

AVAILABILITY REPORT

MAY 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

367 POPLAR AVENUE

FLEX UNITS - 295-3,780 SF
SHARED GRADE & DOCK LOADING
FOR LEASE
204 928 5000

5 Units Available

PROPERTY HIGHLIGHTS

- Spacious and open warehouse providing ample storage, distribution or manufacturing space
- Shared grade and dock loading and access to freight elevator
- 60 amp, 3-Phase Service
- Zoned M1 - Allows for a variety of industrial and commercial uses

- Units Available:
 - Unit 1: (+/-) 3,780 sq. ft.
 - Unit 2: (+/-) 2,937 sq. ft.
 - Unit 8: (+/-) 4,118 sq. ft.
 - Unit 12: (+/-) 295 sq. ft.
 - Unit 13: (+/-) 705 sq. ft.

CONTACT

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Associate Vice President




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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"> Build-to-suit opportunity in the heart of Murray Industrial Park Located on Murray Park Rd between Sturgeon Rd and Moray St Close proximity to Winnipeg Richardson International Airport and major transportation routes Six (6) 12'x14' grade loading doors 24' clear ceiling height Zoned M2
289 KING STREET										
	STEPHEN SHERLOCK 204 928 5011	M	MAIN FLOOR	3,727				\$7.00	\$3.05	<ul style="list-style-type: none"> Located in central Winnipeg at the intersection of King St and Henry Ave 30 parking stalls with additional parking available 1 freight elevator Fully sprinklered Sheltered loading dock 3rd floor - sub-dividable Utilities included
	CHRIS HOURIHAN 204 934 6215		3RD FLOOR	2,976			\$6.00	\$3.05		
17 GEE TEE WAY - RM OF SPRINGFIELD										
	JAMES TOKER 204 934 6210	MG	1	2,944	1		16'-19'	\$14.95	\$3.00	CLICK HERE TO TAKE A VIRTUAL TOUR <ul style="list-style-type: none"> Join a quickly growing industrial park just 5 minutes from the Perimeter Highway in the RM of Springfield Choose between 10,120 sf of built out office/warehouse space or up to 5,888 sf of shell space 4 drive through grade doors with electric openers in unit 3 Floor drains in the warehouse (+/-) 16' to 19' clear ceiling height Fenced compound space available
		MG	2	2,944	1		16'-19'	\$14.95	\$3.00	
	RYAN MUNT 204 928 5015	MG	1 & 2	5,888	2		16'-19'	\$14.95	\$3.00	
		MG	3	10,120	4		16'-19'	\$15.95	\$3.00	




*Please click the property image for more details.

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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK		MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
326 SAULTEAUX CRESCENT										
	CHRIS HOURIHAN 204 934 6215	M2		10,975	1	1	18'	\$9.95	\$4.12	<ul style="list-style-type: none"> Located in Murray Park Industrial Park, situated on the corner of Murray Park Road and Saulteaux Crescent Close proximity to major trucking routes, CentrePort, and the Winnipeg Richardson International Airport Abundance of parking on-site in front of and behind units Ideally suited for groups looking for a mix of office and/or showroom and warehouse space 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
367 POPLAR AVENUE										
	COLIN GRATTON 204 471 1270	M1	1	3,780				\$8.00	\$1.77*	<ul style="list-style-type: none"> Spacious and open warehouse providing ample storage, distribution or manufacturing space Shared grade and dock loading and access to freight elevator 60amp 3-Phase Service Zoned M1 - Allows for a varitey of industrial and commercial uses
		M1	2	2,937				\$8.00	\$1.77*	
		M1	8	4,118				\$8.00	\$1.77*	
	CHRIS HOURIHAN 204 934 6215	M1	12	295				\$8.00	\$1.77*	
		M1	13	705				\$8.00	\$1.77*	
								* +5% MANAGEMENT FEE. UTILITIES SEPARATE		
400 FORT WHYTE WAY										
	CHRIS HOURIHAN 204 934 6215			5,498			\$13.95	\$4.37		<ul style="list-style-type: none"> New light-controlled intersection at McCreary & McGillivray Convenient access to Southwest Winnipeg and surrounding rural area, fastest growing and wealthiest section of Winnipeg metro Ample parking on-site Just beyond City of Winnipeg limits. NO BUSINESS TAX! 20' clear ceiling height One 10'x12' grade loading door Zoned ML - Industrial Light




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">M2 Zoned compound for lease in the heart of Inkster Industrial ParkSite is fully-fenced and gated with security camerasNet lease plus taxes and utilitiesWell-situated in close proximity to major transportation routesAvailable immediately
21 JOHN HIEBERT DRIVE - RM OF SPRINGFIELD									
	RYAN MUNT 204 928 5015	M	BUILDING 2 UNIT 3	1,500	1		LEASED	LEASED	COMPOUND SPACE AVAILABLE <ul style="list-style-type: none">Situated just east of the City of Winnipeg, 2 minutes from Dugald Road and minutes from the Perimeter HighwayEach unit has 1 – 14’x14’ grade loading doorFloor drain in each unit
			BUILDING 1 UNIT 2	1,500	1	\$1,750	\$375		
			UNIT 4 & 5	3,000	3	LEASED	LEASED		
STEELE BUSINESS PARK PHASE II									
	STEPHEN SHERLOCK 204 928 5011		1-2	10,915		28’	TBD	\$4.24	LAST UNIT REMAINING <ul style="list-style-type: none">Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air)Brand new constructionExcellent exposure on CentrePort Canada WayAll major amenities nearbyQuick access to major highways and key corridors
	RYAN MUNT 204 928 5015								

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




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ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK		MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
STEELE BUSINESS PARK PHASE III										
	STEPHEN SHERLOCK 204 928 5011 RYAN MUNT 204 928 5015		PHASE III	80,190		2	28'	TBD	\$4.24	PHASE III SITE WORK COMPLETED <ul style="list-style-type: none">Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air)(+/-) 6,075 SF bays in Phase IIIDock and grade loading28' clear ceiling heightBrand new constructionExcellent exposure on CentrePort Canada WayAll major amenities nearbyQuick access to major highways and key trade corridorsZoned I2All site work completed. Ready to begin construction
629 ERIN STREET										
	RYAN MUNT 204 928 5015			SUBLEASE 3,065		1		\$13.50 PSF	\$6.68 PSF (2025 EST.) + MGMT FEE 6% OF GROSS RENT	COMPOUND SPACE AVAILABLE <ul style="list-style-type: none">10' x 10' grade loading doorFully sprinkleredOpen office area, washroom, server room and open warehouse spaceHeadlease expiry: November 30, 2025
5 SCURFIELD BLVD - UNIT 38										
	STEPHEN SHERLOCK 204 799 5526 RYAN MUNT 204 298 1905		A B	4,162 2,858 TOTAL: 7,020		1 1	18' 18'	\$21.95 \$21.95	\$8.71 \$8.71	<ul style="list-style-type: none">High traffic location on the corner of Scurfield Boulevard and Waverley Street in SW Winnipeg in close proximity to Route 90Amazing high exposure showroom/ office/ warehouse spaceCorner building sign opportunities, pylon sign on the corner of Scurfield and Waverley and additional dedicated monument signage on Scurfield(+/-) 18' clear ceiling heightPotential to subdivide<ul style="list-style-type: none">Unit A (+/-) 4,162 sfUnit B (+/-) 2,858Zoned M1

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE	DOCK	MAX CLR HT (+/-)	RENTAL RATE (PSF)	& TAX (PSF)	COMMENTS
20 HARVEST DRIVE	RYAN MUNT 204 298 1905 STEPHEN SHERLOCK 204 799 5526			30,000 - 60,000	1	13	32'	\$13.95 - \$14.95		<ul style="list-style-type: none">• Direct access to CentrePort Canada Way and Route 90 in close proximity to the Winnipeg James A. Richardson International Airport• No City of Winnipeg business taxes• Zoned I2 - Industrial General• Fully sprinklered with ESFR system• Ceiling height (+/-) 32 ft• 50 ft x 50 ft column spacing
96 NATURE PARK WAY	BRETT INTRATER 204 934 6229 RYAN MUNT 204 298 1905			SUBLEASE 15,822		2	20'	COND LEASED	COND LEASED	<ul style="list-style-type: none">• Turnkey office and warehouse opportunity in the southwest of Winnipeg• Office section finished with: 4 private offices, 41 open work stations, several meeting rooms, 2 large boardrooms and well finished kitchen• Warehouse section finished with workshop, two dock doors with levellers and 20' clear ceilings• 48 electrified parking stalls included at no cost• Entire space is serviced by 7 RTUs<ul style="list-style-type: none">• 5 - 5 ton units• 2 - 7.5 ton units• Excellent transit access• Building signage opportunity• Available immediately• Headlease expiry May 31, 2027
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">• Fully developed Office/Flex space• Excellent exposure along Waverley St between Wilkes Ave and McGillivray Blvd• Great natural light with modern improvements• Ample parking available with 70-80 stalls per unit available• Easy access to public transit with many amenities nearby• Unit D has a 8,144 sf bonus mezzanine space• Utilities are included!

