

AVAILABILITY REPORT

NOVEMBER 2025

**Please click a listing type to navigate*

INDUSTRIAL



FOR LEASE
FOR SALE

OFFICE



FOR LEASE
FOR SALE

RETAIL



FOR LEASE
FOR SALE

INVESTMENT



FOR SALE

SPECIALTY



FOR SALE

LAND



FOR LEASE
FOR SALE

INDUSTRIAL FOR LEASE

UNIT 17 - 360 KEEWATIN ST

FOR SUBLEASE (+/-) 950 SF AVAILABLE PROPERTY HIGHLIGHTS

- Recent Upgrades: New HVAC, energy-efficient windows, and plenty of additional electrical outlets
- Clearspan Warehouse: Open, flexible layout suitable for a variety of uses
- Ceiling Height: 14' clear – accommodates racking, storage, or light production
- Loading: Extra-wide 4' man-door for easy loading and unloading
- Parking: Ample on-site parking for staff and visitors
- Location: Strategically located in Inkster Industrial Park with quick access to major routes and the city core
- Lease Terms: Head-lease expires May 31, 2029
- Zoning: M1

CONTACT

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Associate
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**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	- 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
	KARIN THIELMANN 204 470 4715								
289 KING STREET									
	STEPHEN SHERLOCK 204 928 5011	M	MAIN FLOOR	3,727			\$7.00	\$3.05	- 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 - 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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326 SAULTEAUX CRESCENT										
CONDITIONALLY LEASED 	CHRIS HOURIHAN 204 934 6215	M2		10,975	1	1	18'	COND LEASED	COND LEASED	- 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				\$3,230		- 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				\$2,538		
		M1	6	1,475				\$1,337		
	CHRIS HOURIHAN 204 934 6215	M1	8	4,118				\$3,508		
		M1	12	295				\$367		
		M1	13	705				&704		

**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
1196 FIFE STREET									
	CHRIS MACSYMIC 204 928 5019	M2		1.4 ACRES			\$4,175.00 NET MONTHLY PER ACRE		- 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 - Available immediately
STEELE BUSINESS PARK PHASE II									
	STEPHEN SHERLOCK 204 928 5011		1-2	10,915	2 * POTENTIAL FOR ADDITIONAL DOCK LOADING OR GRADE LOADING	28'	TBD	\$4.24	LAST UNIT REMAINING - Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air) - Brand new construction - Excellent exposure on CentrePort Canada Way - All major amenities nearby - Quick access to major highways and key corridors
STEELE BUSINESS PARK PHASE III									
	STEPHEN SHERLOCK 204 928 5011		PHASE III	80,190	2	28'	TBD	\$4.24	PHASE III SITE WORK COMPLETED - Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air) (+/-) 6,075 SF bays in Phase III - Dock and grade loading 28' clear ceiling height - Brand new construction - Excellent exposure on CentrePort Canada Way - All major amenities nearby - Quick access to major highways and key trade corridors - Zoned I2 - All site work completed. Ready to begin construction

*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
5 SCURFIELD BLVD - UNIT 38										
CONDITIONALLY LEASED 	STEPHEN SHERLOCK 204 799 5526		A	4,162		1	18'	COND LEASED	COND LEASED	- High traffic location on the corner of Scurfield Boulevard and Waverley Street in SW Winnipeg in close proximity to Route 90 - Amazing high exposure showroom/ office/ warehouse space - Corner building sign opportunities, pylon sign on the corner of Scurfield and Waverley and additional dedicated monument signage on Scurfield (+/-) 18' clear ceiling height - Potential to subdivide - Unit A (+/-) 4,162 sf - Unit B (+/-) 2,858 - Zoned M1
	RYAN MUNT 204 298 1905		B	2,858		1	18'			
				TOTAL: 7,020						
20 HARVEST DRIVE										
	RYAN MUNT 204 298 1905			30,000 - 60,000		1	13	32'	\$13.95 - \$14.95	- 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
	STEPHEN SHERLOCK 204 799 5526									
210 TRANSPORT ROAD										
	RYAN MUNT 204 298 1905		A	2,550				\$13.95	\$4.70	COMPOUND SPACE AVAILABLE - Warehouse space with fenced and gravelled compound available for lease - Located in the RM of Springfield - Cross grade loading with (6) 14x14 loading doors - Option to demise into two units - Available immediately
	CHRIS MACSYMIC 204 997 6547		B/C	3,900						
				6,450 TOTAL SF						

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

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1000 WAVERLEY STREET									
	RYAN MUNT 204 928 5015		A	16,370 - 21,468			\$18.50	\$7.48	- 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 - Utilities are included!
	KARIN THIELMANN 204 470 4715								
109 HIGGINS AVENUE									
	STEPHEN SHERLOCK 204 799 5526			5,989			\$5.50		- 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
1475 DUBLIN AVE									
	STEPHEN SHERLOCK 204 799 5526			3,719			CONTACT AGENT	\$5.73	- Nicely developed corner unit with lots of natural light - Spacious office area featuring large, bright open workspaces, four private offices, meeting rooms, kitchen area, and storage rooms - Warehouse space with two 10' x 10' grade-level loading doors - Sublease expires June 30, 2028
	CHRIS HOURIHAN 204 995 0225								

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

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3000 MCCREARY ROAD										
	STEPHEN SHERLOCK 204 799 5526 RYAN MUNT 204 928 5015			2,500 - 49,000				CONTACT AGENT	\$4.75	READY FOR TENANT FIXTURING • 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
865 BRADFORD STREET										
	RYAN MUNT 204 298 1905 JAMES TOKER 204 914 8423	M2		18,913	1	2	16.5'	\$8.95	TBD	• Rare opportunity to own or lease a single-tenant warehouse with existing office improvements in St. James Industrial • Approximately 14,908 SF of warehouse space and 4,005 SF of office space featuring five private offices and showroom space • (+/-) 16.5' ceiling • Column spacing (+/-) 30' x 22.5' • Covered dock level loading and ramped grade access • Two dock doors, one 8' x 10' and one 10' x 10' • One ramped grade door 14' wide x 10' tall • Large loading area - 31% site coverage • Easy access to trucking and distribution routes
359 JOHNSON AVE										
	STEPHEN SHERLOCK 204 799 5526	M1	I & J	2,400	1			\$8.95	\$6.86	• Located on the corner of Johnson Avenue and Levis Street close to Chalmers Ave and Watt Street • Office/warehouse space with open area, 1 private office, kitchen area and open warehouse space • Warehouse space has 1 grade level loading door and a set of double main doors • Zoned: M1 • Available immediately

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1470 WILLSON PLACE	 STEPHEN SHERLOCK 204 799 5526 JAMES TOKER 204 914 8423	M2		10,105	6			\$12.95	\$6.63	• Shell warehouse ready for office/storefront buildout • Column free clear span building • Located in the heart of SW Winnipeg one of the cities most desirable areas with convenient access to Waverley Street and McGillivray Boulevard • Ideal for light manufacturing, machine shop, warehousing, etc. with heavy duty air make up system • Insulated to R20 • Landlord will entertain both long an short term tenancies (minimum 6 months) • Six grade level overhead doors (five 20'x16' and one 16'x14') • (+/-) 18' - 21' clear ceiling height • (+/-) 6,500 sf fenced compound • 400 AMP 600 volt power • Also available (+/-) 4,522 sf office space for lease • Zoned M2
975 SHERWIN ROAD	 RYAN MUNT 204 298 1905 CHRIS MACSYMIC 204 997 6547	M2	10	SUBLEASE 7,830		2	21'	\$8.97 - \$9.19	\$5.48	• Conveniently located close to Winnipeg Richardson International Airport • The property also offers ample nearby amenities, including a wide selection of restaurants, grocery stores, and hotels just minutes away, providing excellent options for dining, shopping, and accommodations. • Unit features: • End cap unit • 21' clear ceiling height • 2 dock-level loading doors • Built-out office space with 8 private offices, open work area, and reception • Ample onsite parking • Head lease expiry: July 31, 2027 • Zoned M2

