

# AVAILABILITY REPORT

**APRIL 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



# INDUSTRIAL FOR LEASE

865 BRADFORD STREET



(+/-) 18,913 sf Available

## PROPERTY HIGHLIGHTS

- Rare opportunity to own or lease a single-tenant warehouse with existing office improvements in St. James Industrial
- Approximately 14,908 SF of warehouse space and 4,005 SF of office space featuring five private offices and showroom space
- (+/-) 16.5' ceiling
- Column spacing (+/-) 30' x 22.5'
- Covered dock level loading and ramped grade access
- Two dock doors, one 8' x 10' and one 10' x 10'
- One ramped grade door 14' wide x 10' tall
- Large loading area - 31% site coverage
- Easy access to trucking and distribution routes

## CONTACT

### Ryan Munt

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### James Toker

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

Please click the property image for more details.




ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
21 MURRAY PARK ROAD									
	CHRIS MACSYMIC 204 928 5019	M1	BUILD-TO-SUIT	7,840 - 15,680	6		\$14.95	TBD	<ul style="list-style-type: none"><li>Build-to-suit opportunity in the heart of Murray Industrial Park</li><li>Located on Murray Park Rd between Sturgeon Rd and Moray St</li><li>Close proximity to Winnipeg Richardson International Airport and major transportation routes</li><li>Six (6) 12'x14' grade loading doors</li><li>24' clear ceiling height</li><li>Zoned M2</li></ul>
289 KING STREET									
	STEPHEN SHERLOCK 204 928 5011	M	MAIN FLOOR	3,727			\$7.00	\$3.05	<ul style="list-style-type: none"><li>Located in central Winnipeg at the intersection of King St and Henry Ave</li><li>30 parking stalls with additional parking available</li><li>1 freight elevator</li><li>Fully sprinklered</li><li>Sheltered loading dock</li><li>3rd floor - sub-dividable</li><li>Utilities included</li></ul>
	CHRIS HOURIHAN 204 934 6215		3RD FLOOR	2,976			\$6.00	\$3.05	
17 GEE TEE WAY - RM OF SPRINGFIELD									
	JAMES TOKER 204 934 6210	MG	1	2,944	1	16'-19'	\$14.95	\$3.00	<b>CLICK <a href="#">HERE</a> TO TAKE A VIRTUAL TOUR</b> <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	

\*Please click the property image for more details.

Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING		MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
					GRADE	DOCK				
326 SAULTEAUX CRESCENT										
	CHRIS HOURIHAN 204 934 6215	M2		10,975	1	1	18'	\$9.95	\$4.12	<ul style="list-style-type: none"> <li>Located in Murray Park Industrial Park, situated on the corner of Murray Park Road and Saulteaux Crescent</li> <li>Close proximity to major trucking routes, CentrePort, and the Winnipeg Richardson International Airport</li> <li>Abundance of parking on-site in front of and behind units</li> <li>Ideally suited for groups looking for a mix of office and/or showroom and warehouse space</li> <li>326 Saulteaux Crescent is a 50/50 split of office warehouse with one 8'x10' grade loading door and one 8'x10' dock loading door. Buildout consists of 7 offices, boardroom, breakout room, open office area and a large kitchen</li> </ul>
	SHAE HALPIN 204 558 6071									
367 POPLAR AVENUE										
	COLIN GRATTON 204 471 1270	M1	12	933				\$7.00	\$2.60	<ul style="list-style-type: none"> <li>Spacious and open warehouse providing ample storage or manufacturing space</li> <li>Shared grade and dock loading and access to freight elevator</li> <li>60amp single phase service, currently being upgraded to 3 phase</li> </ul>
	CHRIS HOURIHAN 204 934 6215	M1	13	733				\$8.00	\$2.60	
6 RYAN WIRTH WAY - RM OF EAST ST PAUL										
	RYAN MUNT 204 928 5015		UNIT 1	1,500				LEASED	LEASED	<b>READY FOR FIXTURING</b> <ul style="list-style-type: none"> <li>Brand new industrial/office units available for lease</li> <li>Located just off the Perimeter Hwy between Wenzel St and McGregor Farm Rd in the RM of East St. Paul</li> <li>Option to combine units</li> <li>Grade loading</li> </ul>
			UNIT 2	1,350				LEASED	LEASED	
			UNIT 3	1,500				LEASED	LEASED	
	BRETT INTRATER 204 934 6229		UNIT 4	1,350				LEASED	LEASED	
			UNIT 5	1,920				LEASED	LEASED	






ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	RENTAL RATE (PSF)	& TAX (PSF)	COMMENTS
1196 FIFE STREET									
	CHRIS MACSYMIC 204 928 5019	M2		1.4 ACRES			\$4,175.00 NET MONTHLY PER ACRE		<ul style="list-style-type: none"><li>M2 Zoned compound for lease in the heart of Inkster Industrial Park</li><li>Site is fully-fenced and gated with security cameras</li><li>Net lease plus taxes and utilities</li><li>Well-situated in close proximity to major transportation routes</li><li>Available immediately</li></ul>
	SHAE HALPIN 204 558 6071								
21 JOHN HIEBERT DRIVE - RM OF SPRINGFIELD									
	RYAN MUNT 204 928 5015	M	BUILDING 2 UNIT 3	1,500	1		COND LEASED	COND LEASED	<b>COMPOUND SPACE AVAILABLE</b> <ul style="list-style-type: none"><li>Situated just east of the City of Winnipeg, 2 minutes from Dugald Road and minutes from the Perimeter Highway</li><li>Each unit has 1 – 14’x14’ grade loading door</li><li>Unit 4/5 has direct access to compound</li><li>Floor drain in each unit</li></ul>
			BUILDING 1 UNIT 2	1,500	1		\$1,750	\$375	
			UNIT 4 & 5	3,000	3		3,500	\$750	
STEELE BUSINESS PARK PHASE II									
	STEPHEN SHERLOCK 204 928 5011		1-2	10,915		28’	TBD	\$4.24	<b>LAST UNIT REMAINING</b> <ul style="list-style-type: none"><li>Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air)</li><li>Brand new construction</li><li>Excellent exposure on CentrePort Canada Way</li><li>All major amenities nearby</li><li>Quick access to major highways and key corridors</li></ul>
	RYAN MUNT 204 928 5015								





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

Please click the property image for more details.




ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
20 HARVEST DRIVE									
<div>NEW</div> 	RYAN MUNT 204 298 1905			30,000 - 60,000					<ul style="list-style-type: none"> <li>• Direct access to CentrePort Canada Way and Route 90 in close proximity to the Winnipeg James A. Richardson International Airport</li> <li>• No City of Winnipeg business taxes</li> <li>• Zoned I2 - Industrial General</li> <li>• Fully sprinklered with ESFR system</li> <li>• Ceiling height (+/-) 32 ft</li> <li>• 50 ft x 50 ft column spacing</li> </ul>
	STEPHEN SHERLOCK 204 799 5526								
96 NATURE PARK WAY									
<div>CONDITIONALLY LEASED</div> 	BRETT INTRATER 204 934 6229			SUBLEASE 15,822	2	20'	COND LEASED	COND LEASED	<ul style="list-style-type: none"> <li>• Turnkey office and warehouse opportunity in the southwest of Winnipeg</li> <li>• Office section finished with: 4 private offices, 41 open work stations, several meeting rooms, 2 large boardrooms and well finished kitchen</li> <li>• Warehouse section finished with workshop, two dock doors with levellers and 20' clear ceilings</li> <li>• 48 electrified parking stalls included at no cost</li> <li>• Entire space is serviced by 7 RTUs                             <ul style="list-style-type: none"> <li>• 5 - 5 ton units</li> <li>• 2 - 7.5 ton units</li> </ul> </li> <li>• Excellent transit access</li> <li>• Building signage opportunity</li> <li>• Available immediately</li> <li>• Headlease expiry May 31, 2027</li> </ul>
	RYAN MUNT 204 298 1905								
1000 WAVERLEY STREET									
	RYAN MUNT 204 928 5015		A D	16,370 - 21,468 24,825 (BONUS MEZZANINE 8,144)	1		CONTACT AGENT	\$7.48 \$7.48	<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								

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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>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>37 STEVENSON RD</b>									
	RYAN MUNT 204 928 5015			34,500	2	18'	COND LEASED	COND LEASED	<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>
	SHAE HALPIN 204 558 6071								
<b>1117 FIFE ST</b>									
	SHAE HALPIN 204 558 6070			2,000	1		\$20.00	\$4.00	<ul style="list-style-type: none"> <li>2,000 sf 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>
	CHRIS MACSYMIC 204 928 5019								