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

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109 HIGGINS AVENUE									
	STEPHEN SHERLOCK 204 799 5526			5,989			\$5.50		<ul style="list-style-type: none"> Located in central Winnipeg in close proximity to the Disraeli Freeway and Waterfront Drive Ideal for warehouse/storage space Loading area features 2 elevated loading doors and 2 grade level doors 3 Phase, 600 Volt electrical service Fully fenced compound area accommodates ample on site parking and exterior storage Zoned M2
37 STEVENSON RD									
	RYAN MUNT 204 928 5015			34,500	2	18'	LEASED	LEASED	<ul style="list-style-type: none"> Layout features 2 private offices, open work space, boardroom, training room, 3 warehouse offices Fully-sprinklered Loading: <ul style="list-style-type: none"> (1) 8' x 8' Dock Door (1) 8' x 10' Dock Door 25 x 40 column spacing Available April 1, 2025
3000 MCCREARY ROAD									
	STEPHEN SHERLOCK 204 799 5526 RYAN MUNT 204 928 5015			2,500 - 49,000			CONTACT AGENT	\$4.75	<p>TENANT IMPROVEMENTS CAN COMMENCE MAY 2025</p> <ul style="list-style-type: none"> Brand new flex space now under construction Great exposure just north of the controlled intersection of McGillivray Boulevard and McCreary Road Just outside of city of Winnipeg limits in the RM of MacDonald No City of Winnipeg business taxes High quality pre-cast construction with 20' clear ceiling height All loading door openings are 10' x 14' to allow for grade level loading, dock level loading or windows Two 11,500 sf clearspan sections and two 13,000 sf clearspan sections with bay sizes starting at 2,500 sf

**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
865 BRADFORD STREET									
	RYAN MUNT 204 298 1905			18,913	1	2	16.5'	\$8.95	TBD
	JAMES TOKER 204 914 8423								<ul style="list-style-type: none"> 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
1470 WILLSON PLACE									
	STEPHEN SHERLOCK 204 799 5526	M2		10,105				\$12.95	\$6.63
	JAMES TOKER 204 914 8423								<ul style="list-style-type: none"> 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
90-120 PARAMOUNT RD									
	CHRIS MACSYMIC 204 997 6547	M2	112	3,455	2		14'	\$10.50	\$5.90
	RYAN MUNT 204 928 5015								<ul style="list-style-type: none"> Warehouse/office for lease in the heart of Inkster Industrial Park Situated one block north of Inkster Boulevard Interior layout features a reception area, two private offices and open warehouse space (2) 10' x 10' Grade loading doors 14' clear ceiling height Zoned M2 Available immediately

INDUSTRIAL FOR SALE

4 BAYVIEW WAY

New Commercial Condos in McGillivray Business Park
(+/-) 1,350 SF Units Available

PROPERTY HIGHLIGHTS

- Located just South of McGillivray Boulevard
- Flexible design option to combine adjacent or back-to-back units, providing drive-through access
- No City of Winnipeg Business Taxes
- Construction underway, ready for occupancy Fall 2025
- Zoned ML

**Allowing multitude of uses*

CONTACT

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

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING GRADE	DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS	
40 SCURFIELD BLVD										
	CHRIS HOURIHAN 204 934 6215	M1	3.01	102,281	1	1 WITH LEVELLER		\$13,250,000	<ul style="list-style-type: none">Rare opportunity to acquire a turn-key manufacturing facility with over 100,000L fermentation capacityFacility is fully equipped and operational, requiring little to no modifications for immediate useSignificant recent capital invested into the premises and equipmentPrime South West location fronting Scurfield Boulevard	
	CHRIS MACSYMIC 204 997 6547									
	RYAN MUNT 204 928 5015									
	BRETT INTRATER 204 934 6229									
ROCKALL PARK COMMERCIAL CONDOS PHASE I & II										
	RYAN MUNT 204 928 5015	IB		880	1		18'	SOLD TBD	<ul style="list-style-type: none">New state-of-the-art commercial condominium complex located just west of the Perimeter Hwy and south of Blvd1,170 sf units suitable for both small business and hobbyist usersOption to combine adjacent units, potential for drive-through accessLarge residential development underway, just west of this siteNo City of Winnipeg business taxes	
		IB		1,170	1		18'			
224 ROCKALL ROAD - UNIT 11 (COMMERCIAL CONDO)										
	RYAN MUNT 204 928 5015	IB		MAIN FLOOR: 973 SF MEZZANINE: 351 SF TOTAL: 1,324 SF	1		18'	\$395,000		
<ul style="list-style-type: none">New state-of-the-art commercial condominium complex located just west of the Perimeter Highway and south of Roblin BoulevardTurnkey unit ready for occupancy featuring a spacious mezzanine, kitchenette and a bathroomOne 14' x 14' grade door with automatic opener(+/-) 18' clear ceiling heightPaved, fenced and secured siteIdeal for small business or hobbyist usersNo City of Winnipeg business taxesZoned IB – Industrial Business Zone										

**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
4 BAYVIEW WAY MCGILLIVRAY BUSINESS PARK COMMERCIAL CONDOS 	NEW RYAN MUNT 204 928 5015 CHRIS MACSYMIC 204 997 6547	ML		1,350 (PER UNIT)	1		\$365,000	<ul style="list-style-type: none"> Located just South of McGillivray Boulevard Flexible design option to combine adjacent or back-to-back units, providing drive-through access No City of Winnipeg Business Taxes 8 Units available Construction underway, ready for occupancy Fall 2025 Zoned ML, allowing multitude of uses
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"> Fully developed office flex space ideally situated in the highly desirable Southwest Winnipeg Two units available for immediate possession with additional revenue and growth opportunity Exceptional parking offering with (+/-) 200 stalls Excellent high-exposure building signage and large monument sign opportunity along Waverley Street City of Winnipeg transit stops going North and South located directly outside Zoned M2 Property Tax: \$174,241.40 (2023)
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"> 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

**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
865 BRADFORD STREET									
<div>CONDITIONALLY SOLD</div> 	RYAN MUNT 204 298 1905		1.39	18,913	1	2	16.5'	\$3,135,000	<ul style="list-style-type: none">Rare opportunity to own or lease a single-tenant warehouse with existing office improvements in St. James IndustrialApproximately 14,908 SF of warehouse space and 4,005 SF of office space featuring five private offices and showroom space(+/-) 16.5' ceilingColumn spacing (+/-) 30' x 22.5'Covered dock level loading and ramped grade accessTwo dock doors, one 8' x 10' and one 10' x 10'One ramped grade door 14' wide x 10' tallLarge loading area - 31% site coverageEasy access to trucking and distribution routes
	JAMES TOKER 204 914 8423								

OFFICE FOR LEASE

UNIT 2B - 103 PROGRESS WAY
MCGILLIVRAY BUSINESS PARK

(+/-) 3,850 sf Available

PROPERTY HIGHLIGHTS

- Premium office/medical space available for lease in McGillivray Business Park
- Layout features reception area, 5 private offices, boardroom, staff lounge and open work area
- Ability to build out additional offices
- Located on the 2nd floor with elevator access
- Amenities include a shared boardroom and patio available for Tenant's use
- Electrical Capacity: 200A 120/208V
- No City of Winnipeg business taxes
- Excellent access with new controlled intersection at the corner of McGillivray Blvd & Progress Way
- Digital display board facing McGillivray Boulevard coming soon, offering Tenant's prominent signage opportunity along McGillivray Boulevard
- Located adjacent to My Second Garage, offering dedicated year-round storage units complete with self-service car wash available for Tenant's use - [learn more here](#).

CONTACT




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Chris Macsymic

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379 BROADWAY						
	CHRIS HOURIHAN 204 934 6215	303	1,657	\$11.75	\$9.35	<ul style="list-style-type: none">• Move-in ready offices with floor to ceiling windows offering an abundance of natural light• Public transportation access• Accessible facility with elevator access• Professionally managed• Quick occupancy• Perfect for law offices or professional services• Remaining office is a corner office with abundant natural light from two sides
	COLIN GRATTON 204 471 1270					
155 CARLTON STREET						
	BRETT INTRATER 204 934 6229	306/307 1404/1405	3,260 7,531	\$16.50 \$16.50	\$14.58 \$14.58	<ul style="list-style-type: none">• Located on the Northeast corner of Carlton St and York Ave• Directly across from the RBC Convention Centre• Connection to downtown's climate-controlled skywalk and concourse systems• 24/7 security on site• Ample parking available at Lakeview Square Parkade
	RYAN MUNT 204 928 5015					
289 KING STREET						
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR 3RD FLOOR	3,727 2,976	\$7.00 \$6.00	\$3.05 \$3.05	<ul style="list-style-type: none">• Located in central Winnipeg at the intersection of King St and Henry Ave• 30 parking stalls with additional parking available• 1 freight elevator• Fully sprinklered• Sheltered loading dock• 3rd floor is sub-dividable• Utilities included
	CHRIS HOURIHAN 204 934 6215					