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

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KEEWATIN SQUARE									
	CHRIS HOURIHAN 204 995 0225	M1	2 302	1,612 4,565			\$9.95 COND LEASED	\$4.7 COND LEASED	- Property fronts Keewatin Street in northwest Winnipeg near Inkster Industrial Park - Close proximity to CentrePort, the Winnipeg International Airport, and downtown Winnipeg - Quick access to Route 90, Inkster Boulevard, and the Perimeter Highway - Unit 2-350 Keewatin (1,612 sq. ft.) includes 2 private offices, an open office area, a rear storage/open area, and a washroom. Loading is available through a double-wide man door and hallway at the rear - Excellent on-site parking - Available for immediate occupancy - Zoned M1
55 STATION ROAD - THOMPSON, MB									
	RYAN MUNT 204 298 1905 KARIN THIELMANN 204 470 4715			8,500			\$14.00	\$4.50	- Located at the high exposure intersection of Nelson Road and Station Road in Thompson, MB - One grade-level loading door for easy access - Large lot with outdoor space for parking or storage, approximately 45 parking stalls currently on site - Located just off Highway 6 in the amenity hub of Thompson, MB. - Potential for customization to suit tenant needs
4 BAYVIEW WAY MCGILLIVRAY BUSINESS PARK COMMERCIAL CONDOS									
	RYAN MUNT 204 928 5015 KARIN THIELMANN 204 470 4715	ML	2 5 6	1,350 1,350 1,350	1 1 1	18' 18' 18'	\$18.50 \$18.50 \$18.50		- 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 Spring 2025 - Zoned ML, allowing multitude of uses

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360 KEEWATIN STREET									
NEW 	BRANDI ELOQUENCE 204 996 3425	M1	17	SUBLEASE 950			\$8.95	\$8.80	- Recent Upgrades: New HVAC, energy efficient windows, and plenty of additional electrical outlets - Clearspan Warehouse: Open, flexible layout suitable for a variety of uses - Ceiling Height: 14' clear – accommodates racking, storage, or light production - Loading: Extra-wide 4' man-door for easy loading and unloading - Parking: Ample on-site parking for staff and visitors - Location: Strategically located in Inkster Industrial Park with quick access to major routes and the city core - Lease Terms: Head-lease expires May 31, 2029; available for possession November 1, 2025 - Zoning: M1
1555 DUBLIN AVENUE									
NEW 	RYAN MUNT 204 298 1905	M2	10	2,800 - 4,300			\$12.95	\$6.33	- Located in Winnipeg's St. James Industrial area - Excellent access to Route 90, Inkster Boulevard, and the Perimeter Highway - Close proximity to restaurants, service stations, and industrial suppliers - Endcap unit with excellent natural light throughout - Mix of private office and open work area with kitchenette and two washrooms - Landlord open to potential for grade-level loading - Easy access from all directions - Ample on-site parking for staff and visitors - Zoning: M2

INDUSTRIAL FOR SALE

441, 447 & 451 KUZENKO ST
NIVERVILLE, MB



(+/-) 1.74 ACRES AVAILABLE

PROPERTY HIGHLIGHTS

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

CONTACT

Brett Intrater

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Colin Gratton

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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
4 BAYVIEW WAY									
MCGILLIVRAY BUSINESS PARK COMMERCIAL CONDOS									
	RYAN MUNT 204 928 5015	ML		1,350 (PER UNIT)	1		18'	STARTING AT \$385,000	• 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
	KARIN THIELMANN 204 470 4715								
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	• 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: \$166,804.55 (2025)
	KARIN THIELMANN 204 470 4715								
57025 ROAD 169 W. KOLA, MB									
	CHRIS MACSYMIC 204 997 6547	GD	3.14	23,883 SF	13		16'	\$6,000,000	• 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

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING <i>GRADE</i> <i>DOCK</i>		MAX CLR HT (+/-)	SALE PRICE	COMMENTS
865 BRADFORD STREET									
	RYAN MUNT 204 298 1905	M2	1.39	18,913	1	2	16.5'	\$3,135,000	• 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
	JAMES TOKER 204 914 8423								

KARIN THIELMANN
204 470 4715

0.39 5,150 SF

\$850,000

- The Cushman & Wakefield | Stevenson Investment Team (“CWSIT”) is pleased to offer for sale a 100% interest in a versatile asset located at 1368 Border Street, Winnipeg, MB (“the Property”).
- The Property is ideal for storage, distribution, or light manufacturing.
 - The Property is strategically located with excellent access to major transportation routes and features high-clearance warehouse space, a dock-level loading door, and flexible zoning.
 - This property is currently 100% leased until 2029.
 - The Property is being offered for sale on an as-is where-is basis through a court-ordered receivership process.

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1845 ST. MATTHEWS AVENUE									
	BRETT INTRATER 204 934 6229		0.94	20,044	SF			\$3,350,000	- The Cushman & Wakefield Stevenson Investment Team (“CWSIT”) is pleased to offer for sale a 100% interest in 1845 St. Matthews Avenue, Winnipeg, MB (“the Property”). - The Property features approximately 20,044 square feet of light manufacturing space, ideally suited for a variety of industrial or commercial uses. - Formerly operated as a specialty paint shop, the facility offers robust infrastructure, including open-span production space, generous power capacity, and ceiling heights conducive to flexible operations. - Strategically located with convenient access to major transportation routes. - The building is being offered vacant, allowing for immediate occupancy or repositioning. - Ample room for customization and redevelopment, presenting a compelling opportunity for owner-users or investors seeking a well-located asset with strong utility and upside potential.
	RYAN MUNT 204 298 1905								
	KARIN THIELMANN 204 470 4715								
441, 447 & 451 KUZENKO STREET, NIVERVILLE, MB									
	BRETT INTRATER 204 934 6229	MG	1.74					\$499,000.00	1,200 sf commercial building plus 3x greenhouses totaling over 8,200 sf on 0.58 acre lot - Highly secure with full perimeter camera system, heavy grade security fence and reinforced entry gate - Excess 1.16 acre vacant land directly adjacent to developed site - Total 1.74 acre site - Zoned MG - Industrial General - Clean environmental - Building equipped with HVAC suitable and configured for cannabis growing operation - Water well and holding tanks on site
	COLIN GRATTON 204 471 1270								

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING GRADE	DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
UNIT 511-512 - 1200 SHERWIN ROAD									
	RYAN MUNT 204 298 1905	M2		4,275	1		16'	\$1,250,000	- Recently Renovated: Modernized office and commissary space with upgraded finishes and layout. - Outdoor Amenities: Dedicated exterior seating area—ideal for staff breaks or customer-facing operations. - Dual Loading Access: - One 8' x 14' grade-level ramped door - One 8' x 10' dock-height door - Efficient for varied logistics and delivery needs. - Generous Clear Height: 16'4" ceiling allows for racking, storage, or light industrial use. - Flexible Use Case: Suitable for food production, light manufacturing, distribution, or hybrid office/industrial operations. - Turnkey Opportunity: Move-in ready with infrastructure in place—perfect for owner-users or investors.
	KARIN THIELMANN 204 470 4715								
ROCKALL PARK COMMERCIAL CONDOS PHASE II									
	RYAN MUNT 204 928 5015	IB		1,170 (PER UNIT)	1		18'	STARTING AT \$340,000	- New state-of-the-art commercial condominium complex located just west of the Perimeter Highway and south of Roblin Boulevard - Excellent access to the Perimeter Highway and Roblin Blvd with future access from Wilkes Ave - Ideal for small business uses including light industrial, contractors, or showroom space and hobbist uses such as storage for cars, boats, RVs, and more - No City of Winipeg business taxes - Option to combine adjacent units to create drive through access - Site fully serviced with water, sewer, gas, hydro, and BellMTS fibre internet - Paved, fenced, and secured site with an asphalt compound area - Unit customization menu list available upon request
	KARIN THIELMANN 204 470 4715								