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<b>3000 MCCREARY ROAD</b>									
	STEPHEN SHERLOCK 204 799 5526			2,500 - 49,000			CONTACT AGENT	\$4.75	<b>TENANT IMPROVEMENTS CAN COMMENCE MAY 2025</b> <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 MacDonald</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> </ul>
	RYAN MUNT 204 928 5015								
<b>9 SOUTH LANDING DRIVE</b>									
	JAMES TOKER 204 914 8423		117	1,218	1		LEASED	LEASED	<ul style="list-style-type: none"> <li>Shell warehouse commercial condo ready for tenant customization</li> <li>Unit serviced by roof top unit and gas fired unit heater</li> <li>12' x 16' grade level loading door</li> <li>Unit features roughed-in plumbing for a washroom, floor drain, and a 250 amp electrical panel</li> <li>Three parking stalls at the front of the premises</li> <li>Join a thriving commercial hub alongside numerous other businesses</li> <li>Enjoy no business taxes in the RM of Macdonald, just minutes from City limits</li> <li>Light-controlled intersection at South Landing Drive &amp; McGillivray Boulevard</li> </ul>
<b>90-120 PARAMOUNT RD</b>									
	CHRIS MACSYMIC 204 997 6547	M2	112	3,455	2	14'	\$10.50	\$5.90	<ul style="list-style-type: none"> <li>Warehouse/office for lease in the heart of Inkster Industrial Park</li> <li>Situated one block north of Inkster Boulevard</li> <li>Interior layout features a reception area, two private offices and open warehouse space</li> <li>(2) 10' x 10' Grade loading doors</li> <li>14' clear ceiling height</li> <li>Zoned M2</li> <li>Available immediately</li> </ul>
	SHAE HALPIN 204 558 6071								

ADDRESS

## CONTACT

## ZONING

UNIT/SUITE

**AREA AVAILABLE  
(SF +/-)**

**LOADING**  
*GRADE DOCK*

MAX CLR HT  
(+/-)RENTAL  
RATE  
(PSF)

**CAM  
&  
TAX  
(PSF)**

## COMMENTS

## NEW

RYAN MUNT  
204 298 1905

JAMES TOKER  
204 914 8423

18,913

1

2

16.5'

\$8.95

TBD

- Rare opportunity to own or lease a single-tenant warehouse with existing office improvements in St. James Industrial
- Approximately 14,908 SF of warehouse space and 4,005 SF of office space featuring five private offices and showroom space
- (+/-) 16.5' ceiling
- Column spacing (+/-) 30' x 22.5'
- Covered dock level loading and ramped grade access
- Two dock doors, one 8' x 10' and one 10' x 10'
- One ramped grade door 14' wide x 10' tall
- Large loading area - 31% site coverage
- Easy access to trucking and distribution routes

## NEW

STEPHEN SHERLOCK  
204 799 5526

JAMES TOKER  
204 914 8423

M2

10,105

\$12.95

\$6.63

- Shell warehouse ready for office/storefront buildout
- Column free clear span building
- Located in the heart of SW Winnipeg one of the cities most desirable areas with convenient access to Waverley Street and McGillivray Boulevard
- Ideal for light manufacturing, machine shop, warehousing, etc. with heavy duty air make up system
- Insulated to R20
- Landlord will entertain both long an short term tenancies (minimum 6 months)
- Six grade level overhead doors (five 20'x16' and one 16'x14')
- (+/-) 18' - 21' clear ceiling height
- (+/-) 6,500 sf fenced compound
- 400 AMP 600 volt power
- Also available (+/-) 4,522 sf office space for lease
- Zoned M2



# INDUSTRIAL FOR SALE

57025 ROAD 169 W.  
KOLA, MB



(+/-) 23,883 SF Available

## PROPERTY HIGHLIGHTS

- Cross grade facility complete with warehouse, service area, wash bay, built out office and outbuildings for storage
- Main building heated with natural gas (indoor boiler)
- Additional air unit and exhaust system
- Freshwater Cistern (In Ground) – 3000 Gallons
- 2 Compartment Septic Tank connected to sewer for building – 3500 Gallons
- Zoning: General Development

## CONTACT

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### SHAE HALPIN




Senior Associate

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C 204 558 6071




[shae.halpin@cwstevenson.ca](mailto:shae.halpin@cwstevenson.ca)

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


ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING GRADE	DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
40 SCURFIELD BLVD									
	CHRIS HOURIHAN 204 934 6215  SHAE HALPIN 204 558 6071  CHRIS MACSYMIC 204 997 6547  RYAN MUNT 204 928 5015  BRETT INTRATER 204 934 6229	M1	3.01	102,281	1	1 WITH LEVELLER		\$13,250,000	<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>
ROCKALL PARK COMMERCIAL CONDOS PHASE I & II									
	RYAN MUNT 204 928 5015  SHAE HALPIN 204 558 6071	IB IB		880 1,040	1 1		18' 18'	\$235,000 TBD	<b>2 UNITS REMAINING</b> <ul style="list-style-type: none"><li>New state-of-the-art commercial condominium complex located just west of the Perimeter Hwy and south of Blvd</li><li>Units ranging from 880 sf - 1,040 sf suitable for both small business and hobbyist users</li><li>Option to combine adjacent units, potential for drive-through access</li><li>Large residential development planned just west of this site</li><li>No City of Winnipeg business taxes</li></ul>
224 ROCKALL ROAD - UNIT 11 (COMMERCIAL CONDO)									
	RYAN MUNT 204 928 5015  SHAE HALPIN 204 558 6071	IB		MAIN FLOOR: 973 SF MEZZANINE: 351 SF TOTAL: 1,324 SF	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>



*\*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
126 WHEATFIELD ROAD									
	RYAN MUNT 204 298 1905	MAIN BUILDING	2.23	20,444	7		30'	\$7,500,000	<ul style="list-style-type: none"><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>
		2ND BUILDING	2.23	5,616	1		26'-29'		
	SHAE HALPIN 204 558 6071								
1000 WAVERLEY STREET									
	RYAN MUNT 204 928 5015	M2	151,651 SF	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>
	SHAE HALPIN 204 558 6071								
57025 ROAD 169 W. KOLA, MB									
	CHRIS MACSYMIC 204 997 6547	GD	3.14	23,883 SF	13		16'	23,883 SF	<ul style="list-style-type: none"><li>Cross grade facility complete with warehouse, service area, wash bay, built out office and outbuildings for storage</li><li>Main building heated with natural gas (indoor boiler)</li><li>Additional air unit and exhaust system</li><li>Freshwater Cistern (In Ground) – 3000 Gallons</li><li>2 Compartment Septic Tank connected to sewer for building – 3500 Gallons</li><li>Zoning: General Development</li></ul>
	SHAE HALPIN 204 558 6071								

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ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING GRADE      DOCK		MAX CLR HT (+/-)	SALE PRICE	COMMENTS
865 BRADFORD STREET									
<div>NEW</div> 	RYAN MUNT 204 298 1905		1.39	18,913	1	2	16.5'	\$3,135,000	<ul style="list-style-type: none"><li>• Rare opportunity to own or lease a single-tenant warehouse with existing office improvements in St. James Industrial</li><li>• Approximately 14,908 SF of warehouse space and 4,005 SF of office space featuring five private offices and showroom space</li><li>• (+/-) 16.5' ceiling</li><li>• Column spacing (+/-) 30' x 22.5'</li><li>• Covered dock level loading and ramped grade access</li><li>• Two dock doors, one 8' x 10' and one 10' x 10'</li><li>• One ramped grade door 14' wide x 10' tall</li><li>• Large loading area - 31% site coverage</li><li>• Easy access to trucking and distribution routes</li></ul>
	JAMES TOKER 204 914 8423								



# OFFICE FOR LEASE

319-321 PORTAGE AVE

O'Calcutta OC O'Calcutta

(+/-) 2,000 - 6,890 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 two large open areas and a mezzanine with a kitchenette and open area ideal for additional storage
- Two points of entry off of Portage Avenue. Potential to demise into multiple tenancies
- Ample natural light




## CONTACT

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



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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
379 BROADWAY						
	CHRIS HOURIHAN 204 934 6215	303	1,657	\$11.75	\$9.35	<ul style="list-style-type: none"><li>• Move-in ready offices with floor to ceiling windows offering an abundance of natural light</li><li>• Public transportation access</li><li>• Accessible facility with elevator access</li><li>• Professionally managed</li><li>• Quick occupancy</li><li>• Perfect for law offices or professional services</li><li>• Remaining office is a corner office with abundant natural light from two sides</li></ul>
	COLIN GRATTON 204 471 1270					
155 CARLTON STREET						
	BRETT INTRATER 204 934 6229	<a href="#">306/307</a>	3,260	\$16.50	\$14.58	<ul style="list-style-type: none"><li>• Located on the Northeast corner of Carlton St and York Ave</li><li>• Directly across from the RBC Convention Centre</li><li>• Connection to downtown's climate-controlled skywalk and concourse systems</li><li>• 24/7 security on site</li><li>• Ample parking available at Lakeview Square Parkade</li></ul>
	SHAE HALPIN 204 558 6071	<a href="#">1404/1405</a>	7,531	\$16.50	\$14.58	
	RYAN MUNT 204 928 5015					
289 KING STREET						
	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	