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

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755 HENDERSON HIGHWAY						
	CHRIS HOURIHAN 204 934 6215	THIRD FLOOR	5,750	\$20.00	\$5.86	<ul style="list-style-type: none"> Located in Northeast Winnipeg In close proximity to downtown and Chief Peguis Trail Building features floor to ceiling windows Main entrance features glass atrium with three storey glazing and elevator access. Available immediately
333 MAIN STREET						
	RYAN MUNT 204 928 5015	4TH FLOOR	SUBLEASE 7,720	TBD	\$15.86	<ul style="list-style-type: none"> 3 full floors available on the 4th, 10th and 11th floor Floorplates are approximately 7,720 sf Connection to downtown's climate controlled skywalk and concourse systems Direct elevator lobby exposure Headlease expiry: December 27th, 2026
		10TH FLOOR	7,720	TBD	\$15.86	
		11TH FLOOR	7,720	TBD	\$15.86	
			23,160			
155 CARLTON STREET UNIT 1620						
	BRETT INTRATER 204 934 6229	1620	SUBLEASE 1,659	\$15.00	\$14.58	<ul style="list-style-type: none"> Turnkey Office Space for Sublease Layout features 3 private offices, boardroom and a kitchenette Headlease expiry: March 31, 2028 Available immediately
	RYAN MUNT 204 928 5015					




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

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90 MARKET AVENUE						
	CHRIS HOURIHAN 204 934 6215		17,232	\$15.00 GROSS		<ul style="list-style-type: none"> • Located in the East Exchange District with close proximity to the Manitoba Museum, Centennial Concert Hall, and the Royal Manitoba Theatre Centre • Ideal for commercial use • Large parking lot on-site available for customers and employees • 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 • Perfect for many professional office uses, or a classroom style setting
98 MARKET AVENUE						
	CHRIS HOURIHAN 204 934 6215		2,400	\$16.00	TBD	<ul style="list-style-type: none"> • Blank canvas ready for tenant design and fit-up • Main floor of a modern design 6 storey, 64 suite property • Tucked away in the East Exchange District within close proximity to an array of amenities • Amazing walkability, close to local spots including Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Ave Pumphouse, The Forks and much more • Zoned D
21 MURRAY PARK ROAD						
	CHRIS MACSYMIC 204 928 5019	BUILD-TO-SUIT	7,840 - 15,680	\$14.95	TBD	<ul style="list-style-type: none"> • Office space located on Murray Park Rd in the heart of Murray Industrial Park • In close proximity to Winnipeg Richardson International Airport and major transportation routes • Interior layout includes a large boardroom, private offices, an open work area, and a kitchenette • Ample parking on-site




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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1470 WILLSON PLACE						
	STEPHEN SHERLOCK 204 799 5526	B	4,522	\$19.95	\$6.63	<ul style="list-style-type: none">Fully developed office space available for leaseBuild out features multiple private offices, shared working space, a boardroom and a kitchenettePlenty of on-site parkingLocated in the heart of south west Winnipeg, one of the city's most desirable areas with convenient access to Waverley Street and McGillivray BoulevardEasy access to the Southwest Rapid TransitwayAlso available (+/-) 10,105 sf warehouse space for leaseZoned M2
	JAMES TOKER 204 914 8423					
100 PAQUIN ROAD						
	RYAN MUNT 204 928 5015	MAIN FLOOR	7,327	\$15.00 GROSS		<ul style="list-style-type: none">Located in the St. Boniface Industrial Park on the east side of Winnipeg, with easy access to Lagimodiere Boulevard, Plessis Road and the Perimeter HighwayAbundance of natural light throughout office space creating a desirable work environmentExcellent on-site electrified parkingConvenient access to major public transportation routesMain floor consists of 12 offices and a large open areaOutdoor patio space available for tenants50+ parking stalls availableFlexible lease options available
	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">Join one of Canada's largest private multi-specialty medical clinics at Winnipeg's state-of-the-art Manitoba ClinicConveniently located adjacent to the Health Sciences Centre with direct access to Notre Dame AvenuePerfect for paramedical services such as physiotherapy, chiropractic, massage, acupuncture, infusion, etc.Direct access to parkade from building with monthly parking availableAmenities include a cafe and secure bicycle storageShell space ready for tenant customizationJoin complimentary businesses including Shoppers Drug Mart, Winnipeg Hearing Centres, Visual Eyes Optometry and more
	BRANDI ELOQUENCE 204 934 6246					
	BRETT INTRATER 204 934 6229					




**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"> New suburban office to be developed Excellent exposure to both Waverley and McGillivray Approximate gross floor plate sizes are 12,000 sf Highly desirable suburban office located in SW Winnipeg, accessible via Waverley St and Buffalo Pl In close proximity to McGillivray and Kenaston Blvd, with access to a variety of amenities Three storey office building High density residential area immediately to the west Commercial zoning: CMOFF
5120 ROBLIN BOULEVARD						
	RYAN MUNT 204 928 5015	C D	675 909	\$1,500 / MONTH* \$2,000 / MONTH*	*PLUS HYDRO *PLUS HYDRO	<ul style="list-style-type: none"> Building signage opportunities available Excellent location for a neighborhood office in the heart of Charleswood Great exposure on Roblin Boulevard located between Harstone Road and Pepperloaf Crescent Join Taverna Rodos Restaurant & Lounge, Signature Pizza & Salads and Royal Bank Professionally managed Zoned C
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"> Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and Waverley Site has a variety of amenities in the neighborhood Rare opportunity in a brand new office building in SW Winnipeg Ample parking; both surface and heated underground parking available
	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 AGENT	\$7.48	<ul style="list-style-type: none">Fully developed Office/Flex spaceExcellent exposure along Waverley St between Wilkes Ave and McGillivray BlvdGreat natural light with modern improvementsAmple parking available with 70-80 stalls per unit availableEasy access to public transit with many amenities nearbyUnit D has a 8,144 sf bonus mezzanine spaceUtilities are included!
		D	24,825 (BONUS MEZZANINE 8,144)		\$7.48	
353 PROVENCHER BLVD						
	STEPHEN SHERLOCK 204 799 5526	UNIT 6	853	\$14.95	\$11.44	<ul style="list-style-type: none">Excellent high exposure location on Provencher Boulevard in the heart of St. BonifacePylon signage opportunities(+/-) 27,400 cars pass by per day (City of WInnipeg)Zoned: C2
220 PORTAGE AVE						
	BRETT INTRATER 204 934 6229	400	3,200	\$18.00	\$18.85	<ul style="list-style-type: none">17-storey office tower located on the corner of Portage Avenue and Fort Street, just west of Portage and MainConvenient transit access with service to 59 transit routes connecting all major transfer pointsSkywalk connectivity allowing for year-round climate-controlled access to 25 buildings, including Winnipeg Square, Canada Life Centre, and the Sport, Hospitality & Entertainment District (SHED)Clients can take advantage of the Winnipeg Square parkade, offering heated, underground, secured hourly and monthly parking as well as bike storageProfessionally managedOn-site security and janitorial servicesOn-site caféLEED Platinum CertificationExtensive renovation completed in 2017
		910	3,501			
		1000	10,322			
		1100	2,366			
		1130	1,844			
		1220	1,617			



**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	BUILDING SIGNAGE OPPORTUNITY <ul style="list-style-type: none">15-Storey Class B Office space for lease located in Winnipeg's amenity-rich Broadway corridor on the Northwest corner of Broadway and Carlton StreetClose proximity to the RBC Convention Centre, Provincial Law Courts and Manitoba Legislature with easy access to the climate-controlled Skywalk SystemConvenient 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 points24/7 on-site security5 elevators, recently upgraded3 levels of heated underground parking with on-site car washValet service availableBOMA Best silver certified
		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	
		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">Located on Lorimer Boulevard off of Sterling Lyon Parkway in close proximity to Kenaston, Wilkes and WaverleyExcellent opportunity in a newer facility allowing for flexible use of spaceSite has a variety of amenities in the neighborhoodSpace includes:<ul style="list-style-type: none">- 20 private offices- 4 small meeting rooms (which could easily be offices)- One small boardroom (12' x 14')- One large mezzanine boardroom (15'4" x 29'6")- 3 washrooms (mens, womens, unisex)- 2 open work areas- Reception area- Kitchen/ lunchroom area
	RYAN MUNT 204 298 1905					
55 DONALD STREET						
	RYAN MUNT 204 298 1905		3,954	\$10.00	\$13.03	<ul style="list-style-type: none">Main floor space with efficient floorplate with attractive improvements in placeInterior layout features 10 offices, 1 boardroom, open work area, a kitchenette, and a fully accessible UTR restroomAmple parking available on siteSecure access via key fob entryAvailable immediately


**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">Immerse yourself in the rich history of Winnipeg's Exchange District while enjoying a fully renovated main floor office space at a sought-after address.This property offers unparalleled access to a thriving community of businesses, restaurants, and cultural attractions.A spacious layout flooded with natural light fosters productivity and creativity, offering private offices, meeting areas, and collaborative workspaces.Luxury details include hardwood floors, designer lighting, and premium fixtures that exude sophistication and style.Modern amenities include high-speed internet, updated HVAC systems and two washrooms with one featuring a shower.Employee well-being is prioritized with access to a expansive common area patio and fitness centre.Excellent transit options and nearby parking facilities ensures convenient access for employees and visitors alike.Headlease expiry December 31, 2025.
1926 MAIN STREET						
	RYAN MUNT 204 298 1905	A	SUBLEASE 1,540	\$13.55 - \$13.90	\$7.55	<ul style="list-style-type: none">Retail/Office opportunity on Main Street between Leila Avenue and Partridge AvenueInterior features one private office, large open area and a kitchenetteThree reserved parking stalls at rear of the building with street parking in frontExcellent access to major public transportation routesHead lease expiry June 30, 2026