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

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1447 HIGHWAY 75 - RM OF RITCHOT MB									
	RYAN MUNT 204 298 1905		25	15,004	6	3		\$6,000,000	Former Trucking Facility
	CHRIS MACSYMIC 204 997 6547								• Office Building SF: (+/-) 3,664 • Warehouse Building SF: (+/-) 11,340 • Fenced and gated yard space • Additional revenue from Xplornet cell tower • Weigh scale included • Approximately 80 electrified staff parking stalls • Zoning: AL - Agricultural Limited Zone • Conditional use in place for industrial use

OFFICE FOR LEASE

UNIT 10 - 1555 DUBLIN AVE

(+/-) 2,800 - 4,300 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Located in Winnipeg's St. James Industrial area
- Excellent access to Route 90, Inkster Boulevard, and the Perimeter Highway
- Close proximity to restaurants, service stations, and industrial suppliers
- Endcap unit with excellent natural light throughout
- Mix of private office and open work area with kitchenette and two washrooms
- Landlord open to potential for grade-level loading
- Easy access from all directions
- Ample on-site parking for staff and visitors
- Zoning: M2

CONTACT

Ryan Munt
Executive Vice President
Ryan Munt Personal Real Estate Corporation
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ryan.munt@cwstevenson.ca

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS	
379 BROADWAY							
	CHRIS HOURIHAN 204 934 6215	101	1,996	\$21.00	\$15.22	• Prime downtown location surrounded by a variety of amenities, including vibrant summer food trucks on Broadway • Immediate access to the RBC Convention Centre and Skywalk, connecting you to the heart of downtown • Excellent public transportation options for seamless commuting • Elevator access and full handicap accessibility throughout the building • Professionally managed for worry-free operations • Ideal for law offices or other professional service firms • Functional layout includes a welcoming reception area, four private offices, one washroom, and multiple open workspaces • Conveniently close to Manitoba Courts—perfect for legal professionals • Heavy daily traffic exposure, with up to 22,900 vehicles passing by the corner of Edmonton Street and Broadway	
		303	1,657	\$11.75	\$15.22		
	COLIN GRATTON 204 471 1270						
155 CARLTON STREET							
	BRETT INTRATER 204 934 6229	306/307	3,260	\$16.50	\$14.58		• 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
		1404/1405	7,531	\$16.50	\$14.58		
		1550	1,822	\$16.50	\$14.58		
	RYAN MUNT 204 928 5015	1620	2,097	\$16.50	\$14.58		
289 KING STREET							
	STEPHEN SHERLOCK 204 928 5011	MAIN FLOOR	3,727	\$7.00	\$3.05		• Located in central Winnipeg at the intersection of King St and Henry Ave • 30 parking stalls with additional parking available • 1 freight elevator • Fully sprinklered • Sheltered loading dock • 3rd floor is sub-dividable • Utilities included
		3RD FLOOR	2,976	\$6.00	\$3.05		
	CHRIS HOURIHAN 204 934 6215						

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

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755 HENDERSON HIGHWAY						
	CHRIS HOURIHAN 204 934 6215	UNIT 205	2465	\$23.00	\$7.32	• 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
		THIRD FLOOR	5,750	\$20.00	\$7.32	
333 MAIN STREET						
	RYAN MUNT 204 928 5015	4TH FLOOR	SUBLEASE 7,720	TBD	\$15.86	• 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	• 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.*

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
90 MARKET AVENUE						
	CHRIS HOURIHAN 204 934 6215		17,232	\$15.00 GROSS		- 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
	COLIN GRATTON 204 471 1270					
98 MARKET AVENUE						
	COLIN GRATTON 204 471 1270		2,400	\$16.00	TBD	- 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
	CHRIS HOURIHAN 204 934 6215					
21 MURRAY PARK ROAD						
	CHRIS MACSYMIC 204 928 5019	BUILD-TO-SUIT	7,840 - 15,680	\$14.95	TBD	- 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
	KARIN THIELMANN 204 470 4715					

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

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	- Fully developed office space available for lease - Build out features multiple private offices, shared working space, a boardroom and a kitchenette - Plenty of on-site parking - Located in the heart of south west Winnipeg, one of the city's most desirable areas with convenient access to Waverley Street and McGillivray Boulevard - Easy access to the Southwest Rapid Transitway - Also available (+/-) 10,105 sf warehouse space for lease - Zoned M2
	JAMES TOKER 204 914 8423					
100 PAQUIN ROAD						
	RYAN MUNT 204 928 5015	MAIN FLOOR SECOND FLOOR	LEASED 11,262	LEASED \$15.00 GROSS		- Located in the St. Boniface Industrial Park on the east side of Winnipeg, with easy access to Lagimodiere Boulevard, Plessis Road and the Perimeter Highway - Abundance of natural light throughout office space creating a desirable work environment - Excellent on-site electrified parking - Convenient access to major public transportation routes - Consists of reception, kitchen, 2 boardrooms, large open areas and over 10 offices - Outdoor patio space available for tenants 50+ parking stalls available - Flexible lease options available
	COLIN GRATTON 204 471 1270					
MB CLINIC - 790 SHERBROOK STREET						
	JAMES TOKER 204 914 8423	UNIT 110	952	\$28.00	\$15.85	- Join one of Canada's largest private multi-specialty medical clinics at Winnipeg's state-of-the-art Manitoba Clinic - Conveniently located adjacent to the Health Sciences Centre with direct access to Notre Dame Avenue - Perfect for paramedical services such as physiotherapy, chiropractic, massage, acupuncture, infusion, etc. - Direct access to parkade from building with monthly parking available - Amenities include a cafe and secure bicycle storage - Shell space ready for tenant customization - Join 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	- 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 KARIN THIELMANN 204 470 4715	C D	675 909	LEASED \$2,000 GROSS/ MONTH	LEASED	- 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 RYAN MUNT 204 928 5015	MAIN FLOOR SECOND FLOOR	2,500 - 5,414 3,214	\$25.00 \$25.00	\$10.60 \$10.60	- 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

**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	\$18.50	\$7.48	- 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 - Utilities are included!
	KARIN THIELMANN 204 470 4715					
353 PROVENCHER BLVD						
	STEPHEN SHERLOCK 204 799 5526	UNIT 6	853	\$14.95	\$11.44	- 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 - Unit 6 offers an open layout with two private offices and a dedicated washroom
220 PORTAGE AVE						
	BRETT INTRATER 204 934 6229	400	3,200	\$18.00	\$18.85	17-storey office tower located on the corner of Portage Avenue and Fort Street, just west of Portage and Main - Convenient transit access with service to 59 transit routes connecting all major transfer points - Skywalk 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 storage - Professionally managed - On-site security and janitorial services - On-site café - LEED Platinum Certification - Extensive renovation completed in 2017
		910	3,501			
	KARIN THIELMANN 204 470 4715	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 15-Storey Class B Office space for lease located in Winnipeg's amenity-rich Broadway corridor on the Northwest corner of Broadway and Carlton Street - Close proximity to the RBC Convention Centre, Provincial Law Courts and Manitoba Legislature with easy access to the climate-controlled Skywalk System - Convenient transit access with a stop directly out front of the building as well as all along Broadway with service to the 23 and 24 lines connecting all major transfer points 24/7 on-site security 5 elevators, recently upgraded 3 levels of heated underground parking with on-site car wash - Valet service available - BOMA Best silver certified
		800	3,778	\$16.50	\$15.78	
	BRETT INTRATER 204 934 6229	812	1,608	\$16.50	\$15.78	
		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	
1000 LORIMER BLVD						
	STEPHEN SHERLOCK 204 799 5526	2 & 3	5,586	\$20.95	\$7.57	- Located on Lorimer Boulevard off of Sterling Lyon Parkway in close proximity to Kenaston, Wilkes and Waverley - Excellent opportunity in a newer facility allowing for flexible use of space - Site has a variety of amenities in the neighborhood - Space includes: 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	- Main floor space with efficient floorplate with attractive improvements in place - Interior layout features 10 offices, 1 boardroom, open work area, a kitchenette, and a fully accessible UTR restroom - Ample parking available on site - Secure access via key fob entry - Available immediately

