter Highway</li> <li>• Zoning IG - Industrial General</li> <li>• (+/-) 260 ft of frontage along McGregor Farm Road</li> <li>• Roll number: 94500</li> <li>• Many commercial and industrial uses are permitted within the zoning                         <ul style="list-style-type: none"> <li>• Light industrial use</li> <li>• Limited contractor service</li> <li>• Self Storage</li> <li>• Equipment rentals and sales</li> <li>• Eating and drinking establishment</li> </ul> </li> </ul>

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>275 - 281 SELKIRK AVE</b> 	CHRIS HOURIHAN 204 995 0225		C2	0.34	\$759,900	<ul style="list-style-type: none"> <li>14,869 sq. ft of land offering a development opportunity in the North End</li> <li>275 Selkirk Ave has a (+/-) 5,333 sq. ft. 2-storey building with (+/-) 2,196 sq. ft. basement, currently used as storage space</li> <li>275 Selkirk Ave could be utilized as office space or recording studio, which was the buildings previous use</li> <li>Property is a 2 minute walk from Main Street with transit access</li> <li>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</li> <li>All 3 lots zoned C2</li> </ul>
<b>1ST AVENUE NE - DAUPHIN, MB</b> 	STEPHEN SHERLOCK 204 799 5526		M	0.4	CONTACT AGENT	<p><b>LOCATION</b> 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><b>POPULATION</b> 8,368 as of the 2021 Canadian Census</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Rectangular lot with access of of 1st Street NE, surrounded by commercial uses and the CN rail line</p>
<b>137 1ST AVENUE NE - DAUPHIN, MB</b> 	STEPHEN SHERLOCK 204 799 5526		CC	0.	CONTACT AGENT	<p><b>LOCATION</b> 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><b>POPULATION</b> 8,368 as of the 2021 Canadian Census</p> <p><b>SITE/PROPERTY DESCRIPTION</b> 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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## OUR TEAM



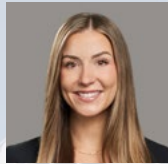
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