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1821 MAIN STREET 	JAMES TOKER 204 914 8423 RYAN MUNT 204 298 1905		612	\$1,600 GROSS MTHLY		<ul style="list-style-type: none"> Main floor Office/Retail opportunity located on Main Street between Jefferson Avenue and Leila Avenue Perfect location for professional services, including law offices, accounting firms, and more Space features an open floor plan along with common areas Two reserved parking stalls allocated at the rear of the property High-Profile signage available on the front of the building Minutes from Kildonan Park, close to numerous restaurants and shopping options
96 NATURE PARK WAY 	BRETT INTRATER 204 934 6229 RYAN MUNT 204 298 1905		SUBLEASE 15,822	COND LEASED	COND LEASED	<ul style="list-style-type: none"> Turnkey office and warehouse opportunity in the southwest of Winnipeg Office section finished with: 4 private offices, 41 open work stations, several meeting rooms, 2 large boardrooms and well finished kitchen Warehouse section finished with workshop, two dock doors with levellers and 20' clear ceilings 48 electrified parking stalls included at no cost Entire space is serviced by 7 RTUs <ul style="list-style-type: none"> 5 - 5 ton units 2 - 7.5 ton units Excellent transit access Building signage opportunity Available immediately Headlease expiry May 31, 2027

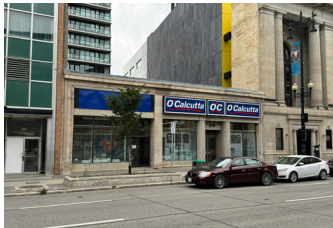

**Please click the property image for more details.*

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
103 PROGRESS WAY MCGILLIVRAY BUSINESS PARK 	RYAN MUNT 204 298 1905 CHRIS MACSYMIC 204 997 6547	2B	3,850	\$21.00	\$5.00	BUILDOUT UNDERWAY FOR 5 PRIVATE OFFICES, BOARDROOM & KITCHEN <ul style="list-style-type: none"> Premium office/medical space available for lease in McGillivray Business Park Located on the 2nd floor with elevator access Amenities include a shared boardroom and patio available for Tenant's use Electrical Capacity: 200A 120/208V 6 dedicated parking stalls available with additional 6 supplementary visitor stalls Available immediately for Tenant's fixturing No City of Winnipeg business taxes Excellent access with new controlled intersection at the corner of McGillivray Blvd & Progress Way Digital display board facing McGillivray Boulevard coming soon, offering Tenant's prominent signage opportunity along McGillivray Boulevard Located adjacent to My Second Garage, offering dedicated year-round storage units complete with self-service car wash available for Tenant use - learn more here.
5905 ROBLIN BLVD 	BRETT INTRATER 204 934 6229	B H	1,139 1,625	\$20.00 COND LEASED	\$9.61 COND LEASED	CLICK HERE TO TAKE A VIRTUAL TOUR OF UNIT B CLICK HERE TO TAKE A VIRTUAL TOUR OF UNIT H <ul style="list-style-type: none"> Located on Roblin Boulevard just east of the Perimeter Highway Unit B: 1,139 sf – Turnkey Office Space Unit H: 1,625 sf – Turnkey Hair Salon Unit B features an open reception area, two accessible washrooms, 3 private offices and a kitchenette Unit H features an open concept room currently being used as a hair salon, two accessible washrooms, one private office and a kitchenette Ample parking available on site Building and pylon signage opportunities Available immediately

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
21 MURRAY PARK ROAD - UNIT D						
	CHRIS MACSYMIC 204 997 6547		4,471	MARKET RENT	\$10.24	<ul style="list-style-type: none">The space is comprised of approximately 80% built out office and 20% open warehouseCorner unit with an abundance of natural lightOffice layout features two private offices, boardroom, open work area, open storage area and a kitchenetteWarehouse features 15' clear ceilings, one 8'x12' grade loading door and bonus mezzanine space for additional storageFully SprinkleredAmple parking available on-siteAvailable January 2025
	RYAN MUNT 204 298 1905					
158 COMMERCE DRIVE						
	CHRIS MACSYMIC 204 997 6547		SUBLEASE 20,738	CONTACT AGENT	\$7.95	<ul style="list-style-type: none">Turnkey Office for SubleaseHeadlease expiry: December 31, 2026Layout features six private offices, five meeting rooms, one large boardroom, large training room, reception, open showroom, lunchroom and large open concept work areaAbundance of natural light throughoutBuilding signage opportunityAmple parking available on-siteZoning: MMU
	RYAN MUNT 204 298 1905					
90-120 PARAMOUNT RD						
	CHRIS MACSYMIC 204 997 6547	112	3,455	\$10.50	\$5.90	<ul style="list-style-type: none">Warehouse/office for lease in the heart of Inkster Industrial ParkSituated one block north of Inkster BoulevardInterior layout features a reception area, two private offices and open warehouse space(2) 10' x 10' Grade loading doors14' clear ceiling heightZoned M2Available immediately
	RYAN MUNT 204 298 1905					

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
319-321 PORTAGE AVE						
	BRETT INTRATER 204 999 1238		2,000 - 6,890	\$18.00		<ul style="list-style-type: none">Single Storey Retail/Mixed-Use Commercial Building with excellent branding opportunity along Portage AvenueIdeal for a variety of users who can leverage on the strategic location within the Sport, Hospitality & Entertainment District (SHED) in the heart of Downtown WinnipegLocated directly across from Canada Life Centre along a major bus routeLayout features two large open areas and a mezzanine with a kitchenette and open area ideal for additional storageTwo points of entry off of Portage Avenue. Potential to demise into multiple tenanciesAmple natural light
	CHRIS MACSYMIC 204 928 5019					
5 SCURFIELD BLVD						
	RYAN MUNT 204 298 1905	10	SUBLEASE 4,171	CONTACT AGENT	\$8.71	<ul style="list-style-type: none">Move in ready office space for subleaseHigh traffic location on the corner of Scurfield Boulevard and Waverley in SW Winnipeg in close proximity to Route 90Amazing high exposure office space with 15 parking stalls, reception area, 10 private offices, boardroom, kitchen/ staff room and open workstation areaHead lease expiry: September 30, 2029Zoned M1
	STEPHEN SHERLOCK 204 799 5526					

OFFICE FOR SALE

1000 WAVERLEY STREET

(+/-) 58,464 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Fully developed office flex space ideally situated in the highly desirable Southwest Winnipeg
- Two units available for immediate possession with additional revenue and growth opportunity
- Exceptional parking offering with (+/-) 200 stalls
- Excellent high-exposure building signage and large monument sign opportunity along Waverley Street
- City of Winnipeg transit stops going North and South located directly outside
- Zoned M2
- Property Tax: \$169,234.08 (2024)

CONTACT

Ryan Munt

Executive Vice President




Ryan Munt Personal Real Estate Corporation

T 204 928 5015




C 204 298 1905

ryan.munt@cwstevenson.ca



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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	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">Well maintained single tenant office/retail building for sale in Pierson, ManitobaFormer freestanding RBC retail branch located on 68 Railway Ave, Pierson's main commercial thoroughfareEasy access from Hwy 3 and Hwy 256Parking is available in the front and behind the buildingPylon signage available in front of the building
<div>1000 WAVERLEY STREET</div> <div></div>	RYAN MUNT 204 928 5015		58,464 SF ON 3.48 ACRES	CONTACT AGENT	\$169,234.08	<ul style="list-style-type: none">Fully developed office flex space ideally situated in the highly desirable Southwest WinnipegTwo units available for immediate possession with additional revenue and growth opportunityExceptional parking offering with (+/-) 200 stallsExcellent high-exposure building signage and large monument sign opportunity along Waverley StreetCity of Winnipeg transit stops going North and South located directly outsideZoned M2Property Tax: \$169,234.08 (2024)
<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">Amazing exposure and building signage opportunities along Portage AvenueSale/leaseback option or vacant possessionExcellent neighbourhood and surrounding area, close to many amenities and Polo Park Shopping NodeSecond floor office space includes new flooring, new ceiling and LED lightsShared vestibule, separate temperature controls and separately metered utilities allows for easy division of the main floor and second floor for two tenant occupancyAdditional monthly income from billboard signage