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1926 MAIN STREET						
	RYAN MUNT 204 298 1905	A	SUBLEASE 1,540	\$13.55 - \$13.90	\$7.55	- 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
5905 ROBLIN BLVD						
	COLIN GRATTON 204 471 1270 KARIN THIELMANN 204 470 4715	B	1,139	\$20.00	\$9.61	CLICK HERE TO TAKE A VIRTUAL TOUR - Ideal for Wellness, Education, or Personal Services - Located on Roblin Boulevard just east of the Perimeter Highway in the family-oriented neighborhood of Charleswood - Features an open reception area, two accessible washrooms, 3 private offices, and a kitchenette - Ample onsite parking - Excellent visibility and accessibility - Signage opportunities on new building fascia and pylon sign - Ready to occupy
21 MURRAY PARK ROAD - UNIT D						
	CHRIS MACSYMIC 204 997 6547 KARIN THIELMANN 204 470 4715		4,471	MARKET RENT	\$10.24	- The space is comprised of approximately 80% built out office and 20% open warehouse - Corner unit with an abundance of natural light - Office layout features two private offices, boardroom, open work area, open storage area and a kitchenette - Warehouse features 15' clear ceilings, one 8'x12' grade loading door and bonus mezzanine space for additional storage - Fully Sprinklered - Ample parking available on-site - Available January 2025

**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		- Single Storey Retail/Mixed-Use Commercial Building with excellent branding opportunity along Portage Avenue - Ideal for a variety of users who can leverage on the strategic location within the Sport, Hospitality & Entertainment District (SHED) in the heart of Downtown Winnipeg - Located directly across from Canada Life Centre along a major bus route - Layout features two large open areas and a mezzanine with a kitchenette and open area ideal for additional storage - Two points of entry off of Portage Avenue. Potential to demise into multiple tenancies - Ample natural light
	CHRIS MACSYMIC 204 928 5019					
5 SCURFIELD BLVD						
	RYAN MUNT 204 298 1905	10	SUBLEASE 4,171	COND LEASED	COND LEASED	- Move in ready office space for sublease - High traffic location on the corner of Scurfield Boulevard and Waverley in SW Winnipeg in close proximity to Route 90 - Amazing high exposure office space with 15 parking stalls, reception area, 10 private offices, boardroom, kitchen/ staff room and open workstation area - Head lease expiry: September 30, 2029 - Zoned M1
	STEPHEN SHERLOCK 204 799 5526					
90 TERRACON PLACE						
	JAMES TOKER 204 914 8423		SUBLEASE 3,000	\$10.95	\$6.50	- Turnkey office space available in highly desirable Terracon Business Park - Unit features 8 private offices, a large board room, a kitchenette lunchroom, reception area and open work space 6 parking stalls including 3 electrified spots - Terracon Business Park features numerous premium amenities including on-site security, transit access and a park like atmosphere for Tenant's to enjoy - Head lease expiry February 28, 2027 - Zoning: MMU

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
359 JOHNSON AVE						
	STEPHEN SHERLOCK 204 799 5526	I & J	2,400	\$8.95	\$6.86	- Located on the corner of Johnson Avenue and Levis Street close to Chalmers Ave and Watt Street - Office/warehouse space with open area, 1 private office, kitchen area and open warehouse space - Warehouse space has 1 grade level loading door and a set of double main doors - Zoned: M1 - Available immediately
791 ERIN STREET						
	COLIN GRATTON 204 471 1270 RYAN MUNT 204 298 1905	2ND FLOOR	950	\$1,900 GROSS PER MONTH		- Newly renovated 2nd Floor Office Space - Features 3 spacious private offices, open meeting space, bathroom and storage area - Move-In Ready - Boardroom table and chairs included - Convenient location close to transportation routes, in close proximity to numerous amenities and near Winnipeg JAR International Airport - Situated on the east side of Erin Street, south of St. Matthews Avenue - Ample Onsite Parking Available - Utilities included
1475 DUBLIN AVE						
	STEPHEN SHERLOCK 204 799 5526 CHRIS HOURIHAN 204 995 0225		3,719	CONTACT AGENT	\$5.73	- Nicely developed corner unit with lots of natural light - Spacious office area featuring large, bright open workspaces, four private offices, meeting rooms, kitchen area, and storage rooms - Warehouse space with two 10' x 10' grade-level loading doors - Sublease expires June 30, 2028

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1305 PEMBINA HWY 	BRETT INTRATER 204 999 1238 KARIN THIELMANN 204 470 4715		SUBLEASE 6,952	CONTACT AGENT	CONTACT AGENT	- Positioned at one of Winnipeg's most prominent intersections, this former financial institution offers exceptional visibility and accessibility - Located beside FreshCo. and surrounded by established commercial activity, the site presents a rare opportunity for businesses seeking a prestigious address with strong traffic flow and redevelopment potential. 11 Private Offices - Ideal for individual practitioners or small teams 2 Boardrooms – Perfect for meetings, workshops, or collaborative sessions - Spacious Washrooms - Clean and modern facilities for staff and clients - Kitchenette Potential - Flexible space with plumbing access for future installation - Safe Removed – Clean slate for customization and layout optimization - Drive-Thru Opportunity – Subject to municipal approval; great for service-based operations 600A 120/208V 3-Phase Electrical Service – Robust power capacity for medical, wellness, or tech-based use
1555 DUBLIN AVENUE 	RYAN MUNT 204 298 1905	10	2,800 - 4,300	\$12.95	\$6.33	- Located in Winnipeg's St. James Industrial area - Excellent access to Route 90, Inkster Boulevard, and the Perimeter Highway - Close proximity to restaurants, service stations, and industrial suppliers - Endcap unit with excellent natural light throughout - Mix of private office and open work area with kitchenette and two washrooms - Landlord open to potential for grade-level loading - Easy access from all directions - Ample on-site parking for staff and visitors - Zoning: M2

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
810 VICTOR STREET						
	COLIN GRATTON 204 471 1270		990	\$13.50	\$2.50	- Centrally Located in Close Proximity to Health Sciences Centre (HSC) - Just steps away from public transport, convenience store, and restaurants - Close to Downtown and its amenities - Flexible & Convenient Office Layout + Features - Features open area, 2 spacious offices, full bathroom, and a full kitchen - Full kitchen includes all essential appliances (i.e. Fridge, Stove, Microwave) - Large Brand-New Windows offer ample natural light - Alarm & Intercom System - Includes 1 electrified parking stall w/ additional parking available - Flexible Usage Options - A cost-effective space with flexible leasing arrangements available - Great for Medical or Professional Services
1460 CLARENCE AVE						
	RYAN MUNT 204 298 1905 CHRIS MACSYMIC 204 997 6547		6,553	\$9.95	\$7.00	- Available immediately - Located in southwest Winnipeg on Clarence Avenue off of Waverley Street with easy access to McGillivray Boulevard - Nicely developed office space with 9 private offices, open work area, lunch room, washrooms and storage space - Excellent natural light throughout - Many restaurants and other amenities in close proximity