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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
755 HENDERSON HIGHWAY						
	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					
333 MAIN STREET						
	RYAN MUNT 204 928 5015	4TH FLOOR	SUBLEASE 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>
	SHAE HALPIN 204 558 6071	10TH FLOOR	7,720	TBD	\$15.86	
		11TH FLOOR	7,720	TBD	\$15.86	
			23,160			
6 RYAN WIRTH WAY - RM OF EAST ST PAUL						
	RYAN MUNT 204 928 5015	UNIT 1	1,500	LEASED	LEASED	<b>READY FOR FIXTURING</b> <ul style="list-style-type: none"><li>• Brand new industrial/office units available for lease</li><li>• Located just off the Perimeter Hwy between Wenzel St and McGregor Farm Rd in the RM of East St. Paul</li><li>• Option to combine units</li><li>• Grade loading</li></ul>
		UNIT 2	1,350	LEASED	LEASED	
		UNIT 3	1,500	LEASED	LEASED	
	BRETT INTRATER 204 934 6229	UNIT 4	1,350	LEASED	LEASED	
		UNIT 5	1,920	LEASED	LEASED	






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

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

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1850 NESS AVENUE						
	CHRIS HOURIHAN 204 934 6215	2ND FLOOR	SUBLEASE 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>
100 PAQUIN ROAD						
	RYAN MUNT 204 928 5015	MAIN FLOOR	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		
			TOTAL: 18,589			
MB CLINIC - 790 SHERBROOK STREET						
	JAMES TOKER 204 914 8423	UNIT 110	952	\$28.00	\$15.85	<ul style="list-style-type: none"><li>Join one of Canada's largest private multi-specialty medical clinics at Winnipeg's state-of-the-art Manitoba Clinic</li><li>Conveniently located adjacent to the Health Sciences Centre with direct access to Notre Dame Avenue</li><li>Perfect for paramedical services such as physiotherapy, chiropractic, massage, acupuncture, infusion, etc.</li><li>Direct access to parkade from building with monthly parking available</li><li>Amenities include a cafe and secure bicycle storage</li><li>Shell space ready for tenant customization</li><li>Join complimentary businesses including Shoppers Drug Mart, Winnipeg Hearing Centres, Visual Eyes Optometry and more</li></ul>
	BRANDI ELOQUENCE 204 934 6246					
	BRETT INTRATER 204 934 6229					

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




ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1280 WAVERLEY STREET						
	RYAN MUNT 204 928 5015		UP TO 36,000	TBD	TBD	<ul style="list-style-type: none"><li>• New suburban office to be developed</li><li>• Excellent exposure to both Waverley and McGillivray</li><li>• Approximate gross floor plate sizes are 12,000 sf</li><li>• Highly desirable suburban office located in SW Winnipeg, accessible via Waverley St and Buffalo Pl</li><li>• In close proximity to McGillivray and Kenaston Blvd, with access to a variety of amenities</li><li>• Three storey office building</li><li>• High density residential area immediately to the west</li><li>• Commercial zoning: CMOFF</li></ul>
5120 ROBLIN BOULEVARD						
	RYAN MUNT 204 928 5015	C	675	\$1,500 / MONTH*	*PLUS HYDRO	<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	909	\$2,000 / MONTH*	*PLUS HYDRO	
STERLING LYON BUSINESS PARK - 900 LORIMER BOULEVARD						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	2,500 - 5,414	\$25.00	\$10.60	<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	\$10.60	
	CHRIS MACSYMIC 204 928 5019					



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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1000 WAVERLEY STREET						
	RYAN MUNT 204 928 5015	A	16,370 - 21,468	CONTACT	\$7.48	<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)	AGENT	\$7.48	
353 PROVENCHER BLVD						
	STEPHEN SHERLOCK 204 799 5526	UNIT 6	853	\$14.95	\$11.44	<ul style="list-style-type: none"><li>Excellent high exposure location on Provencher Boulevard in the heart of St. Boniface</li><li>Pylon signage opportunities</li><li>(+/-) 27,400 cars pass by per day (City of Winnipeg)</li><li>Zoned: C2</li></ul>
UNIT B - AVE						
	STEPHEN SHERLOCK 204 799 5526	UNIT B	1,800	LEASED	LEASED	<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>

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




ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
363 BROADWAY						
	RYAN MUNT 204 928 5015	1 (MAIN FLOOR UNIT)	3,511	\$24.00	\$15.78	<b>BUILDING SIGNAGE OPPORTUNITY</b> <ul style="list-style-type: none"><li>15-Storey Class B Office space for lease located in Winnipeg's amenity-rich Broadway corridor on the Northwest corner of Broadway and Carlton Street</li><li>Close proximity to the RBC Convention Centre, Provincial Law Courts and Manitoba Legislature with easy access to the climate-controlled Skywalk System</li><li>Convenient transit access with a stop directly out front of the building as well as all along Broadway with service to the 23 and 24 lines connecting all major transfer points</li><li>24/7 on-site security</li><li>5 elevators, recently upgraded</li><li>3 levels of heated underground parking with on-site car wash</li><li>Valet service available</li><li>BOMA Best silver certified</li></ul>
		200 (AVAIL OCT 1, 2025)	14,214	\$16.50	\$15.78	
	BRETT INTRATER 204 934 6229	510	4,668	LEASED	LEASED	
		800	3,778	\$16.50	\$15.78	
	SHAE HALPIN 204 558 6071	812 (AVAIL NOV 1, 2025)	1,608	\$16.50	\$15.78	
		814	333	LEASED	LEASED	
		815	1,362	\$16.50	\$15.78	
		830	4,851	\$16.50	\$15.78	
		902	1,706	\$16.50	\$15.78	
		1130	1,363	\$16.50	\$15.78	
	1400	3,399	\$16.50	\$15.78		
	1410	1,318	COND LEASED	COND LEASED		
1000 LORIMER BLVD						
	STEPHEN SHERLOCK 204 799 5526	2 & 3	5,586	\$20.95	\$7.57	<ul style="list-style-type: none"><li>Located on Lorimer Boulevard off of Sterling Lyon Parkway in close proximity to Kenaston, Wilkes and Waverley</li><li>Excellent opportunity in a newer facility allowing for flexible use of space</li><li>Site has a variety of amenities in the neighborhood</li><li>Space includes:<ul style="list-style-type: none"><li>- 20 private offices</li><li>- 4 small meeting rooms (which could easily be offices)</li><li>- One small boardroom (12' x 14')</li><li>- One large mezzanine boardroom (15'4" x 29'6")</li><li>- 3 washrooms (mens, womens, unisex)</li><li>- 2 open work areas</li><li>- Reception area</li><li>- Kitchen/ lunchroom area</li></ul></li></ul>
	RYAN MUNT 204 298 1905					
55 DONALD STREET						
	SHAE HALPIN 204 558 6071		3,954	\$10.00	\$13.03	<ul style="list-style-type: none"><li>Main floor space with efficient floorplate with attractive improvements in place</li><li>Interior layout features 10 offices, 1 boardroom, open work area, a kitchenette, and a fully accessible UTR restroom</li><li>Ample parking available on site</li><li>Secure access via key fob entry</li><li>Available immediately</li></ul>
	RYAN MUNT 204 298 1905					

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



ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
110 PRINCESS STREET						
	BRANDI ELOQUENCE 204 996 3425  JAMES TOKER 204 914 8426	101	SUBLEASE 2,750	\$19.63 GROSS		<ul style="list-style-type: none"><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><li>Headlease expiry December 31, 2025.</li></ul>
1926 MAIN STREET						
	RYAN MUNT 204 298 1905  SHAE HALPIN 204 558 6071	A	SUBLEASE 1,540	\$13.55 - \$13.90	\$7.55	<ul style="list-style-type: none"><li>Retail/Office opportunity on Main Street between Leila Avenue and Partridge Avenue</li><li>Interior features one private office, large open area and a kitchenette</li><li>Three reserved parking stalls at rear of the building with street parking in front</li><li>Excellent access to major public transportation routes</li><li>Head lease expiry June 30, 2026</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>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>
<b>96 NATURE PARK WAY</b>						
	BRETT INTRATER 204 934 6229  RYAN MUNT 204 298 1905		SUBLEASE 15,822	COND LEASED	COND LEASED	<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>
<b>768 NOTRE DAME AVE</b>						
	CHRIS HOURIHAN 204 934 6215  COLIN GRATTON 204 471 1270		1,200	LEASED	LEASED	<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>