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
323 PORTAGE AVE						
	BRETT INTRATER 204 999 1238		11,362	\$2,650,000	\$72,313.50	<ul style="list-style-type: none">3-Storey Office/Retail/Mixed-Use Commercial Building For SaleUnique Investor or Owner/Occupier OpportunityGreat potential for conversion to self storage or other alternative usesIdeally 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 basementZoning: M – Multiple Use
	CHRIS MACSYMIC 204 928 5019					
319-321 PORTAGE AVE						
	BRETT INTRATER 204 999 1238		6,889	\$1,500,000	\$17,310.01	<ul style="list-style-type: none">Single Storey Retail/Mixed-Use Commercial Building with excellent branding opportunity along Portage AvenueIdeal for a variety of users who can leverage on the strategic location within the Sport, Hospitality & Entertainment District (SHED) in the heart of Downtown WinnipegLocated directly across from Canada Life Centre along a major bus routeLayout features two large open areas and a mezzanine with a kitchenette and open area ideal for additional storageTwo points of entry off of Portage Avenue. Potential to demise into multiple tenanciesAmple natural light
	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">Main floor tenant occupies 1,047 sq. ft., offering in-place income until August 2029Well maintained office building for sale with exceptional exposure on Portage AvenueExcellent owner-occupier opportunity. Available space consists of the entire second floor and partial main floor totaling (+/-) 3,503 sq. ft.<ul style="list-style-type: none">Main floor consists of 1,228 sq. ft. of lobby/open-area meeting space, washroom, mechanical room and storage areaSecond floor consists of 2,275 sq. ft. of reception, private offices, a large boardroom, washroom, and kitchenetteRecent work in the building include bathroom upgrades and new furnaces in 20213 parking stalls available at the rear of the property
	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
200 TACHE AVE 	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"> Incredible location just minutes from Downtown. Nestled among lush greenspace, vibrant commercial areas and charming residential neighbourhoods Opportunity for mixed use redevelopment Built in 1965, refreshed in 2012 Fully finished lower level Recent improvements include: <ul style="list-style-type: none"> New air exchanger Foundation repair and waterproofing Weeping tile installation New sump pumps Fencing On-site parking for 24 vehicles with 18 electrified stalls Build-out features a mix of offices, open work areas and boardrooms with two kitchenettes
52 ADELAIDE STREET 	COLIN GRATTON 204 471 1270 BRETT INTRATER 204 934 6229		9,060	\$1,795,000.00	\$10,886.84	<p>CLICK HERE TO TAKE A VIRTUAL TOUR</p> <ul style="list-style-type: none"> Unique 3-storey heritage building constructed in 1910 for Douglas & Co.'s fur manufacturing business, located in the heart of Winnipeg's Exchange District High-end turnkey retail/office spaces, luxury penthouse suite and finished lower level perfect for owner-occupier opportunity Functional vintage-style elevator servicing all floors Private side lane with secured gate offering 5 tandem parking stalls Significant recent capital investments High-end imported fixtures from Bali, including stone sinks and a stone bathtub Flooring reclaimed from the Church of Christ Scientist in Osborne Village Steps from countless amenities around Downtown and the Exchange District

**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	JAMES TOKER 204 914 8423		4,368	\$375,000	TBD	<ul style="list-style-type: none">Well maintained single story office building featuring two unitsPotential to lease out both units or owner-occupy the buildingNicely improved and maintained office improvementsAmple parking both at the front and the rear of the buildingUnit 1 features 5 exam rooms, 1 storage room, and reception areaUnit 2 features a large communal work area and 8 private officesCommon area space includes a large boardroom, kitchenette and washroomsRear entrance with access to staff parking



RETAIL FOR LEASE

190 SMITH STREET

(+/-) 2,049 SF AVAILABLE PROPERTY HIGHLIGHTS

- An ideal downtown retail opportunity with exposure along Smith Street, just south St. Mary Avenue
- Join tenants: Freshcut Downtown, Eph Apparel, Honu Poké and Xing Fu Tang
- Opportunity to serve residences of Antares Luxury Suites and Smith Street Lofts, luxury apartment complexes with over 550+ units combined
- Winnipeg Police HQ located across the street with up to 1,000 daily active employees
- Covered parking available at \$150/stall per month
- Over 2,400 people travel to work by walking within a 3 km radius
- 74,000 daytime population within a 3 km radius

CONTACT

Colin Gratton

Associate

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Chris Hourihan




Associate Vice President

T 204 934 6215


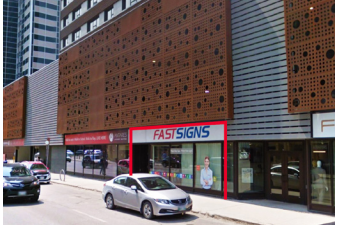

C 204 995 0225

chris.hourihan@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
1079 AUTUMNWOOD DRIVE 	RYAN MUNT 204 928 5015	M	A	2,868	\$16.00	\$9.95	<ul style="list-style-type: none"> Built out restaurant opportunity in the heart of Windsor Park Located in Northeast Winnipeg at the intersection of Autumnwood Dr and Cottonwood Rd Building signage opportunity Ample parking on site Zoned C2
379 BROADWAY 	CHRIS HOURIHAN 204 934 6215 COLIN GRATTON 204 471 1270	M	16	1,996	\$21.00	\$9.35	<ul style="list-style-type: none"> Move-in-ready retail space with excellent exposure on the corner of Broadway and Edmonton St Unit facing Edmonton—beautifully built out space that is perfectly suited for retail use and professional services Unit facing Broadway – perfect for café, restaurant or retail use Close proximity to the Manitoba Courts and Skywalk connectivity starting at RBC Convention Centre Excellent access to public transportation
98 MARKET AVENUE 	CHRIS HOURIHAN 204 934 6215	D		2,400	\$16.00	TBD	<ul style="list-style-type: none"> Blank canvas ready for tenant design and fit-up Main floor of a modern design 6 storey, 64 suite property Tucked away in the East Exchange District within close proximity to an array of amenities Amazing walkability, close to local spots including Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Avenue Pumphouse, The Forks and much more




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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
REFINERY CRU - 425 BALLANTRAE DRIVE							
	BRETT INTRATER 204 999 1238	RMU	BUILDING B	875 – 3,471 1,000	\$26.00 COND LEASED	\$10.00 COND LEASED	<ul style="list-style-type: none"> Brand new commercial units available in the heart of SW Winnipeg anchoring a 2 building, 174 unit development Suitable for retail, commercial, office and professional services Units starting from (+/-) 875 sf Excellent access to major transportation routes Available August 2022
190 SMITH STREET							
	COLIN GRATTON 204 471 1270 CHRIS HOURIHAN 204 934 6215		3	2,049	\$19.00	\$10.98	<ul style="list-style-type: none"> An ideal downtown retail opportunity with exposure along Smith Street, just south St. Mary Avenue Join tenants: Freshcut Downtown, Eph Apparel, Honu Poké and Xing Fu Tang Opportunity to serve residences of Antares Luxury Suites and Smith Street Lofts, luxury apartment complexes with over 550+ units combined Winnipeg Police HQ located across the street with up to 1,000 daily active employees Covered parking available at \$150/stall per month Over 2,400 people travel to work by walking within a 3 km radius 74,000 daytime population within a 3 km radius
185 SMITH STREET							
	BRETT INTRATER 204 934 6229	M		2,345	\$5,000/MTH		<ul style="list-style-type: none"> Prime storefront in Smith Street Lofts, below a luxury 251-unit apartment complex with 20,000 sf of amenities Excellent visibility: faces Southwest with views of Smith Street traffic and Millennium Library Park High foot and vehicle traffic, especially during Canada Life Centre events Impressive features: 13' exposed ceilings, industrial concrete finishes, architectural lighting, floor-to-ceiling glazing Convenient location: adjacent to apartment complex main entrance, with covered canopy and landscaped vestibule Flexible adjacent courtyard space, suitable for private outdoor patio/garden Prime downtown Winnipeg location, serving as the development's main showpiece Zoned M




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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
353 PROVENCHER BLVD							
	STEPHEN SHERLOCK 204 799 5526		UNIT 6 UNIT 7	853 1,520	\$14.95 LEASED	\$11.44 LEASED	<ul style="list-style-type: none"> Excellent high exposure location on Provencher Boulevard in the heart of St. Boniface Pylon signage opportunities (+/-) 27,400 cars pass by per day (City of Winnipeg) Zoned: C2
197 OSBORNE ST							
	CHRIS HOURIHAN 204 934 6215 BRETT INTRATER 204 999 1238	C2		702-7,014	\$28.00	\$10.00	<ul style="list-style-type: none"> Brand-New Development: Mixed-use building featuring 7 ground-floor commercial units and 90 residential units on levels 2 to 6. Prime Retail Frontage: All commercial units face Osborne Street, offering excellent visibility and exposure for retail businesses. Convenient Parking: Dedicated on-site parking for commercial tenants during regular business hours. Efficient Delivery Access: The rear service corridor and side loading bay provide seamless, convenient delivery access for commercial tenants. Ready for Build-Out: Units to come with drywalled and taped walls, doorway/entrance, poured concrete floor, electrical panel, and base lighting. C2 Zoning: Provides broad flexibility with a wide range of permitted commercial uses. Ideal for Your Business: Perfectly suited for specialty retail, café, bakery, grocery, beauty and wellness, apparel and fashion, professional services, and more.
1926 MAIN STREET							
	RYAN MUNT 204 298 1905		A	SUBLEASE 1,540	\$13.55 - \$13.90	\$7.55	<ul style="list-style-type: none"> Retail/Office opportunity on Main Street between Leila Avenue and Partridge Avenue Interior features one private office, large open area and a kitchenette Three reserved parking stalls at rear of the building with street parking in front Excellent access to major public transportation routes Head lease expiry June 30, 2026