OFFICE FOR SALE

323 PORTAGE AVE

(+/-) 49,820 SF AVAILABLE

PROPERTY HIGHLIGHTS

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

CONTACT

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Chris Macsymic

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

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
68 RAILWAY AVE - PIERSON, MANITOBA 	BRETT INTRATER 204 934 6229		2,000	SOLD	SOLD	- 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
1000 WAVERLEY STREET 	RYAN MUNT 204 928 5015 KARIN THIELMANN 204 470 4715		58,464 SF ON 3.48 ACRES	CONTACT AGENT	\$166,804.55	- 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: \$166,804.55 (2025)
1038 PORTAGE AVE 	CHRIS HOURIHAN 204 934 6215		6,850	\$1,100,000	\$22,682.58	- Amazing exposure and building signage opportunities along Portage Avenue - Sale/leaseback option or vacant possession - Excellent neighbourhood and surrounding area, close to many amenities and Polo Park Shopping Node - Second floor office space includes new flooring, new ceiling and LED lights - Shared vestibule, separate temperature controls and separately metered utilities allows for easy division of the main floor and second floor for two tenant occupancy - Additional 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		49,820	\$2,650,000	\$72,313.50	• 3-Storey Office/Retail/Mixed-Use Commercial Building For Sale • Unique Investor or Owner/Occupier Opportunity • Great potential for conversion to self storage or other alternative uses • Ideally located directly across from the Canada Life Centre in the heart of the Sport, Hospitality & Entertainment District (SHED) in Downtown Winnipeg • (+/-) 38,640 sf spanning 3-Storeys plus additional (+/-) 11,180 sf basement • Zoning: M – Multiple Use
	CHRIS MACSYMIC 204 928 5019					
319-321 PORTAGE AVE						
	BRETT INTRATER 204 999 1238		6,889	\$1,500,000	\$17,310.01	• Single Storey Retail/Mixed-Use Commercial Building with excellent branding opportunity along Portage Avenue • Ideal for a variety of users who can leverage on the strategic location within the Sport, Hospitality & Entertainment District (SHED) in the heart of Downtown Winnipeg • Located directly across from Canada Life Centre along a major bus route • Layout features two large open areas and a mezzanine with a kitchenette and open area ideal for additional storage • Two points of entry off of Portage Avenue. Potential to demise into multiple tenancies • Ample natural light
	CHRIS MACSYMIC 204 928 5019					

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
52 ADELAIDE STREET	COLIN GRATTON 204 471 1270 BRETT INTRATER 204 934 6229		9,060	\$1,795,000.00	\$10,886.84	CLICK HERE TO TAKE A VIRTUAL TOUR • 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
65 DEWDNEY AVE	CHRIS HOURIHAN 204 995 0225		11,450	COND SOLD	COND SOLD	• Rare owner-occupier opportunity in the Point Douglas neighbourhood • Riverfront location with unobstructed views of the Red River and downtown skyline • Fully built out, move-in ready, and sold with high-quality office furnishings • Abundant natural light throughout both floors with oversized windows and river-facing offices • Ideal for professional users, creative firms, or owner-operated businesses • Located just minutes from downtown with easy access to major arteries and ample on-site parking • Main floor buildout: • Vestibule with key-fob enabled entrance, reception area, kitchen, meeting space, large Boardroom, 6 river-view offices, 1 small office/podcast room, 2 washrooms, storage/shop space with a grade loading door (10' x 9'), which offers the opportunity to renovate and expand • Second floor buildout: • Open meeting area, kitchenette, 15 offices (7 with river-views), boardroom, gender-neutral washroom with 3 stalls • 1,659 sq. ft. of additional raw space that is aesthetically concealed and does not require immediate renovations, but offers the opportunity to renovate and expand

**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	• Well maintained single story office building featuring two units • Potential to lease out both units or owner-occupy the building • Nicely improved and maintained office improvements • Ample parking both at the front and the rear of the building • Unit 1 features 5 exam rooms, 1 storage room, and reception area • Unit 2 features a large communal work area and 8 private offices • Common area space includes a large boardroom, kitchenette and washrooms • Rear entrance with access to staff parking
50 SCURFIELD BLVD						
	CHRIS HOURIHAN 204 995 0225		11,511	\$4,500,000	\$3,919.33	• Located in the heart of Southwest Winnipeg fronting Scurfield Boulevard, between McGillivray Boulevard and Waverley Street. • Situated between some of Winnipeg's most affluent neighbourhoods and surrounded by nearby retail and service-oriented amenities • Phenomenal parking with 106 parking stalls • Turn-key Worship Centre, with adaptability for various office uses after renovations • Building and pylon signage opportunities (existing pylon sign infrastructure in place, with pylon sign removed) • Excellent security with exterior and interior security system installed. • Site to be fully fenced/gated (construction ongoing) • Zoned M2

RETAIL FOR LEASE

106 B BROWNING BLVD



(+/-) 2,249 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Retail Space Ideal for Daycare or Medical Use
- Outdoor Space Potential
- Ample on-site surface parking for staff and clients
- Many amenities nearby along Portage Avenue
- Situated in the neighbourhood of Westwood, with excellent access to major routes including Portage Avenue and the Perimeter Highway
- Zoning: C2

CONTACT

Ryan Munt
Executive Vice President
Ryan Munt Personal Real Estate Corporation
T 204 928 5015
C 204 298 1905
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**Please click the property image for more details.*

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1079 AUTUMNWOOD DRIVE 	RYAN MUNT 204 928 5015 KARIN THIELMANN 204 470 4715	M	A	2,868	COND LEASED	COND LEASED	- 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		101 303	1,996 1,657	\$21.00 \$11.75	\$15.22 \$15.22	- Prime downtown location surrounded by a variety of amenities, including vibrant summer food trucks on Broadway - Immediate access to the RBC Convention Centre and Skywalk, connecting you to the heart of downtown - Excellent public transportation options for seamless commuting - Elevator access and full handicap accessibility throughout the building - Professionally managed for worry-free operations - Ideal for law offices or other professional service firms - Functional layout includes a welcoming reception area, four private offices, one washroom, and multiple open workspaces - Conveniently close to Manitoba Courts—perfect for legal professionals - Heavy daily traffic exposure, with up to 22,900 vehicles passing by the corner of Edmonton Street and Broadway
98 MARKET AVENUE 	COLIN GRATTON 204 471 1270 CHRIS HOURIHAN 204 934 6215	D		2,400	\$16.00	TBD	- 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
185 SMITH STREET							
	COLIN GRATTON 204 471 1270 KARIN THIELMANN 204 470 4715	M		2,345	\$5,000/MTH		• 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
353 PROVENCHER BLVD							
	STEPHEN SHERLOCK 204 799 5526		UNIT 6	853	\$14.95	\$11.44	• 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 • Unit 1 was previously a tattoo shop and features four booths, a reception area, a spacious office, and a kitchen • Unit 6 offers an open layout with two private offices and a dedicated washroom
5905 ROBLIN BLVD							
	COLIN GRATTON 204 471 1270 KARIN THIELMANN 204 470 4715		B	1,139	\$20.00	\$9.61	CLICK HERE TO TAKE A VIRTUAL TOUR • Ideal for Wellness, Education, or Personal Services • Located on Roblin Boulevard just east of the Perimeter Highway in the family-oriented neighborhood of Charleswood • Features an open reception area, two accessible washrooms, 3 private offices, and a kitchenette • Ample onsite parking • Excellent visibility and accessibility • Signage opportunities on new building fascia and pylon sign • Ready to occupy