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




ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
103 PROGRESS WAY						
	SHAE HALPIN 204 558 6071	2B	3,850	\$21.00	\$5.00	<div>TENANT'S INDUCEMENTS AVAILABLE AND INCLUDED IN FACE RATE</div> <ul style="list-style-type: none"><li>Premium office/medical space available for lease in McGillivray Business Park</li><li>Located on the 2nd floor with elevator access</li><li>Base building condition equipped with two roughed-in UTR washrooms, two high-efficiency furnaces and two HRV units</li><li>Amenities include a shared boardroom and patio available for Tenant's use</li><li>Electrical Capacity: 200A 120/208V</li><li>6 dedicated parking stalls available with additional 6 supplementary visitor stalls</li><li>Tenant's inducements available and included in face rate</li><li>Available immediately for Tenant's fixturing</li><li>No City of Winnipeg business taxes</li><li>Excellent access with new controlled intersection at the corner of McGillivray Blvd &amp; Progress Way</li><li>Digital display board facing McGillivray Boulevard coming soon, offering Tenant's prominent signage opportunity along McGillivray Boulevard</li><li>Located adjacent to My Second Garage, offering dedicated year-round storage units complete with self-service car wash available for Tenant use - learn more here.</li></ul>
	CHRIS MACSYMIC 204 997 6547					
702-1661 PORTAGE AVE						
	BRETT INTRATER 204 934 6229		SUBLEASE 2,539	\$14.50	\$18.32	<ul style="list-style-type: none"><li>Located on Portage Avenue between St. James Street and Route 90</li><li>Versatile office space for various businesses (financial, dental, medical, staffing)</li><li>Easy access to public transportation, Winnipeg James Armstrong Richardson International Airport, major industrial parks, residential areas, and Polo Park Shopping Centre</li><li>Interior Layout features:<ul style="list-style-type: none"><li>Six private offices</li><li>Boardroom</li><li>Lunchroom</li><li>Reception area</li></ul></li><li>11 parking stalls available at market rates</li><li>Sublease available through June 30, 2025</li><li>Available November 1, 2024</li></ul>
	RYAN MUNT 204 298 1905					

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




ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
5905 ROBLIN BLVD						
	BRETT INTRATER 204 934 6229	B	1,139	\$20.00	\$9.61	<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	COND LEASED	COND LEASED	
21 MURRAY PARK ROAD - UNIT D						
	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					
158 COMMERCE DRIVE						
	CHRIS MACSYMIC 204 997 6547		SUBLEASE 20,738	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					



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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>220 PORTAGE AVE</b> 	BRETT INTRATER 204 934 6229  SHAE HALPIN 204 558 6071	400 910 1000 1100 1130 1220	3,200 3,501 10,322 2,366 1,844 1,617	\$18.00	\$18.85	<ul style="list-style-type: none"><li>• 17-storey office tower located on the corner of Portage Avenue and Fort Street, just west of Portage and Main</li><li>• Convenient transit access with service to 59 transit routes connecting all major transfer points</li><li>• Skywalk connectivity allowing for year-round climate-controlled access to 25 buildings, including Winnipeg Square, Canada Life Centre, and the Sport, Hospitality &amp; Entertainment District (SHED)</li><li>• Clients can take advantage of the Winnipeg Square parkade, offering heated, underground, secured hourly and monthly parking as well as bike storage</li><li>• Professionally managed</li><li>• On-site security and janitorial services</li><li>• On-site café</li><li>• LEED Platinum Certification</li><li>• Extensive renovation completed in 2017</li></ul>
<b>1470 WILLSON PLACE</b> 	STEPHEN SHERLOCK 204 799 5526  JAMES TOKER 204 914 8423	B	4,522	\$19.95	\$6.63	<ul style="list-style-type: none"><li>• Fully developed office space available for lease</li><li>• Build out features multiple private offices, shared working space, a boardroom and a kitchenette</li><li>• Plenty of on-site parking</li><li>• Located in the heart of south west Winnipeg, one of the city's most desirable areas with convenient access to Waverley Street and McGillivray Boulevard</li><li>• Easy access to the Southwest Rapid Transitway</li><li>• Also available (+/-) 10,105 sf warehouse space for lease</li><li>• Zoned M2</li></ul>
<b>430 DOVERCOURT DRIVE</b> 	STEPHEN SHERLOCK 204 799 5526	D	2,750	LEASED	LEASED	<b>MOVE-IN READY SUBURBAN OFFICE SPACE</b> <ul style="list-style-type: none"><li>• Located in the heart of southwest Winnipeg, one of the city's most desirable areas. The property is in close proximity to Kenaston Boulevard &amp; McGillivray Boulevard</li><li>• Close to all amenities</li><li>• Ample parking available</li><li>• Bright space full of plenty of natural light and updated office finishings</li><li>• 7 private offices, open areas, boardroom and kitchenette</li><li>• Fully finished throughout with high-end office finishes in amazing condition</li><li>• Available June 1, 2025</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>90-120 PARAMOUNT RD</b>						
	CHRIS MACSYMIC 204 997 6547  SHAE HALPIN 204 558 6071	112	3,455	\$10.50	\$5.90	<ul style="list-style-type: none"> <li>Warehouse/office for lease in the heart of Inkster Industrial Park</li> <li>Situated one block north of Inkster Boulevard</li> <li>Interior layout features a reception area, two private offices and open warehouse space</li> <li>(2) 10' x 10' Grade loading doors</li> <li>14' clear ceiling height</li> <li>Zoned M2</li> <li>Available immediately</li> </ul>
<b>319-321 PORTAGE AVE</b>						
	BRETT INTRATER 204 999 1238  CHRIS MACSYMIC 204 928 5019		2,000 - 6,890	\$18.00		<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>
<b>5 SCURFIELD BLVD</b>						
	RYAN MUNT 204 298 1905  STEPHEN SHERLOCK 204 799 5526	10	<b>SUBLEASE</b> 4,171	CONTACT AGENT	\$8.71	<ul style="list-style-type: none"> <li>Move in ready office space for sublease</li> <li>High traffic location on the corner of Scurfield Boulevard and Waverley in SW Winnipeg in close proximity to Route 90</li> <li>Amazing high exposure office space with 15 parking stalls, reception area, 10 private offices, boardroom, kitchen/ staff room and open workstation area</li> <li>Head lease expiry: September 30, 2029</li> <li>Zoned M1</li> </ul>

# OFFICE FOR SALE

21-23 MAIN ST.  
FISHER BRANCH MB



(+/-) 4,368 SF AVAILABLE

## PROPERTY HIGHLIGHTS

- Well maintained single story office building featuring two units
- Potential to lease out both units or owner-occupy the building
- Nicely improved and maintained office improvements
- Ample parking both at the front and the rear of the building
- Unit 1 features 5 exam rooms, 1 storage room, and reception area
- Unit 2 features a large communal work area and 8 private offices
- Common area space includes a large boardroom, kitchenette and washrooms
- Rear entrance with access to staff parking

## CONTACT

**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	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
<div>68 RAILWAY AVE - PIERSON, MANITOBA</div> <div><div>CONDITIONALLY SOLD</div></div>	BRETT INTRATER 204 934 6229		2,000	COND SOLD	COND SOLD	<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>
<div>1000 WAVERLEY STREET</div> <div></div>	RYAN MUNT 204 928 5015  SHAE HALPIN 204 558 6071		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>
<div>1038 PORTAGE AVE</div> <div></div>	CHRIS HOURIHAN 204 934 6215		6,850	\$1,250,000.00	\$22,682.58	<ul style="list-style-type: none"><li>Amazing exposure and building signage opportunities along Portage Avenue</li><li>Sale/leaseback option or vacant possession</li><li>Excellent neighbourhood and surrounding area, close to many amenities and Polo Park Shopping Node</li><li>Second floor office space includes new flooring, new ceiling and LED lights</li><li>Shared vestibule, separate temperature controls and separately metered utilities allows for easy division of the main floor and second floor for two tenant occupancy</li><li>Additional monthly income from billboard signage</li></ul>




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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
323 PORTAGE AVE						
	BRETT INTRATER 204 999 1238		11,362	\$2,650,000	\$72,313.50	<ul style="list-style-type: none"><li>3-Storey Office/Retail/Mixed-Use Commercial Building For Sale</li><li>Unique Investor or Owner/Occupier Opportunity</li><li>Great potential for conversion to self storage or other alternative uses</li><li>Ideally located directly across from the Canada Life Centre in the heart of the Sport, Hospitality &amp; Entertainment District (SHED) in Downtown Winnipeg</li><li>(+/-) 38,640 sf spanning 3-Storeys plus additional (+/-) 11,180 sf basement</li><li>Zoning: M – Multiple Use</li></ul>
	CHRIS MACSYMIC 204 928 5019					
319-321 PORTAGE AVE						
	BRETT INTRATER 204 999 1238		6,889	\$1,500,000	\$17,310.01	<ul style="list-style-type: none"><li>Single Storey Retail/Mixed-Use Commercial Building with excellent branding opportunity along Portage Avenue</li><li>Ideal for a variety of users who can leverage on the strategic location within the Sport, Hospitality &amp; Entertainment District (SHED) in the heart of Downtown Winnipeg</li><li>Located directly across from Canada Life Centre along a major bus route</li><li>Layout features two large open areas and a mezzanine with a kitchenette and open area ideal for additional storage</li><li>Two points of entry off of Portage Avenue. Potential to demise into multiple tenancies</li><li>Ample natural light</li></ul>
	CHRIS MACSYMIC 204 928 5019					
1854-1856 PORTAGE AVE						
	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
<b>200 TACHE AVE</b> 	BRANDI ELOQUENCE 204 996 3425		(+/-) 3,686 SF MAIN FLOOR WITH (+/-) 3,622 SF FULLY FINISHED LOWER LEVEL	COND SOLD	COND SOLD	<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>
<b>52 ADELAIDE STREET</b> 	COLIN GRATTON 204 471 1270  SHAE HALPIN 204 558 6071  BRETT INTRATER 204 934 6229		9,060	\$1,795,000.00	\$10,886.84	<b>CLICK <a href="#">HERE</a> TO TAKE A VIRTUAL TOUR</b> <ul style="list-style-type: none"> <li>Unique 3-storey heritage building constructed in 1910 for Douglas &amp; Co.'s fur manufacturing business, located in the heart of Winnipeg's Exchange District</li> <li>High-end turnkey retail/office spaces, luxury penthouse suite and finished lower level perfect for owner-occupier opportunity</li> <li>Functional vintage-style elevator servicing all floors</li> <li>Private side lane with secured gate offering 5 tandem parking stalls</li> <li>Significant recent capital investments</li> <li>High-end imported fixtures from Bali, including stone sinks and a stone bathtub</li> <li>Flooring reclaimed from the Church of Christ Scientist in Osborne Village</li> <li>Steps from countless amenities around Downtown and the Exchange District</li> </ul>