**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	CLICK HERE TO TAKE A VIRTUAL TOUR OF UNIT B CLICK HERE TO TAKE A VIRTUAL TOUR OF UNIT H <ul style="list-style-type: none">• Located on Roblin Boulevard just east of the Perimeter Highway• Unit B: 1,139 sf – Turnkey Office Space• Unit H: 1,625 sf – Turnkey Hair Salon• Unit B features an open reception area, two accessible washrooms, 3 private offices and a kitchenette• Unit H features an open concept room currently being used as a hair salon, two accessible washrooms, one private office and a kitchenette• Ample parking available on site• Building and pylon signage opportunities• Available immediately
			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">• 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<ul style="list-style-type: none">• Unit A (+/-) 4,162 sf• Unit B (+/-) 2,858• Zoned M1
			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">• Main floor Office/Retail opportunity located on Main Street between Jefferson Avenue and Leila Avenue• Perfect location for professional services, including law offices, accounting firms, and more• Space features an open floor plan along with common areas• Two reserved parking stalls allocated at the rear of the property• High-Profile signage available on the front of the building• Minutes from Kildonan Park, close to numerous restaurants and shopping options

**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">Join a new 6,000 sq. ft. medical clinic in a beautifully-designed building, ready for tenant fixturing late 2024Conveniently situated off McGillivray Boulevard, near one of Winnipeg's fastest-growing residential hubs and only 4km from the retail amenities located at Kenaston & McGillivrayLocated off a light-controlled intersection in McGillivray Business Park in the RM of Macdonald, allowing for no business taxBrand-new construction providing energy-efficiency and lower operating costsAmple parking with 57 stalls on siteZoned ML, allowing for a multitude of uses to take advantage of the clinic's high-traffic nature
			2	3,400	\$24.00	\$5.00	
			COMBINED 6,800				
620-626 ELLICE AVE							
	JAMES TOKER 204 914 8423			763	\$2,200 PER MONTH GROSS		<ul style="list-style-type: none">Prime space on the main floor of Mansfield CourtJoin Winnipeg's West End, a hub for quaint storefronts, multi-cultural cuisine and locally owned businessesLocated close to the West End Cultural Centre and Feast Bistro, along with many other restaurants and amenitiesHigh level of foot traffic attracting a steady stream of customers and patronsUnit features a customizable floor plan with a kitchenette, its own hot water tank, hot & cold water hookup and two 240 volt plugs
	BRANDI ELOQUENCE 204 996 3425						
52 OSBORNE ST							
	RYAN MUNT 204 298 1905	C2		1,815	\$28.00	\$9.20	<ul style="list-style-type: none">Located in the heart of Osborne Village, just southwest of Downtown Winnipeg within the most densely populated area of WinnipegSurrounded by an abundance of amenities within walking distanceHigh levels of vehicle and foot trafficOn-site parking availableBuilding signage opportunitiesZoning: C2
	BRETT INTRATER 204 934 6229						

RETAIL FOR SALE

344 GERTRUDE AVENUE



(+/-) 5,040 sf Available

PROPERTY HIGHLIGHTS

- Turnkey full-service car wash with excess land
- Significant future re-development potential
- Situated within Corydon-Osborne Secondary Plan, designated "High-Rise TOD Mixed Use", with max allowable density of approximately 118 residential units in a building up to 200' in height
- Recent Phase 1 ESA available, Phase 2 ESA not recommended

CONTACT




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Brett Intrater

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

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

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
96 MAIN STREET, TEULON MB							
	CLAUDETTE GRIFFIN 204 886 2393			2,489		\$200,000	<ul style="list-style-type: none">Well maintained single tenant office/retail building for sale in Teulon ManitobaFormer freestanding TD retail branch(+/-) 2,489 sf building on (+/-) 9,750 sf land parcel(+/-) 78 ft. of frontage along Main Street, Teulon's main commercial thoroughfareEasy access from Highway 7 and Highway 17Ample parking available on site
	BRETT INTRATER 204 999 1238						
344 GERTRUDE AVENUE							
	RYAN MUNT 204 298 1905			5,040		\$2,600,000	<ul style="list-style-type: none">Turnkey full-service car wash with excess landSignificant future re-development potentialSituated within Corydon-Osborne Secondary Plan, designatedRecent Phase 1 ESA available, Phase 2 ESA not recommended
	BRETT INTRATER 204 999 1238						

LAND & INVESTMENT FOR SALE

123 SCOTT STREET



DAS HAUS 123

PROPERTY HIGHLIGHTS

The Cushman & Wakefield | Stevenson Investment Team ("CWSIT") is pleased to offer for sale a 100% freehold interest in 123 Scott Street in Winnipeg, MB (the "Property"). The Property is a luxury, three-story apartment block consisting of two 1-bedroom, 1-bathroom suites, two 2-bedroom, 2-bathroom suites and two 2-bedroom, 2-bathroom suites complete with lofts.

This ideally located opportunity is situated in the heart of Osborne Village, just south of Downtown Winnipeg. Osborne




Village is well known for its diverse mix of restaurants/cafes, boutiques, entertainment options and excellent transit access.

The newly constructed, architecturally unique property, built in 2018, has been very well-maintained and offers an attractive, stable, income-producing asset to investors.




CONTACT

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brett.intrater@cwstevenson.ca




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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
SMITH STREET PARKADE 	BRETT INTRATER 204 934 6229		M	29,237 SF	\$9,795,000	<ul style="list-style-type: none"> Number of stalls: 430 (over 5 levels) 3 Minute walk to nearest climate controlled walkway entrance Rare opportunity to own large-scale parking structure in downtown Winnipeg Acquire well below replacement-cost Significant recent investment in the asset
	CHRIS MACSYMIC 204 928 5019					
1284 WILKES AVENUE 	CHRIS MACSYMIC 204 928 5019		M2	21.56	\$950,000 PER ACRE	<ul style="list-style-type: none"> Highly sought-after development land in SW Winnipeg 1,500 feet of frontage Direct access off Wilkes Ave Excellent visibility with daily traffic count of 100,000 vehicles at corner of Kenaston and Sterling Lyon Amenity rich area Adjacent to Seasons of Tuxedo, The Outlet Collection and Winnipeg's newest luxury auto dealership corridor
	BRETT INTRATER 204 934 6229					
	CHRIS HOURIHAN 204 934 6215					
	BRANDI ELOQUENCE 204 934 6246					
46 RYAN WIRTH WAY 	RYAN MUNT 204 928 5015		CH	3.93	\$1,100,000	PRICE REDUCED <ul style="list-style-type: none"> Located just off the Perimeter Highway between Wenzel Street and McGregor Farm Road in the RM of East St. Paul Potential for immediate construction 670' of frontage along Perimeter Highway Convenient access via a controlled intersection at the junction of Wenzel Street and the Perimeter Highway No City of Winnipeg business taxes Excellent exposure on the Perimeter Highway Property Tax: TBD

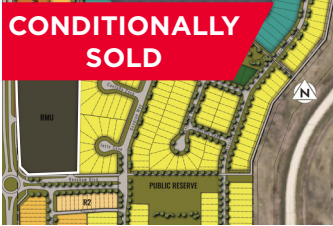


**Please click the property image for more details.*

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"> Fully developed office flex space ideally situated in the highly desirable Southwest Winnipeg Two units available for immediate possession with additional revenue and growth opportunity Exceptional parking offering with (+/-) 200 stalls Excellent high-exposure building signage and large monument sign opportunity along Waverley Street City of Winnipeg transit stops going North and South located directly outside Zoned M2 Property Tax: \$174,241.40 (2023)
SOUTHWEST DEVELOPMENT LAND						
	BRETT INTRATER 204 999 1238	LOT 1 LOT 2	C3	3.69 3.84	\$825,000/ACRE \$825,000/ACRE	<ul style="list-style-type: none"> Brand new development C3 zoned southwest land Growing area being surrounded by new homes and multi-family buildings Excellent visibility from Kenaston Boulevard and access from Payworks Way Ideal for office, flex industrial/office, car dealerships, self-storage and high-end commercial condos
	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"> Cushman & Wakefield Stevenson Investment Team ("CWSIT") is pleased to offer for sale a 100% freehold interest in a recently constructed multi family asset totalling (21) units located in Brandon, MB at 531 Queens Avenue East ("Queens"). Queens features 21 3-bedroom stacked townhome units located across four buildings which are efficiently designed fronting Queens Avenue between Driftwood Crescent and Elderwood Drive in Brandon, MB. Located in Southeast Brandon and designed exclusively as three bedroom units located in a quiet family neighbourhood adjacent to Green Acres School, offering pristine park settings and family amenities for tenants.
	BRETT INTRATER 204 999 1238					