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
5 SCURFIELD BLVD - UNIT 38							
CONDITIONALLY LEASED 	STEPHEN SHERLOCK 204 799 5526		A	4,162	COND	COND	- High traffic location on the corner of Scurfield Boulevard and Waverley Street in SW Winnipeg in close proximity to Route 90 - Amazing high exposure showroom/ office/ warehouse space - Corner building sign opportunities, pylon sign on the corner of Scurfield and Waverley and additional dedicated monument signage on Scurfield (+/-) 18' clear ceiling height - Potential to subdivide - Unit A (+/-) 4,162 sf - Unit B (+/-) 2,858 - Zoned M1
	RYAN MUNT 204 298 1905		B	2,858	LEASED	LEASED	
				TOTAL: 7,020			
15 PROGRESS WAY							
	CHRIS HOURIHAN 204 995 0225		1	3,400	\$24.00	\$5.00	- Join a new 6,000 sq. ft. medical clinic in a beautifully-designed building, ready for tenant fixturing - Conveniently situated off McGillivray Boulevard, near one of Winnipeg's fastest growing residential hubs and only 4km from the retail amenities located at Kenaston & McGillivray - Located off a light-controlled intersection in McGillivray Business Park in the RM of Macdonald, allowing for no business tax - Brand-new construction providing energy-efficiency and lower operating costs - Ample parking with 57 stalls on site - Zoned ML, allowing for a multitude of uses to take advantage of the clinic's high-traffic nature
			2	3,400	\$24.00	\$5.00	
				COMBINED			
				6,800			
620-626 ELLICE AVE							
	JAMES TOKER 204 914 8423			763	\$1,495 PER MONTH GROSS		- Prime space on the main floor of Mansfield Court - Join Winnipeg's West End, a hub for quaint storefronts, multi-cultural cuisine and locally owned businesses - Located close to the West End Cultural Centre and Feast Bistro, along with many other restaurants and amenities - High level of foot traffic attracting a steady stream of customers and patrons - Unit features a customizable floor plan with a kitchenette, its own hot water tank, hot & cold water hookup and two 240 volt plugs
	BRANDI ELOQUENCE 204 996 3425						

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
52 OSBORNE ST							
	RYAN MUNT 204 298 1905 BRETT INTRATER 204 934 6229	C2		1,815	\$28.00	\$9.20	- Located in the heart of Osborne Village, just southwest of Downtown Winnipeg within the most densely populated area of Winnipeg - Surrounded by an abundance of amenities within walking distance - High levels of vehicle and foot traffic - On-site parking available - Building signage opportunities - Zoning: C2
316 DES MEURONS ST							
	CHRIS HOURIHAN 204 995 0225			1,310	\$20.95	\$8.25	- Known as “Le Market,” this brand-new mixed-use development is prominently located in the historic St. Boniface neighbourhood at the corner of Des Meurons Street and Goulet Street. - Just minutes from downtown and The Forks, the site is surrounded by local amenities in one of Winnipeg’s most walkable and bike-friendly communities. - Designed with modern elegance, the building features eye-catching corten steel archways and expansive floor-to-ceiling windows that maximize natural light and enhance visibility for both pedestrian and vehicular traffic. - The retail unit is ready for tenant fixturing: walls are drywalled, taped, and sanded; electrical service is in place with 400A 120/208V 3-phase 4-wire capacity; plumbing is capped; HVAC is ready for distribution; and the unit is fully sprinklered. - The main retail entrance fronts Des Meurons Street, complemented by a secondary entrance along Goulet Street for added convenience and access. - Potential for a patio space along Goulet Street, as illustrated in the rendering in the listing brochure - An ideal location for cafés, bakeries, beauty and wellness services, fashion and apparel boutiques, or specialty retail concepts.
1926 MAIN STREET							
	RYAN MUNT 204 298 1905		A	SUBLEASE 1,540	\$13.55 - \$13.90	\$7.55	- 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
197 OSBORNE ST 	CHRIS HOURIHAN 204 934 6215 BRETT INTRATER 204 999 1238	C2	COND LEASED	702-7,014 1,814	\$28.00 COND LEASED	\$10.00 COND LEASED	- Brand-New Development: Mixed-use building featuring 7 ground-floor commercial units and 90 residential units on levels 2 to 6. RESIDENTIAL UNITS 85% LEASED - 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.
1305 PEMBINA HWY 	BRETT INTRATER 204 999 1238 KARIN THIELMANN 204 470 4715			SUBLEASE 6,952	CONTACT AGENT	CONTACT AGENT	- Positioned at one of Winnipeg's most prominent intersections, this former financial institution offers exceptional visibility and accessibility - Located beside FreshCo. and surrounded by established commercial activity, the site presents a rare opportunity for businesses seeking a prestigious address with strong traffic flow and redevelopment potential. 11 Private Offices - Ideal for individual practitioners or small teams 2 Boardrooms – Perfect for meetings, workshops, or collaborative sessions - Spacious Washrooms - Clean and modern facilities for staff and clients - Kitchenette Potential - Flexible space with plumbing access for future installation - Safe Removed – Clean slate for customization and layout optimization - Drive-Thru Opportunity – Subject to municipal approval; great for service-based operations 600A 120/208V 3-Phase Electrical Service – Robust power capacity for medical, wellness, or tech-based use

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
645 CENTURY STREET 	BRETT INTRATER 204 999 1238 RYAN MUNT 204 298 1905	C2		11,037	\$14.00	\$6.50	• High exposure showroom space • Excellent parking with over 84 stalls on site (2.9 stalls per 1,000 sf) • 2 dock loading doors • Nicely finished with sufficient washrooms and kitchenette/lunchroom • Well-lit warehouse space with many windows allowing natural light throughout • In close proximity to JAR International Airport • Services Polo Park retail node • Zoning: C2
106 BROWNING BLVD 	RYAN MUNT 204 298 1905	C2	B	2,249	\$15.00	\$5.76	• Retail Space Ideal for Daycare or Medical Use • outdoor Space Potential • Ample on-site surface parking for staff and clients • Many amenities nearby along Portage Avenue • Situated in the neighbourhood of Westwood, with excellent access to major routes including Portage Avenue and the Perimeter Highway • Zoning: C2

RETAIL FOR SALE

177 ISABEL STREET

YOUR SIGN HERE

(+/-) 9,300 SF Available

PROPERTY HIGHLIGHTS

- The Cushman & Wakefield | Stevenson Investment Team ("CWSIT") is pleased to offer for sale a 100% interest in 177 Isabel Street, Winnipeg, MB ("the Property").
- This adaptable commercial-industrial property offers a well-maintained facility suited to a broad range of uses, from automotive and light industrial to service-based or commercial operations.
- The building includes functional shop space and a built-out second floor with office space, allowing for clear operational separation and administrative convenience. The Property is currently 100% leased until 2030 but but vacant possession is possible.
- The property is being offered for sale on an as-is where-is basis through a court-ordered receivership process.

CONTACT

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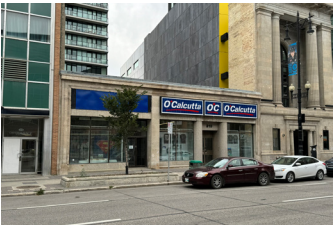
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Karin Theilmann

Senior Associate
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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		SOLD	- 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			49,820		\$2,650,000	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	- 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
344 GERTRUDE AVENUE							
	RYAN MUNT 204 298 1905			5,040		COND SOLD	• Turnkey full-service car wash with excess land • Significant future re-development potential • Situated within Corydon-Osborne Secondary Plan, designated • Recent Phase 1 ESA available, Phase 2 ESA not recommended
	BRETT INTRATER 204 999 1238						
500 WILLIAM AVENUE							
	BRETT INTRATER 204 999 1238			2,550		SOLD	• Freestanding retail building with great parking & accessibility • Located at a traffic lit Intersection at the southwest corner of William Avenue and Isabel Street • Former tenant recently restored to white box condition on interior • Pylon sign on site • Built in 1981
	KARIN THIELMANN 204 470 4715						
177 ISABEL STREET							
	BRETT INTRATER 204 934 6229			9,300 SF		CONTACT AGENT	• The Cushman & Wakefield Stevenson Investment Team (“CWSIT”) is pleased to offer for sale a 100% interest in 177 Isabel Street, Winnipeg, MB (“the Property”). • This adaptable commercial-industrial property offers a well-maintained facility suited to a broad range of uses, from automotive and light industrial to service-based or commercial operations. • The building includes functional shop space and a built-out second floor with office space, allowing for clear operational separation and administrative convenience. The Property is currently 100% leased until 2030 but vacant possession is possible. • The property is being offered for sale on an as-is where-is basis through a court-ordered receivership process.
	RYAN MUNT 204 298 1905						
	KARIN THIELMANN 204 470 4715						