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
21-23 MAIN ST, FISHER BRANCH MB						
<div><div>NEW</div></div>	JAMES TOKER 204 914 8423		4,368	\$375,000	TBD	<ul style="list-style-type: none"><li>• Well maintained single story office building featuring two units</li><li>• Potential to lease out both units or owner-occupy the building</li><li>• Nicely improved and maintained office improvements</li><li>• Ample parking both at the front and the rear of the building</li><li>• Unit 1 features 5 exam rooms, 1 storage room, and reception area</li><li>• Unit 2 features a large communal work area and 8 private offices</li><li>• Common area space includes a large boardroom, kitchenette and washrooms</li><li>• Rear entrance with access to staff parking</li></ul>



# RETAIL FOR LEASE

5 SCURFIELD BLVD - UNIT 38



(+/-) 7,020 SF AVAILABLE

## PROPERTY HIGHLIGHTS

- High traffic location on the corner of Scurfield Boulevard and Waverley Street in SW Winnipeg in close proximity to Route 90
- Amazing high exposure showroom/ office/ warehouse space
- Corner building sign opportunities, pylon sign on the corner of Scurfield and Waverley and additional dedicated monument signage on Scurfield
- (+/-) 18' clear ceiling height
- Potential to subdivide
  - Unit A (+/-) 4,162 sf
  - Unit B (+/-) 2,858
- Zoned M1

## CONTACT

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Executive Vice President

Ryan Munt Personal Real Estate Corporation




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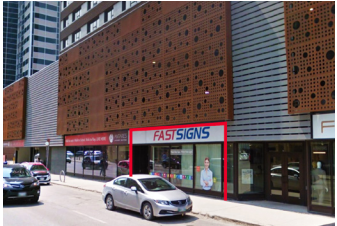
[ryan.munt@cwstevenson.ca](mailto:ryan.munt@cwstevenson.ca)




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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>1079 AUTUMNWOOD DRIVE</b> 	RYAN MUNT 204 928 5015  SHAE HALPIN 204 558 6071	M	A	2,868	\$16.00	\$8.42	<ul style="list-style-type: none"> <li>Built out restaurant opportunity in the heart of Windsor Park</li> <li>Located in Northeast Winnipeg at the intersection of Autumnwood Dr and Cottonwood Rd</li> <li>Building signage opportunity</li> <li>Ample parking on site</li> <li>Zoned C2</li> </ul>
<b>379 BROADWAY</b> 	CHRIS HOURIHAN 204 934 6215  COLIN GRATTON 204 471 1270	M	16	1,996	\$21.00	\$9.35	<ul style="list-style-type: none"> <li>Move-in-ready retail space with excellent exposure on the corner of Broadway and Edmonton St</li> <li>Unit facing Edmonton—beautifully built out space that is perfectly suited for retail use and professional services</li> <li>Unit facing Broadway – perfect for café, restaurant or retail use</li> <li>Close proximity to the Manitoba Courts and Skywalk connectivity starting at RBC Convention Centre</li> <li>Excellent access to public transportation</li> </ul>
<b>98 MARKET AVENUE</b> 	CHRIS HOURIHAN 204 934 6215	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>190 SMITH STREET</b>							
	COLIN GRATTON 204 471 1270  CHRIS HOURIHAN 204 934 6215		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 <b>UNIT 7</b>	853 <b>1,520</b>	\$14.95 <b>LEASED</b>	\$11.44 <b>LEASED</b>	<ul style="list-style-type: none"> <li>• Excellent high exposure location on Provencher Boulevard in the heart of St. Boniface</li> <li>• Pylon signage opportunities</li> <li>• (+/-) 27,400 cars pass by per day (City of Winnipeg)</li> <li>• Zoned: C2</li> </ul>
<b>197 OSBORNE ST</b>							
	CHRIS HOURIHAN 204 934 6215  BRETT INTRATER 204 999 1238	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>
<b>1926 MAIN STREET</b>							
	RYAN MUNT 204 298 1905  SHAE HALPIN 204 558 6071		A	<b>SUBLEASE</b> 1,540	\$13.55 - \$13.90	\$7.55	<ul style="list-style-type: none"> <li>• Retail/Office opportunity on Main Street between Leila Avenue and Partridge Avenue</li> <li>• Interior features one private office, large open area and a kitchenette</li> <li>• Three reserved parking stalls at rear of the building with street parking in front</li> <li>• Excellent access to major public transportation routes</li> <li>• Head lease expiry June 30, 2026</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
5905 ROBLIN BLVD							
	BRETT INTRATER 204 934 6229		B	1,139	\$20.00	\$9.61	<b>CLICK <a href="#">HERE</a> TO TAKE A VIRTUAL TOUR OF UNIT B</b> <b>CLICK <a href="#">HERE</a> TO TAKE A VIRTUAL TOUR OF UNIT H</b> <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	COND LEASED	COND LEASED	
5 SCURFIELD BLVD - UNIT 38							
	STEPHEN SHERLOCK 204 799 5526		A	4,162	\$21.95	\$8.71	<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>Potential to subdivide<ul style="list-style-type: none"><li>Unit A (+/-) 4,162 sf</li><li>Unit B (+/-) 2,858</li></ul></li><li>Zoned M1</li></ul>
	RYAN MUNT 204 298 1905		B	2,858	\$21.95	\$8.71	
				TOTAL: 7,020			
1821 MAIN STREET							
	JAMES TOKER 204 914 8423			612	\$1,600 GROSS MTHLY		<ul style="list-style-type: none"><li>Main floor Office/Retail opportunity located on Main Street between Jefferson Avenue and Leila Avenue</li><li>Perfect location for professional services, including law offices, accounting firms, and more</li><li>Space features an open floor plan along with common areas</li><li>Two reserved parking stalls allocated at the rear of the property</li><li>High-Profile signage available on the front of the building</li><li>Minutes from Kildonan Park, close to numerous restaurants and shopping options</li></ul>
	RYAN MUNT 204 298 1905						




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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
15 PROGRESS WAY							
	CHRIS HOURIHAN 204 995 0225		1	3,400	\$24.00	\$5.00	<ul style="list-style-type: none"><li>Join a new 6,000 sq. ft. medical clinic in a beautifully-designed building, ready for tenant fixturing late 2024</li><li>Conveniently situated off McGillivray Boulevard, near one of Winnipeg's fastest-growing residential hubs and only 4km from the retail amenities located at Kenaston &amp; McGillivray</li><li>Located off a light-controlled intersection in McGillivray Business Park in the RM of Macdonald, allowing for no business tax</li><li>Brand-new construction providing energy-efficiency and lower operating costs</li><li>Ample parking with 57 stalls on site</li><li>Zoned ML, allowing for a multitude of uses to take advantage of the clinic's high-traffic nature</li></ul>
			2	3,400	\$24.00	\$5.00	
			COMBINED				
			6,800				
620-626 ELLICE AVE							
	JAMES TOKER 204 914 8423			763	\$2,200 PER MONTH GROSS		<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						
400 FORT WHYTE WAY							
	CHRIS HOURIHAN 204 934 6215			5,498	COND LEASED	COND LEASED	<ul style="list-style-type: none"><li>New light-controlled intersection at McCreary &amp; McGillivray</li><li>Convenient access to Southwest Winnipeg and surrounding rural area, fastest growing and wealthiest section of Winnipeg metro</li><li>Ample parking on-site</li><li>Just beyond City of Winnipeg limits. NO BUSINESS TAX!</li><li>20' clear ceiling height</li><li>One 10'x12' grade loading door</li><li>Zoned ML - Industrial Light</li></ul>