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
512 PRINCESS AVE - BRANDON, MB						
	CHRIS MACSYMIC 204 928 5019		RMD	.48	COND SOLD	<ul style="list-style-type: none"> Cushman & Wakefield Stevenson Investment Team ("CWSIT") is pleased to offer for sale a 100% freehold interest in a recently constructed multi family asset totalling (24) units located in Brandon, MB at 512 Princess Avenue ("Princess"). Princess is an infill 3-Storey walk up rental building located at the southwest corner of Princess Avenue and 5th Street in Brandon, MB. This modern, well located asset features 24 2-bedroom units and is walking distance from Brandon University, Assiniboine Community College and Brandon's Central Business District.
	BRETT INTRATER 204 999 1238					
501 BRAECREST DRIVE - BRANDON, MB						
	CHRIS MACSYMIC 204 928 5019		CG	3.81	\$26,000,000	<ul style="list-style-type: none"> Cushman & Wakefield Stevenson Investment Team ("CWSIT") is pleased to offer for sale a 100% freehold interest in a recently constructed multi family asset located in Brandon, MB at 501 Braecrest Drive ("Hilltop"), on behalf of the Vendor(s). Hilltop is a 6 building 108 Unit rental complex located at the corner of Braecrest Drive and Swanson Avenue in the Highland Park subdivision in North Brandon. This amenity rich area is minutes from the Coral Centre, Brandon's largest mixed retail destination development anchored by Walmart and Home Depot as well as Brandon's Community Sportsplex.
	BRETT INTRATER 204 999 1238					
MORRIS DEVELOPMENT LANDS						
	BRANDI ELOQUENCE 204 934 6246			32.22	NEGOTIABLE	SECURE YOUR SPOT WITH EXCLUSIVE BUYER INCENTIVES <ul style="list-style-type: none"> Development parcels featuring flexible zoning allowing for a variety of uses 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 Strategically positioned along the International Mid-Continent Trade Corridor with approximately 70+ million dollars of commercial vehicle traffic each day All essential services available including hydro, natural gas, water, sewer, telephone, and fibre optic internet Well-protected against flooding with a permanent ring dike system surrounding the town of Morris Lots range in size from 1.0 - 2.84 acres Opportunity to combine individual lots to accommodate larger industrial uses Taxes negotiable the first year of ownership
	JAMES TOKER 204 934 6210					




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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
0 RAVENHURST STREET 	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 928 5019		RMU	5	COND SOLD	<ul style="list-style-type: none"> CW Stevenson Inc., operating as Cushman & Wakefield Stevenson ("CWS"), is pleased to offer for sale a 100% freehold interest in 0 Ravenhurst Street in Winnipeg, MB (the "Property") on behalf of Canadian Midwest District of the Christian and Missionary Alliance (the "Vendor"). The Property, situated in Canterbury Crossing, Transcona's newest master-planned residential community, offers investors a prime, high-density, development opportunity. Its advantageous location provides excellent connectivity to a range of new residences, parks, green spaces, shopping, public transit and neighboring communities.
52 ADELAIDE STREET 	COLIN GRATTON 204 471 1270 BRETT INTRATER 204 934 6229			9,060 SF	\$1,795,000.00	CLICK HERE TO TAKE A VIRTUAL TOUR <ul style="list-style-type: none"> Unique 3-storey heritage building constructed in 1910 for Douglas & Co.'s fur manufacturing business, located in the heart of Winnipeg's Exchange District High-end turnkey retail/office spaces, luxury penthouse suite and finished lower level perfect for owner-occupier opportunity Functional vintage-style elevator servicing all floors Private side lane with secured gate offering 5 tandem parking stalls Significant recent capital investments High-end imported fixtures from Bali, including stone sinks and a stone bathtub Flooring reclaimed from the Church of Christ Scientist in Osborne Village Steps from countless amenities around Downtown and the Exchange District
BRIDGWATER TRAILS 	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 928 5019	LOT 1 LOT 2 LOT 3 & 4 * CURRENTLY UNDERGOING REZONING	RMF-M RMF-L RMF-L	3.6 3.2 4.0	COND SOLD	<ul style="list-style-type: none"> Located in highly-desirable Southwest Winnipeg Direct access to Kenaston Boulevard, Winnipeg's most prominent north/south thoroughfare, connecting significant commercial growth nodes These parcels greatly benefit from the amenity-rich Bridgwater Town Centre, the master planned premium town centre designed as the heart of the Bridgwater Neighbourhoods in Waverley West Bridgwater Neighbourhoods are the fastest growing and highest value subdivision in Winnipeg (average MLS sale price \$50k+ per door above closest competing subdivision) Consistent retail and multi-residential demand have driven unabated nearby growth




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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
365 OSBORNE STREET 	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 997 6547		M2	4.21		<ul style="list-style-type: none"> On behalf of our client, Artis REIT, The Cushman & 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. 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. 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.
123 SCOTT STREET 	BRETT INTRATER 204 934 6229		RMF-M	0.103	\$1,800,000	<ul style="list-style-type: none"> The Cushman & Wakefield Stevenson Investment Team ("CWSIT") is pleased to offer for sale a 100% freehold interest in 123 Scott Street in Winnipeg, MB (the "Property"). The Property is a luxury, three-story apartment block consisting of two 1-bedroom, 1-bathroom suites, two 2-bedroom, 2-bathroom suites and two 2-bedroom, 2-bathroom suites complete with lofts. This ideally located opportunity is situated in the heart of Osborne Village, just south of Downtown Winnipeg. Osborne Village is well known for its diverse mix of restaurants/cafes, boutiques, entertainment options and excellent transit access. The newly constructed, architecturally unique property, built in 2018, has been very well-maintained and offers an attractive, stable, income-producing asset to investors.



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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 928 5019		RMFL	0.308	\$2,850,000	<ul style="list-style-type: none"> The Cushman & Wakefield Stevenson Investment Team ("CWSIT") is pleased to offer for sale a 100% freehold interest in 263 Henderson Highway, MB (the "Property"). The Property is a 2 storey apartment block consisting of twenty (20) 2-bed 1-bath suites. This well-located opportunity is situated in the heart of Elmwood just minutes north of Downtown Winnipeg. Henderson Highway is a major north-south thoroughfare in Winnipeg providing excellent connectivity and easy access to public transit. The property is surrounded by an abundance of amenities including restaurants, healthcare providers, recreational facilities, parks and schools. This Property has been very well-maintained and offers an attractive, stable, income-producing asset to investors with upside through RTB Above Guideline Increases.
	STEPHEN SHERLOCK 204 928 5011		M2	1.56	COND SOLD	<ul style="list-style-type: none"> Irregular shaped lot at the dead end of a street Access to Timber Lane is via Queen Street off of Provincial Highway 10 (street currently ends at subject property) Zoned M2
	RYAN MUNT 204 928 5015 BRETT INTRATER 204 934 6229		IG	8.95	\$2,700,000	<ul style="list-style-type: none"> Located south of Schriemers Market Centre with easy access from Lagimodiere Boulevard High exposure with prominent frontage along Lagimodiere Boulevard Located 3 Minutes from the Perimeter Highway Zoning IG - Industrial General (+/-) 260 ft of frontage along McGregor Farm Road Roll number: 94500 Many commercial and industrial uses are permitted within the zoning <ul style="list-style-type: none"> Light industrial use Limited contractor service Self Storage Equipment rentals and sales Eating and drinking establishment




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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
275 - 281 SELKIRK AVE 	CHRIS HOURIHAN 204 995 0225		C2	0.34	COND SOLD	<ul style="list-style-type: none"> 14,869 sq. ft. of land offering a development opportunity in the North End 275 Selkirk Ave has a (+/-) 5,333 sq. ft. 2-storey building with (+/-) 2,196 sq. ft. basement, currently used as storage space 275 Selkirk Ave could be utilized as office space or recording studio, which was the buildings previous use Property is a 2 minute walk from Main Street with transit access Discussions with the City of Winnipeg show that the City would support a mixed-use multi-family development of medium-high density in the RMF-M range, allowing for 18 units with ground floor commercial. Rezoning the land may result in higher density All 3 lots zoned C2
PACIFIC AVENUE - PORTAGE LA PRARIE 	STEPHEN SHERLOCK 204 928 5011		M1	.573	COND SOLD	<ul style="list-style-type: none"> Industrial land located on Pacific Avenue in Portage La Prairie on an industrial strip running east/west; along the rail lines, just north of the Downtown Corridor Zoned M1
KERR STREET - FRANKLIN MB 	STEPHEN SHERLOCK 204 928 5011		GD	2.29	\$25,000	<ul style="list-style-type: none"> (+/-) 2.29 acres available in Franklin Manitoba between Neepawa and Minnedosa just north of Highway 16 Zoned GD general Development Zone a mixed use industrial, residential, commercial Surrounded by existing agricultural and residential uses Access off of Kerr Street




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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
635 FRONT AVENUE - MANITOU MB 	STEPHEN SHERLOCK 204 928 5011		MG	1.02	TBD	<ul style="list-style-type: none"> Industrial land located in Manitou, Manitoba. Just east of Morden on Highway 3 Vacant site zoned MG – Industrial General. Site is bordered to the north by a rail line and agricultural land, to the south by residential/ commercial mix and to the east and west is other industrial land
430 & 440 DOVERCOURT DRIVE 	STEPHEN SHERLOCK 204 928 5011		M2	1.2	\$4,900,000	<ul style="list-style-type: none"> On behalf of our client, 79971 Manitoba Inc., CW Stevenson Inc. o/a Cushman & Wakefield Stevenson is pleased to market for sale a 100% freehold interest in 430 and 440 Dovercourt Drive in Winnipeg, Manitoba (the “Property”). The Property features 16,339 square feet of rentable area situated on 1.2 acres of land strategically located in Southwest Winnipeg. 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. 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. Well located in the heart of Southwest Winnipeg in close proximity to major transportation routes and amenities 74 parking stalls, providing abundant and convenient parking Unique property with well-diversified tenant mix providing investors stability and resilience to market fluctuations and ensuring consistent returns