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
1825 MAIN STREET							
	BRETT INTRATER 204 999 1238			3,464		\$600,000	- Former bank building built in 1920 - Main floor commercial with upper level apartment suite 3 parking stalls at rear - Great exposure and signage opportunities - Main floor: 2,134 sf retail space - Open space caters to multitude of uses - Bonus basement space includes 2 washrooms, plenty of storage - Second floor: 3 bedroom, 1 bathroom apartment with updated kitchen - Newer windows
	KARIN THIELMANN 204 470 4715						
903 WINNIPEG AVE							
	BRANDI ELOQUENCE 204 996 3425			3,108		\$235,000	- Opportunity to own a character property in a central, established neighbourhood - Main sanctuary features high ceilings, natural light, and an open layout - Lower level includes a functional kitchen and flex space - Suitable for a variety of purposes, including community, cultural, or institutional use - Excellent proximity to residential neighbourhoods, transit, schools, parks and amenities - Year built: 1914 - Zoning: R2 - Site area (+/-) 3,296 SF

INVESTMENT FOR SALE

669 BROADWAY

(+/-) 17, 130 SF Available

PROPERTY HIGHLIGHTS

- **Strategic Urban Location**
Centrally positioned in Winnipeg with excellent visibility, transit access, and proximity to key amenities. The site offers strong connectivity and appeal for a range of future uses.
- **C2 Zoning with Redevelopment Flexibility**
Zoned C2 (Commercial Community), supporting a wide mix of commercial and institutional uses. Potential exists for rezoning to high-density multi-family residential, subject to servicing capacity and municipal approvals.
- **On-Site Parking & Functional Layout**
Features a combination of enclosed garage and surface parking, offering rare on-site convenience for a building of this vintage. Estimated capacity supports a variety of operational or redevelopment scenarios.
- **Well-Maintained 1930 Structure**
A character-rich building with enduring craftsmanship, including a rare church-style auditorium. Maintained to a high standard, the property is suitable for continued use or adaptive reuse.

CONTACT

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
SMITH STREET PARKADE						
	BRETT INTRATER 204 934 6229		M	29,237 SF	\$9,795,000	• 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					
1000 WAVERLEY STREET						
	RYAN MUNT 204 928 5015		M2	151,651 SF	CONTACT AGENT	• 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: \$166,804.55 (2025)
	KARIN THIELMANN 204 470 4715					
531 QUEENS AVE E - BRANDON, MB						
	CHRIS MACSYMIC 204 928 5019		HMU	1.15	\$4,750,000	• 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	\$4,050,000	- 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	- 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					
0 RAVENHURST STREET						
	BRETT INTRATER 204 934 6229		RMU	5	UNCON SOLD	- 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.
	CHRIS MACSYMIC 204 928 5019					

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
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 • 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
365 OSBORNE STREET 	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 997 6547		M2	4.21		• 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.

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
674-680 SELKIRK AVE						
	CHRIS HOURIHAN 204 995 0225		RMF-L C2	0.46	PRICE REDUCED \$300,000	• High-exposure development opportunity located on a corner lot offering exceptional visibility • Situated on Selkirk Avenue, a major Winnipeg North End artery with high traffic • Excellent access to major routes including McPhillips Street, Arlington Avenue, and Main Street • Opportunity to consolidate parcels and re-zone the amalgamated parcel to either RMF-L or C2
618 SPENCE STREET						
	BRANDI ELOQUENCE 204 996 3425			8,805 SF	NEGOTIABLE	• Professionally managed apartment building. • Built in 2018 with 6 turnkey suites, low-maintenance operations, and stable income. • Features assumable CMHC financing at below-market rates for immediate cash flow. • Conveniently located near downtown Winnipeg, Health Sciences Centre, and amenities. • Full occupancy with no immediate capital needs; mix of 1, 2, and 3-bedroom units. • A rare investment opportunity in Winnipeg's strong rental market.
530 ROSS AVENUE						
	BRANDI ELOQUENCE 204 996 3425			10,726 SF	CON SOLD	• Professionally managed apartment building. • Built in 2017, featuring 7 well-appointed, turnkey suites with modern design and low-maintenance operations. • Located minutes from downtown Winnipeg and steps from the Health Sciences Centre with nearby amenities supporting strong tenant demand. • Full occupancy, no immediate capital expenditures needed. • Comprised entirely of 3-bedroom units, offering a rare opportunity in Winnipeg's rental market.

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
1020 LORIMER BLVD						
CONDITIONALLY SOLD 	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 928 5019 KARIN THIELMANN 204 470 4715			67,224 SF	COND SOLD	• The Cushman & Wakefield Stevenson Investment Team (“CWSIT”) is pleased to offer for sale a 100% interest in 1020 Lorimer Boulevard in Winnipeg, Manitoba, on behalf of its vendor-client, Appelt Properties. • The property offers approximately 67,000 rentable square feet of state-of-the-art medical outpatient space, including associated support services. • It is home to Western Surgery Centre, Winnipeg’s top multi-specialty private surgical facility. • The property sits on over 2 acres of land, ideally located between Winnipeg’s most affluent neighborhoods. • The site is surrounded by excellent amenities and a dense number of rooftops. • The offering represents an exceptional opportunity to acquire a strategically located, stabilized, and well-tenanted asset. • The property provides stable long-term cash flow, with a weighted average lease term remaining in excess of 4 years. • There is near-term income growth potential through strategic parking initiatives.

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
83 & 87 SMITH STREET 	BRETT INTRATER 204 934 6229			5,995 SF	PRICE IMPROVED \$3,250,000	- The Cushman & Wakefield Stevenson Investment Team ("CWSIT") is pleased to offer for sale a 100% freehold interest in two multifamily residential properties located in downtown Winnipeg, MB at 83-87 Smith Street (the "Properties"). - The offering includes: - A three-storey, 39-unit brick apartment block constructed in 1930. - A two-storey, six-unit walk-up built in 1899. - Together, the Properties represent a rare opportunity to acquire two adjacent character buildings with significant upside potential. - The Properties are being offered on an "as-is, where-is" basis.
	CHRIS MACSYMIC 204 928 5019					
	KARIN THIELMANN 204 470 4715					
177 ISABEL STREET 	BRETT INTRATER 204 934 6229			9,300 SF	CONTACT AGENT	- The Cushman & Wakefield Stevenson Investment Team ("CWSIT") is pleased to offer for sale a 100% interest in 177 Isabel Street, Winnipeg, MB ("the Property"). - This adaptable commercial-industrial property offers a well-maintained facility suited to a broad range of uses, from automotive and light industrial to service-based or commercial operations. - The building includes functional shop space and a built-out second floor with office space, allowing for clear operational separation and administrative convenience. The Property is currently 100% leased until 2030 but vacant possession is possible. - The property is being offered for sale on an as-is where-is basis through a court-ordered receivership process.
	RYAN MUNT 204 298 1905					
	KARIN THIELMANN 204 470 4715					

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
1845 ST. MATTHEWS AVENUE						
	BRETT INTRATER 204 934 6229			20,044 SF	\$3,350,000	- The Cushman & Wakefield Stevenson Investment Team ("CWSIT") is pleased to offer for sale a 100% interest in 1845 St. Matthews Avenue, Winnipeg, MB ("the Property"). - The Property features approximately 20,044 square feet of light manufacturing space, ideally suited for a variety of industrial or commercial uses. - Formerly operated as a specialty paint shop, the facility offers robust infrastructure, including open-span production space, generous power capacity, and ceiling heights conducive to flexible operations. - Strategically located with convenient access to major transportation routes. - The building is being offered vacant, allowing for immediate occupancy or repositioning. - Ample room for customization and redevelopment, presenting a compelling opportunity for owner-users or investors seeking a well-located asset with strong utility and upside potential.
	RYAN MUNT 204 298 1905					
	KARIN THIELMANN 204 470 4715					
1368 BORDER STREET						
	BRETT INTRATER 204 934 6229			5,150 SF	\$850,000	- The Cushman & Wakefield Stevenson Investment Team ("CWSIT") is pleased to offer for sale a 100% interest in a versatile asset located at 1368 Border Street, Winnipeg, MB ("the Property"). - The Property is ideal for storage, distribution, or light manufacturing. - The Property is strategically located with excellent access to major transportation routes and features high-clearance warehouse space, a dock-level loading door, and flexible zoning. - This property is currently 100% leased until 2029. - The Property is being offered for sale on an as-is where-is basis through a court-ordered receivership process.
	RYAN MUNT 204 298 1905					
	KARIN THIELMANN 204 470 4715					