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
768 NOTRE DAME AVE							
	CHRIS HOURIHAN 204 934 6215			1,200	LEASED	LEASED	<ul style="list-style-type: none"><li>• High exposure along the busy street of Notre Dame Avenue, with 41,100 cars driving by per day</li><li>• Beautifully built out with a reception area, 3 offices, 2 washrooms, lower level boardroom and additional lower level storage</li><li>• Extremely well suited for health services considering the proximity to Winnipeg's Health Science Centre, Children's Hospital as well as lawyers, accountants and other professional services</li><li>• Windows and doors have automatic shutters installed for added building security as well as alarm system and front door electronic buzzer entry</li><li>• 3 parking stalls included at the rear of the premises with motion-detected lighting</li></ul>
	COLIN GRATTON 204 471 1270						
1117 FIFE ST							
	SHAE HALPIN 204 558 6070			2,000	\$20.00	\$4.00	<ul style="list-style-type: none"><li>• 2,000 sf 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>
	CHRIS MACSYMIC 204 928 5019						
52 OSBORNE ST							
	RYAN MUNT 204 298 1905	C2		1,815	\$28.00	\$9.20	<ul style="list-style-type: none"><li>• Located in the heart of Osborne Village, just southwest of Downtown Winnipeg within the most densely populated area of Winnipeg</li><li>• Surrounded by an abundance of amenities within walking distance</li><li>• High levels of vehicle and foot traffic</li><li>• On-site parking available</li><li>• Building signage opportunities</li><li>• Zoning: C2</li></ul>
	BRETT INTRATER 204 934 6229						

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>8 BRITANNICA ROAD</b> 	CHRIS HOURIHAN 204 934 6215	C2		1,620	LEASED	LEASED	<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> </ul>
<b>185 SMITH STREET</b> 	BRETT INTRATER 204 934 6229  SHAE HALPIN 204 558 6071	M		2,345	\$5,000/MTH		<ul style="list-style-type: none"> <li>• Prime storefront in Smith Street Lofts, below a luxury 251-unit apartment complex with 20,000 sf of amenities</li> <li>• Excellent visibility: faces Southwest with views of Smith Street traffic and Millennium Library Park</li> <li>• High foot and vehicle traffic, especially during Canada Life Centre events</li> <li>• Impressive features: 13' exposed ceilings, industrial concrete finishes, architectural lighting, floor-to-ceiling glazing</li> <li>• Convenient location: adjacent to apartment complex main entrance, with covered canopy and landscaped vestibule</li> <li>• Flexible adjacent courtyard space, suitable for private outdoor patio/garden</li> <li>• Prime downtown Winnipeg location, serving as the development's main showpiece</li> <li>• Zoned M</li> </ul>



# RETAIL FOR SALE

323 PORTAGE AVE

(+/-) 11,362 sf Available

## PROPERTY HIGHLIGHTS

- 3-Storey Office/Retail/Mixed-Use Commercial Building For Sale
- Unique Investor or Owner/Occupier Opportunity
- Great potential for conversion to self storage or other alternative uses
- Ideally located directly across from the Canada Life Centre in the heart of the Sport, Hospitality & Entertainment District (SHED) in Downtown Winnipeg
- (+/-) 38,640 sf spanning 3-Storeys plus additional (+/-) 11,180 sf basement
- Zoning: M - Multiple Use

## CONTACT

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*\*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		<b>COND SOLD</b>	<ul style="list-style-type: none"> <li>Well maintained single tenant office/retail building for sale in Pierson, Manitoba</li> <li>Former freestanding RBC retail branch located on 68 Railway Ave, Pierson's main commercial thoroughfare</li> <li>Easy access from Hwy 3 and Hwy 256</li> <li>Parking is available in the front and behind the building</li> <li>Pylon signage available in front of the building</li> </ul>
<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> <li>Zoning: M – Multiple Use</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
<b>1321 ARCHIBALD ST</b> 	RYAN MUNT 204 298 1905  SHAE HALPIN 204 558 6071	C2		910		<b>SOLD</b>	<ul style="list-style-type: none"> <li>• High exposure retail building with abundance of parking</li> <li>• 910 sf building on 14,590 sf</li> <li>• Located at the controlled intersection of Fermor Avenue and Archibald Street</li> <li>• Large Pylon Sign</li> <li>• Built in 1995</li> <li>• Zoning: C2</li> </ul>
<b>96 MAIN STREET, TEULON MB</b> 	CLAUDETTE GRIFFIN 204 886 2393  BRETT INTRATER 204 999 1238  SHAE HALPIN 204 558 6071			2,489		\$200,000	<ul style="list-style-type: none"> <li>• Well maintained single tenant office/retail building for sale in Teulon Manitoba</li> <li>• Former freestanding TD retail branch</li> <li>• (+/-) 2,489 sf building on (+/-) 9,750 sf land parcel</li> <li>• (+/-) 78 ft. of frontage along Main Street, Teulon's main commercial thoroughfare</li> <li>• Easy access from Highway 7 and Highway 17</li> <li>• Ample parking available on site</li> </ul>
<b>344 GERTRUDE AVENUE</b> 	RYAN MUNT 204 298 1905  BRETT INTRATER 204 999 1238			5,040		\$2,600,000	<ul style="list-style-type: none"> <li>• Turnkey full-service car wash with excess land</li> <li>• Significant future re-development potential</li> <li>• Situated within Corydon-Osborne Secondary Plan, designated</li> <li>• Recent Phase 1 ESA available, Phase 2 ESA not recommended</li> </ul>

# LAND & INVESTMENT FOR SALE

441, 447 & 451 KUZENKO ST.  
NIVERVILLE, MB



(+/-) 1.74 Acres Available

## PROPERTY HIGHLIGHTS




- 1,200 sf commercial building plus 3x greenhouses totaling over 8,200 sf on 0.58 acre lot
- Highly secure with full perimeter camera system, heavy grade security fence and reinforced entry gate
- Excess 1.16 acre vacant land directly adjacent to developed site
- Total 1.74 acre site
- Zoned MG - Industrial General
- Clean environmental
- Building equipped with HVAC suitable and configured for cannabis growing operation
- Water well and holding tanks on site

## CONTACT

### Brett Intrater




Executive Vice President  
Brett Intrater Personal Real Estate Corporation  
T 204 934 6229  
C 204 999 1238  
[brett.intrater@cwstevenson.ca](mailto:brett.intrater@cwstevenson.ca)

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




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



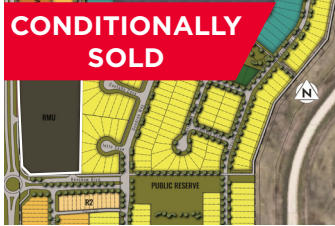


*\*Please click the property image for more details.*

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
1000 WAVERLEY STREET						
	RYAN MUNT 204 928 5015		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>
	SHAE HALPIN 204 558 6071					
SOUTHWEST DEVELOPMENT LAND						
	BRETT INTRATER 204 999 1238	LOT 1	C3	3.69	\$825,000/ACRE	<ul style="list-style-type: none"><li>Brand new development</li><li>C3 zoned southwest land</li><li>Growing area being surrounded by new homes and multi-family buildings</li><li>Excellent visibility from Kenaston Boulevard and access from Payworks Way</li><li>Ideal for office, flex industrial/office, car dealerships, self-storage and high-end commercial condos</li></ul>
		LOT 2		3.84	\$825,000/ACRE	
	RYAN MUNT 204 928 5015					
	CHRIS MACSYMIC 204 928 5019					
531 QUEENS AVE E - BRANDON, MB						
	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
<b>512 PRINCESS AVE - BRANDON, MB</b> 	CHRIS MACSYMIC 204 928 5019		RMD	.48	COND SOLD	<ul style="list-style-type: none"> <li>Cushman &amp; Wakefield   Stevenson Investment Team ("CWSIT") is pleased to offer for sale a 100% freehold interest in a recently constructed multi family asset totalling (24) units located in Brandon, MB at 512 Princess Avenue ("Princess").</li> <li>Princess is an infill 3-Storey walk up rental building located at the southwest corner of Princess Avenue and 5th Street in Brandon, MB. This modern, well located asset features 24 2-bedroom units and is walking distance from Brandon University, Assiniboine Community College and Brandon's Central Business District.</li> </ul>
	BRETT INTRATER 204 999 1238					
<b>501 BRAECREST DRIVE - BRANDON, MB</b> 	CHRIS MACSYMIC 204 928 5019		CG	3.81	\$26,000,000	<ul style="list-style-type: none"> <li>Cushman &amp; Wakefield   Stevenson Investment Team ("CWSIT") is pleased to offer for sale a 100% freehold interest in a recently constructed multi family asset located in Brandon, MB at 501 Braecrest Drive ("Hilltop"), on behalf of the Vendor(s).</li> <li>Hilltop is a 6 building 108 Unit rental complex located at the corner of Braecrest Drive and Swanson Avenue in the Highland Park subdivision in North Brandon. This amenity rich area is minutes from the Coral Centre, Brandon's largest mixed retail destination development anchored by Walmart and Home Depot as well as Brandon's Community Sportsplex.</li> </ul>
	BRETT INTRATER 204 999 1238					
<b>MORRIS DEVELOPMENT LANDS</b> 	BRANDI ELOQUENCE 204 934 6246			32.22	NEGOTIABLE	<b>SECURE YOUR SPOT WITH EXCLUSIVE BUYER INCENTIVES</b> <ul style="list-style-type: none"> <li>Development parcels featuring flexible zoning allowing 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> <li>Taxes negotiable the first year of ownership</li> </ul>
	JAMES TOKER 204 934 6210					