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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
HWY 16 & 16A - MINNEDOSA MB						
	STEPHEN SHERLOCK 204 799 5526		CH	2.68	\$40,000	<ul style="list-style-type: none"> Located just south of Minnedosa, MB Easily accessible via a paved approach off Highway 16A Surrounding area includes agricultural and residential zones Minnedosa is situated 50 km North of Brandon within the Rural Municipality of Minto – Odanah. Zoned as CH (Commercial Highway)
RAILWAY AVENUE S & PARK ST - WASKADA MB						
	BRANDI ELOQUENCE 204 996 3425		CG	0.27	TBD	<p>LOCATION</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>POPULATION</p> <p>161 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION</p> <p>Located on the corner of South Rail Avenue & Park Street, the property is surrounded by a mix of commercial and residential properties.</p>
4 MAIN STREET W - ELIE MB						
	STEPHEN SHERLOCK 204 928 5011		CC	0.57	TBD	<p>LOCATION</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>POPULATION</p> <p>705 - Source 2021 census</p> <p>SITE/PROPERTY DESCRIPTION</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
8854 HIGHWAY 11 - LAC DU BONNET, MB 	BRANDI ELOQUENCE 204 996 3425		HC	26.14	CONTACT AGENT	LOCATION 8854 Highway 11, Lac Du Bonnet, MB
						DEVELOPMENT POTENTIAL 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 SITE/PROPERTY DESCRIPTION Directly accessed off Highway 11. Zoned Highway Commercial
250 STATION ROAD - THOMPSON, MB 	STEPHEN SHERLOCK 204 799 5526		IH	1.37	CONTACT AGENT	LOCATION 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.
						POPULATION 13,035 (2021 Census) SITE/PROPERTY DESCRIPTION Vacant Industrial land with frontage on Gay Street featuring excellent access via the Hudson Bay Railway & Via Rail, along with a spur line running directly behind the property.
ROBLIN/HALL HEADINGLEY ROAD 	STEPHEN SHERLOCK 204 799 5526			155.18	\$3,885,000	<ul style="list-style-type: none"> 155.18 acres of agricultural land in Headingley for sale Located along Hall Road with the CN rail line along the south boundary up to the Assiniboine River to the north Close proximity to existing residential development to the east and west, borders existing industrial development to the south Great opportunity to acquire a large piece of agricultural land for future development


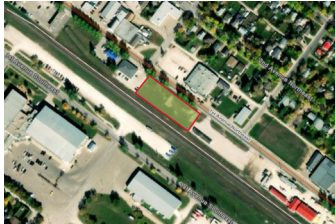

**Please click the property image for more details.*

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
128 RAILWAY AVE - TREHERNE, MB						
	STEPHEN SHERLOCK 204 799 5526		CG	.63	TBD	<p>LOCATION 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>POPULATION 700 (source 2021 census)</p> <p>SITE/PROPERTY DESCRIPTION Irregular shaped lot fronting on Alexander Street surrounded by a variety of office, retail, institutional and service-related uses.</p>
FIRST AVE, RESTON MB						
	BRANDI ELOQUENCE 204 996 3425		UN	1.02	CONTACT AGENT	<p>LOCATION Reston is an unincorporated community recognized as a local urban district[2] in southwestern Manitoba, located near the border of Saskatchewan on the west and North Dakota on the south. It is the largest community in the Rural Municipality of Pipestone, which also includes Sinclair, Cromer and Pipestone.</p> <p>POPULATION 659 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION Rectangular shaped lot just north of the CP rail lines and just south of 3rd street</p>
HWY 5 AT SECOND AVE EAST, ROBLIN MB						
	STEPHEN SHERLOCK 204 799 5526		CH	0.61	CONTACT AGENT	<p>LOCATION Roblin is an unincorporated urban community in the Municipality of Roblin, Manitoba, Canada. It is located approximately 400 km northwest of Winnipeg. Prior to 1 January 2015, Roblin was designated as a town.</p> <p>POPULATION 1,603 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION Rectangular shaped lot, facing 1st Street South, with access of Highway 5</p>




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

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




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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
5TH AVENUE AT BRYDON STREET - NEEPAWA, MB						
	BRANDI ELOQUENCE 204 934 6246		RS	0.46	CONTACT AGENT	<p>LOCATION Neepawa is a town in Manitoba, Canada, on the Yellowhead Highway at the intersection with Highway 5. As of 2021 its population was 5,685. Neepawa was incorporated as a town in 1883. Located in western Manitoba, it is bordered by the Municipality of North Cypress – Langford and Rural Municipality of Rosedale.</p> <p>POPULATION 5,685 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION Square shape, corner of 5th Avenue and Brydon Street</p>
137 1ST AVENUE NE - DAUPHIN, MB						
	BRANDI ELOQUENCE 204 996 3425		CC	0.7	CONTACT AGENT	<p>LOCATION Dauphin is Manitoba's ninth largest community and serves as a hub to the province's Parkland Region. It is surrounded by rich, productive farmland, natural beauty and endless opportunity for outdoor recreation.</p> <p>POPULATION 8,368 as of the 2021 Canadian Census</p> <p>SITE/PROPERTY DESCRIPTION Rectangular lot with access of 0.1st Street NE, surrounded by commercial uses and the CN rail line</p>
309 BOYNE AVE WEST, MORRIS MB						
	STEPHEN SHERLOCK 204 799 5526		IL	2	CONTACT AGENT	<p>LOCATION Morris is a small town in the Pembina Valley region of Manitoba, Canada, located 51 km south of Winnipeg and 42 km north of Emerson. The town is named after Alexander Morris, the second Lieutenant Governor of Manitoba.</p> <p>POPULATION 1,975 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION Rectangular shape lot, corner of Van Horne Street and Boyne Avenue</p>

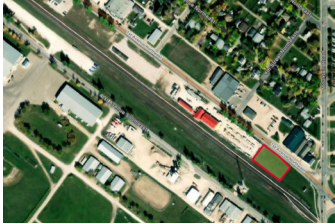


**Please click the property image for more details.*

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



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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
SOUTH RAILWAY AVE, SHOAL LAKE MB						
	BRANDI ELOQUENCE 204 996 3425		I	0.53	CONTACT AGENT	<p>LOCATION Shoal Lake is a locality in the southwest of Manitoba, Canada. Originally incorporated as a town, Shoal Lake amalgamated with the Rural Municipality of Shoal Lake on January 1, 2011 to form the Municipality of Shoal Lake, which became the Rural Municipality of Yellowhead on January 1, 2015.</p> <p>POPULATION 652 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION Rectangular shaped lot, facing South Railway Avenue, access off 4th Avenue</p>
337 RAILWAY AVE SOUTH, GRANDVIEW MB						
	BRANDI ELOQUENCE 204 934 6246		I	0.67	CONTACT AGENT	<p>LOCATION Grandview is an unincorporated urban community in the Grandview Municipality within the Canadian province of Manitoba that held town status prior to January 1, 2015. It is located 45 kilometres west of the City of Dauphin along the Valley River. Grandview Manitoba is home to NHL's Ryan Pulock.</p> <p>POPULATION 808 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION Rectangular shaped lot, fronting Railway Avenue South, access off Main Street</p>
EAST SIDE OF HIGHWAY #59 - ST. PIERRE - JOLYS, MB						
	BRANDI ELOQUENCE 204 934 6246		AL	0.50	CONTACT AGENT	<p>LOCATION 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>POPULATION 1,305 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION 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
1ST AVENUE NE - DAUPHIN, MB						
	BRANDI ELOQUENCE 204 996 3425		CC	0.4	CONTACT AGENT	<p>LOCATION Dauphin is Manitoba's ninth largest community and serves as a hub to the province's Parkland Region. It is surrounded by rich, productive farmland, natural beauty and endless opportunity for outdoor recreation.</p> <p>POPULATION 8,368 as of the 2021 Canadian Census</p> <p>SITE/PROPERTY DESCRIPTION Rectangular lot with access of 0.1st Street NE, surrounded by commercial uses and the CN rail line</p>
STATION LANE, ERIKSDALE, MB						
	BRANDI ELOQUENCE 204 996 3425		GC	0.64	CONTACT AGENT	<p>LOCATION 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>POPULATION 837 (source 2016 Census)</p> <p>SITE/PROPERTY DESCRIPTION Vacant land located NW of the corner of Station Lane and Main Street in close proximity to the Eriksdale Museum</p>
1459 - 17TH STREET EAST, BRANDON MB						
	CHRIS MACSYMIC 204 997 6547		IG	5.63	\$1,000,000	<ul style="list-style-type: none"> Rare chance to acquire 5.63 acres of a serviced Industrial land located on the southeast side of Brandon, MB Key Features: <ul style="list-style-type: none"> Fully serviced land Proximity to major trucking routes Ideal for Owner-User Existing Structures on site include: <ul style="list-style-type: none"> Residential House: 667 sf Dormitory-Style Accommodations: 7,628 sf Total: 8,295 sf Zoning: IG - Industrial General

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
441, 447 & 451 KUZENKO STREET, NIVERVILLE, MB						
	BRETT INTRATER 204 934 6229		MG	1.74	\$550,000.00	<ul style="list-style-type: none"> 1,200 sf commercial building plus 3x green-houses 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
153 MAIN STREET NORTH, MINNEDOSA, MB						
	CHRIS MACSYMIC 204 997 6547 JEFF MCCAMMON 780 429 9352 DOUG BAUER 780 702 8080		CC	0.3	\$99,900.00	<ul style="list-style-type: none"> Roll Number: 45100.000 Legal Description: 9/10-16-G

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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