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




ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>0 RAVENHURST STREET</b> 	BRETT INTRATER 204 934 6229  CHRIS MACSYMIC 204 928 5019		RMU	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>
<b>52 ADELAIDE STREET</b> 	COLIN GRATTON 204 471 1270  SHAE HALPIN 204 558 6071  BRETT INTRATER 204 934 6229			9,060 SF	\$1,795,000.00	<b>CLICK <a href="#">HERE</a> TO TAKE A VIRTUAL TOUR</b> <ul style="list-style-type: none"> <li>Unique 3-storey heritage building constructed in 1910 for Douglas &amp; Co.'s fur manufacturing business, located in the heart of Winnipeg's Exchange District</li> <li>High-end turnkey retail/office spaces, luxury penthouse suite and finished lower level perfect for owner-occupier opportunity</li> <li>Functional vintage-style elevator servicing all floors</li> <li>Private side lane with secured gate offering 5 tandem parking stalls</li> <li>Significant recent capital investments</li> <li>High-end imported fixtures from Bali, including stone sinks and a stone bathtub</li> <li>Flooring reclaimed from the Church of Christ Scientist in Osborne Village</li> <li>Steps from countless amenities around Downtown and the Exchange District</li> </ul>
<b>BRIDGWATER TRAILS</b> 	BRETT INTRATER 204 934 6229  CHRIS MACSYMIC 204 928 5019	LOT 1 LOT 2 LOT 3 & 4 * CURRENTLY UNDERGOING REZONING	RMF-M RMF-L RMF-L	3.6 3.2 4.0	COND SOLD	<ul style="list-style-type: none"> <li>Located in highly-desirable Southwest Winnipeg</li> <li>Direct access to Kenaston Boulevard, Winnipeg's 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>1277 HENDERSON HWY</b> 	CHRIS MACSYMIC 204 928 5019  BRETT INTRATER 204 999 1238			.88	UNCON SOLD	<ul style="list-style-type: none"> <li>Two-storey commercial property featuring 16,551 sf of rentable area situated on 0.88 acres of land with 85 parking stalls, strategically located in the heart of Winnipeg's amenity-rich North Henderson Highway corridor</li> <li>Originally built in 1994, the property underwent a significant enhancement/expansion in 2013 including a large addition to the main floor, a 2nd level expansion complete with high-end office improvements and an upgrade to the building façade.</li> <li>Featuring four fully leased commercial units on the main floor with stable tenant mix as well as a fully accessible, spacious office unit spanning 7,648 sf across the main and 2nd floor coming available for occupancy November, 2025.</li> <li>The main and 2nd floor office unit offers owner/users with a rare opportunity to occupy and benefit from beautiful turnkey office space, high profile signage, ample on-site parking and the ability to realize stable, in-place income from tenants in place.</li> </ul>
<b>275 - 281 SELKIRK AVE</b> 	CHRIS HOURIHAN 204 995 0225		C2	0.34	COND SOLD	<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>






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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>2829 MCGREGOR FARM ROAD - EAST ST. PAUL MB</b>						
	<p>RYAN MUNT 204 928 5015</p> <p>BRETT INTRATER 204 934 6229</p>		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>
<b>101 TIMBER LANE, FLIN FLON MB</b>						
	STEPHEN SHERLOCK 204 928 5011		M2	1.56	COND SOLD	<ul style="list-style-type: none"> <li>Irregular shaped lot at the dead end of a street</li> <li>Access to Timber Lane is via Queen Street off of Provincial Highway 10 (street currently ends at subject property)</li> <li>Zoned M2</li> </ul>
<b>PACIFIC AVENUE - PORTAGE LA PRAIRIE</b>						
	STEPHEN SHERLOCK 204 928 5011		M1	.573	COND SOLD	<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>




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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<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>
<b>635 FRONT AVENUE - MANITOU MB</b>						
	STEPHEN SHERLOCK 204 928 5011		MG	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>430 &amp; 440 DOVERCOURT DRIVE</b>						
	STEPHEN SHERLOCK 204 928 5011		M2	1.2	\$4,900,000	<ul style="list-style-type: none"> <li>On behalf of our client, 79971 Manitoba Inc., CW Stevenson Inc. o/a Cushman &amp; Wakefield   Stevenson is pleased to market for sale a 100% freehold interest in 430 and 440 Dovercourt Drive in Winnipeg, Manitoba (the "Property").</li> <li>The Property features 16,339 square feet of rentable area situated on 1.2 acres of land strategically located in Southwest Winnipeg.</li> <li>The asset benefits from a strong tenant roster with a diverse mix of high-quality local tenants. Recent leasing activity has proven stability and predictable cashflow with an increased Net Operating Income further showcasing the continued demand for quality space in Southwest Winnipeg.</li> <li>The Property presents an investor with the opportunity to acquire a stable office asset in a highly desirable asset class and location providing reliable income.</li> <li>Well located in the heart of Southwest Winnipeg in close proximity to major transportation routes and amenities</li> <li>74 parking stalls, providing abundant and convenient parking</li> <li>Unique property with well-diversified tenant mix providing investors stability and resilience to market fluctuations and ensuring consistent returns</li> </ul>

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




ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>HWY 16 &amp; 16A - MINNEDOSA MB</b>						
	STEPHEN SHERLOCK 204 799 5526		CH	2.68	\$40,000	<ul style="list-style-type: none"> <li>Located just south of Minnedosa, MB</li> <li>Easily accessible via a paved approach off Highway 16A</li> <li>Surrounding area includes agricultural and residential zones</li> <li>Minnedosa is situated 50 km North of Brandon within the Rural Municipality of Minto – Odanah.</li> <li>Zoned as CH (Commercial Highway)</li> </ul>
<b>RAILWAY AVENUE S &amp; PARK ST - WASKADA MB</b>						
	BRANDI ELOQUENCE 204 996 3425		CG	0.27	TBD	<p><b>LOCATION</b></p> <p>Waskada is an unincorporated urban community in the Municipality of Brenda – Waskada within the Canadian province of Manitoba. It is located in the southwest corner of the province, close to the United States and Saskatchewan borders. Traditionally a farming community, a recent oil boom has also brought economic activity to the area.</p> <p><b>POPULATION</b></p> <p>161 (2021 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b></p> <p>Located on the corner of South Rail Avenue &amp; Park Street, the property is surrounded by a mix of commercial and residential properties.</p>
<b>4 MAIN STREET W - ELIE MB</b>						
	STEPHEN SHERLOCK 204 928 5011		CC	0.57	TBD	<p><b>LOCATION</b></p> <p>Elie, Manitoba, is a small community located in the RM of Cartier approximately 30 kms West of Winnipeg with strong agricultural roots, particularly in grain and livestock production. Its location along major transportation routes supports agricultural processing, logistics, and a growing commercial sector, including small-scale manufacturing and services that cater to local and regional needs.</p> <p><b>POPULATION</b></p> <p>705 - Source 2021 census</p> <p><b>SITE/PROPERTY DESCRIPTION</b></p> <p>Vacant commercial land on the North side of Main street surrounded by a mix of multi-family, commercial and recreation space.</p>

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




ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>8854 HIGHWAY 11 - LAC DU BONNET, MB</b>						
	BRANDI ELOQUENCE 204 996 3425		HC	26.14	CONTACT AGENT	<p>LOCATION</p> <p>8854 Highway 11, Lac Du Bonnet, MB</p> <p>DEVELOPMENT POTENTIAL</p> <p>While agriculture remains a staple industry in the western portion of the municipality, hydroelectric generation, mining, harvesting of trees for lumber as well as pulp and paper and tourism have become important components of the local economy</p> <p>SITE/PROPERTY DESCRIPTION</p> <p>Directly accessed off Highway 11. Zoned Highway Commercial</p>
<b>250 STATION ROAD - THOMPSON, MB</b>						
	STEPHEN SHERLOCK 204 799 5526		IH	1.37	CONTACT AGENT	<p>LOCATION</p> <p>Thompson, Manitoba, known as the “Hub of the North,” is a city in northern Manitoba surrounded by boreal forest. It serves as a regional center for mining, commerce, and healthcare. The city is accessible via PTH 391, the Thompson Airport and the Hudson Bay Railway, connecting Thompson to Winnipeg and Churchill. Thompson’s trade area serves an estimated population of approximately 55,000 including the city and surrounding northern communities, which rely on it as a hub for goods, services, healthcare, and education.</p> <p>POPULATION</p> <p>13,035 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION</p> <p>Vacant Industrial land with frontage on Gay Street featuring excellent access via the Hudson Bay Railway &amp; Via Rail, along with a spur line running directly behind the property.</p>
<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>




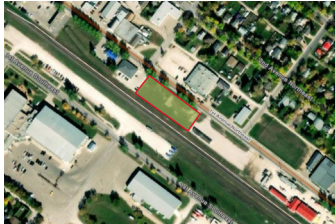

*\*Please click the property image for more details.*

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>128 RAILWAY AVE - TREHERNE, MB</b>						
	STEPHEN SHERLOCK 204 799 5526		CG	.63	TBD	<p><b>LOCATION</b> Treherne is a thriving agricultural town found in the RM of Norfolk Treherne in the Central Plains region of Manitoba. Its economy benefits from agri-business and related services, with Highway 2 providing key access for regional commerce.</p> <p><b>POPULATION</b> 700 (source 2021 census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Irregular shaped lot fronting on Alexander Street surrounded by a variety of office, retail, institutional and service-related uses.</p>
<b>FIRST AVE, RESTON MB</b>						
	BRANDI ELOQUENCE 204 996 3425		UN	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>
<b>HWY 5 AT SECOND AVE EAST, ROBLIN MB</b>						
	STEPHEN SHERLOCK 204 799 5526		CH	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>




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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>317 ROSSER AVE, BRANDON MB</b>						
	BRANDI ELOQUENCE 204 934 6246		DMU	0.27	CONTACT AGENT	<p><b>LOCATION</b> Brandon is the second largest city in Manitoba, next to Winnipeg. Brandon's growth has kept pace with the fastest growing cities in Canada and demonstrates the opportunities available for individuals, families, and businesses to grow and succeed.</p> <p><b>POPULATION</b> 51,313 (2021 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Square shape lot at the NW corner of Rosser Avenue and 3rd Street</p>
<b>202-3RD ST NE, PORTAGE LA PRAIRIE MB</b>						
	STEPHEN SHERLOCK 204 799 5526		M1	0.95	CONTACT AGENT	<p><b>LOCATION</b> Portage la Prairie is a small city approximately 75 kilometers west of Winnipeg, along the Trans-Canada Highway</p> <p><b>POPULATION</b> 13,270 (2021 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Rectangular shape lot spanning from 3rd Street NE to 4th Street NE along Fisher Avenue East</p>
<b>FIRST ST BAY NORTH, PINAWA MB</b>						
	BRANDI ELOQUENCE 204 934 6246		ML	0.78	CONTACT AGENT	<p><b>LOCATION</b> Pinawa is a local government district and small community of 1,331 residents located in southeastern Manitoba, Canada. It is 110 kilometres north-east of Winnipeg.</p> <p><b>POPULATION</b> 1,512 (2021 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Rectangular shaped lot, fronting 1st Street Bay South, access off 211 Road</p>

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




ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>5TH AVENUE AT BRYDON STREET - NEEPAWA, MB</b>						
	BRANDI ELOQUENCE 204 934 6246		RS	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>137 1ST AVENUE NE - DAUPHIN, MB</b>						
	BRANDI ELOQUENCE 204 996 3425		CC	0.7	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 0.1st Street NE, surrounded by commercial uses and the CN rail line</p>
<b>309 BOYNE AVE WEST, MORRIS MB</b>						
	STEPHEN SHERLOCK 204 799 5526		IL	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.*

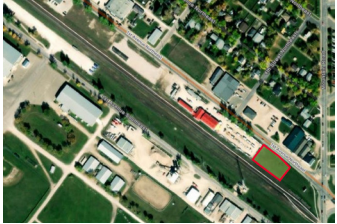


ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
AUGUSTA ROAD, RUSSELL MB						
	STEPHEN SHERLOCK 204 799 5526		CM	1.20	CONTACT AGENT	<p>LOCATION</p> <p>Russell is an unincorporated urban community in the Municipality of Russell-Binscarth in Manitoba, Canada. It is located along PTH 16 and PTH 83, and is at the western terminus of PTH 45. Russell is approximately 15km east of the Saskatchewan border and 340km NW of Winnipeg.</p> <p>POPULATION</p> <p>1,740 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION</p> <p>Triangular shaped lot at the NW corner of Augusta Street and Shell River Avenue</p>
901 N RAILWAY AVE, SHOAL LAKE MB						
	BRANDI ELOQUENCE 204 934 6246		I	0.05	CONTACT AGENT	<p>LOCATION</p> <p>Shoal Lake is a locality in the southwest of Manitoba, Canada. Originally incorporated as a town, Shoal Lake amalgamated with the Rural Municipality of Shoal Lake on January 1, 2011 to form the Municipality of Shoal Lake, which became the Rural Municipality of Yellowhead on January 1, 2015.</p> <p>POPULATION</p> <p>652 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION</p> <p>Square shaped lot, facing North Railway Avenue Easy, access off Main Street</p>
809 N RAILWAY AVE, SHOAL LAKE MB						
	BRANDI ELOQUENCE 204 934 6246		I	0.17	CONTACT AGENT	<p>LOCATION</p> <p>Shoal Lake is a locality in the southwest of Manitoba, Canada. Originally incorporated as a town, Shoal Lake amalgamated with the Rural Municipality of Shoal Lake on January 1, 2011 to form the Municipality of Shoal Lake, which became the Rural Municipality of Yellowhead on January 1, 2015.</p> <p>POPULATION</p> <p>652 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION</p> <p>Square shaped lot, facing North Railway Avenue Easy, access off Main Street</p>






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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>SOUTH RAILWAY AVE, SHOAL LAKE MB</b>						
	BRANDI ELOQUENCE 204 996 3425		I	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>
<b>337 RAILWAY AVE SOUTH, GRANDVIEW MB</b>						
	BRANDI ELOQUENCE 204 934 6246		I	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>
<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 Jolys 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>

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>1ST AVENUE NE - DAUPHIN, MB</b>						
	BRANDI ELOQUENCE 204 996 3425		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 1st Street NE, surrounded by commercial uses and the CN rail line</p>
<b>STATION LANE, ERIKSDALE, MB</b>						
	BRANDI ELOQUENCE 204 996 3425		GC	0.64	CONTACT AGENT	<p><b>LOCATION</b> Eriksdale is a community in central Manitoba's Interlake Region, near Lake Manitoba's eastern shore. Situated at the crossroads of Highway 6 and Highway 68, it lies about 118 km (73 mi) north of Winnipeg and is part of the Rural Municipality of West Interlake. Agriculture remains the primary economic driver, complemented by a thriving winter fishing industry. Commercial fishing on Lake Manitoba also provides a significant source of income for some residents, reflecting the area's connection to both land and water-based livelihoods.</p> <p><b>POPULATION</b> 837 (source 2016 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Vacant land located NW of the corner of Station Lane and Main Street in close proximity to the Eriksdale Museum</p>
<b>1459 - 17TH STREET EAST, BRANDON MB</b>						
	CHRIS MACSYMIC 204 997 6547  SHAE HALPIN 204 558 6071		IG	5.63	\$1,000,000	<ul style="list-style-type: none"> <li>Rare chance to acquire 5.63 acres of a serviced Industrial land located on the southeast side of Brandon, MB</li> <li>Key Features: <ul style="list-style-type: none"> <li>Fully serviced land</li> <li>Proximity to major trucking routes</li> <li>Ideal for Owner-User</li> </ul> </li> <li>Existing Structures on site include: <ul style="list-style-type: none"> <li>Residential House: 667 sf</li> <li>Dormitory-Style Accommodations: 7,628 sf</li> <li>Total: 8,295 sf</li> </ul> </li> <li>Zoning: IG - Industrial General</li> </ul>

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>441, 447 &amp; 451 KUZENKO STREET, NIVERVILLE, MB</b>						
	BRETT INTRATER 204 934 6229		MG	1.74	\$550,000.00	<ul style="list-style-type: none"> <li>1,200 sf commercial building plus 3x green-houses totaling over 8,200 sf on 0.58 acre lot</li> <li>Highly secure with full perimeter camera system, heavy grade security fence and reinforced entry gate</li> <li>Excess 1.16 acre vacant land directly adjacent to developed site</li> <li>Total 1.74 acre site</li> <li>Zoned MG - Industrial General</li> <li>Clean environmental</li> <li>Building equipped with HVAC suitable and configured for cannabis growing operation</li> <li>Water well and holding tanks on site</li> </ul>
<b>153 MAIN STREET NORTH, MINNEDOSA, MB</b>						
	CHRIS MACSYMIC 204 997 6547		CC	0.3	\$99,900.00	<ul style="list-style-type: none"> <li>Roll Number: 45100.000</li> <li>Legal Description: 9/10-16-G</li> </ul>
	SHAE HALPIN 204 558 6071					
	JEFF MCCAMMON 780 429 9352					
	DOUG BAUER 780 702 8080					
<b>365 OSBORNE STREET</b>						
	BRETT INTRATER 204 934 6229		M2	4.21		<ul style="list-style-type: none"> <li>On behalf of our client, Artis REIT, The Cushman &amp; Wakefield   Stevenson Investment Team ("CWSIT") is pleased to market for sale a 100% freehold interest in 365 Osborne Street in Winnipeg, MB (the "Property"), a two-storey freestanding office building 100% leased to Bell Canada.</li> <li>The property spans 75,986 sq. ft. and was purpose-built in 2007 as a call centre for MTS, a predecessor of Bell Canada. Ideally located just south of Confusion Corner on over 4 acres, the Property offers convenient direct access from Osborne Street (through a traffic signalled intersection), ample onsite parking, and excellent proximity to Winnipeg Transit Bus Service, including the Osborne Station Rapid Transit Terminal.</li> <li>Only minutes north, Osborne Village is known for its mix of residential, commercial and retail spaces and is significantly growing in both population and purpose-built rental housing, further enhancing the area's long-term investment potential.</li> </ul>
	CHRIS MACSYMIC 204 997 6547					

# 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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