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
263 HENDERSON HIGHWAY 	BRETT INTRATER 204 934 6229		RMFL	0.308	SOLD	- 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.
	CHRIS MACSYMIC 204 928 5019					
441, 447 & 451 KUZENKO STREET, NIVERVILLE, MB 	BRETT INTRATER 204 934 6229		MG	1.74	\$499,000.00	1,200 sf commercial building plus 3x greenhouses totaling over 8,200 sf on 0.58 acre lot - Highly secure with full perimeter camera system, heavy grade security fence and reinforced entry gate - Excess 1.16 acre vacant land directly adjacent to developed site - Total 1.74 acre site - Zoned MG - Industrial General - Clean environmental - Building equipped with HVAC suitable and configured for cannabis growing operation - Water well and holding tanks on site
	COLIN GRATTON 204 471 1270					

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

ADDRESS	CONTACT	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
DBM INDUSTRIAL PORTFOLIO					
	CHRIS MACSYMIC 204 997 6547		68,000 SF	CONTACT AGENTS	• 100% interest in a three-property industrial portfolio. • Properties located in three Canadian markets: • 65 Vail Court, Sussex, NB • 725-727 Martindale Road, Sudbury, ON • 1055 Fleury Street, Regina, SK • Approximately 68,000 sq. ft. of fully leased industrial space. • Single AAA covenant tenant in high-demand industrial nodes. • Exposure to strong regional economic diversity. • Reliable long-term income with an average remaining lease term over 4.5 years. • Tenant mainly self-manages and covers capital expenditures, minimizing owner oversight.
	BRETT INTRATER 204 999 1238				
	KARIN THIELMANN 204 470 4715				
669 BROADWAY					
	CHRIS MACSYMIC 204 997 6547		17,130 SF	\$2,150,000	• Strategic Urban Location Centrally positioned in Winnipeg with excellent visibility, transit access, and proximity to key amenities. The site offers strong connectivity and appeal for a range of future uses. • C2 Zoning with Redevelopment Flexibility Zoned C2 (Commercial Community), supporting a wide mix of commercial and institutional uses. Potential exists for rezoning to high-density multi-family residential, subject to servicing capacity and municipal approvals. • On-Site Parking & Functional Layout Features a combination of enclosed garage and surface parking, offering rare on-site convenience for a building of this vintage. Estimated capacity supports a variety of operational or redevelopment scenarios. • Well-Maintained 1930 Structure A character-rich building with enduring craftsmanship, including a rare church-style auditorium. Maintained to a high standard, the property is suitable for continued use or adaptive reuse.
	BRETT INTRATER 204 999 1238				
	KARIN THIELMANN 204 470 4715				

SPECIALTY FOR SALE

903 WINIPEG AVE

(+/-) 3,108 SF TOTAL AVAILABLE
SPLIT BETWEEN UPPER AND LOWER LEVELS

PROPERTY HIGHLIGHTS

- Opportunity to own a character property in a central, established neighbourhood
- Main sanctuary features high ceilings, natural light, and an open layout
- Lower level includes a functional kitchen and flex space
- Suitable for a variety of purposes, including community, cultural, or institutional use
- Excellent proximity to residential neighbourhoods, transit, schools, parks and amenities
- Year built: 1914
- Zoning: R2
- Site area (+/-) 3,296 SF

CONTACT

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LAND FOR SALE

PHASE III STEELE BUSINESS PARK

PHASE III OF (+/-) 5.65 Acres Available

PROPERTY HIGHLIGHTS

- Ready to build on industrial development site
- Significant site improvements
- Storm Sewer, water and land drainage work completed
- Significant underground sewer work completed
- Paved entryway and roadways for access completed
- Sub base for concrete loading apron installed
- Building footprint completed and installed for approximately 80,000 sf building

CONTACT

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Ryan Munt

Executive Vice President

Ryan Munt Personal Real Estate Corporation

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
BRIDGWATER TRAILS						
	BRETT INTRATER 204 934 6229	LOT 1	RMF-M	3.6	SOLD	- Located in highly-desirable Southwest Winnipeg - Direct access to Kenaston Boulevard, Winnipeg' most prominent north/south thoroughfare, connecting significant commercial growth nodes - These parcels greatly benefit from the amenity-rich Bridgewater Town Centre, the master planned premium town centre designed as the heart of the Bridgewater Neighbourhoods in Waverley West - Bridgewater Neighbourhoods are the fastest growing and highest value subdivision in Winnipeg (average MLS sale price \$50k+ per door above closest competing subdivision) - Consistent retail and multi-residential demand have driven unabated nearby growth
		LOT 2	RMF-L	3.2	COND SOLD	
	CHRIS MACSYMIC 204 928 5019	LOT 3 & 4	RMF-L	4.0	COND SOLD	
		* CURRENTLY UNDERGOING REZONING				
1284 WILKES AVENUE						
	CHRIS MACSYMIC 204 928 5019		M2	21.56	\$950,000 PER ACRE	- 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	- 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
SOUTHWEST DEVELOPMENT LAND						
	BRETT INTRATER 204 999 1238	LOT 1	C3	3.69	\$825,000/ACRE	- 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
		LOT 2		3.84	\$825,000/ACRE	
	RYAN MUNT 204 928 5015					
	CHRIS MACSYMIC 204 928 5019					
2829 MCGREGOR FARM ROAD - EAST ST. PAUL MB						
	RYAN MUNT 204 928 5015		IG	8.95	\$2,700,000	- Located south of Schriemers Market Centre with easy access from Lagimodiere Boulevard - High exposure with prominent frontage along Lagimodiere Boulevard - Located 3 Minutes from the Perimeter Highway - Zoning IG - Industrial General (+/-) 260 ft of frontage along McGregor Farm Road - Roll number: 94500 - Many commercial and industrial uses are permitted within the zoning - Light industrial use - Limited contractor service - Self Storage - Equipment rentals and sales - Eating and drinking establishment
	BRETT INTRATER 204 934 6229					
1459 - 17TH STREET EAST, BRANDON MB						
	CHRIS MACSYMIC 204 997 6547		IG	5.63	\$1,000,000	- Rare chance to acquire 5.63 acres of a serviced Industrial land located on the southeast side of Brandon, MB - Key Features: - Fully serviced land - Proximity to major trucking routes - Ideal for Owner-User - Existing Structures on site include: - 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
153 MAIN STREET NORTH, MINNEDOSA, MB 	CHRIS MACSYMIC 204 997 6547		CC	0.3	\$99,900.00	- Roll Number: 45100.000 - Legal Description: 9/10-16-G
RAILWAY AVENUE S & PARK ST - WASKADA MB 	BRANDI ELOQUENCE 204 996 3425		CG	0.27	TBD	LOCATION 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. POPULATION 161 (2021 Census) SITE/PROPERTY DESCRIPTION Located on the corner of South Rail Avenue & Park Street, the property is surrounded by a mix of commercial and residential properties.
4 MAIN STREET W - ELIE MB 	STEPHEN SHERLOCK 204 928 5011		CC	0.57	TBD	LOCATION 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. POPULATION 705 - Source 2021 census SITE/PROPERTY DESCRIPTION Vacant commercial land on the North side of Main street surrounded by a mix of multi-family, commercial and recreation space.

**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	CON SOLD	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.

**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	COND SOLD	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. POPULATION 700 (source 2021 census) SITE/PROPERTY DESCRIPTION Irregular shaped lot fronting on Alexander Street surrounded by a variety of office, retail, institutional and service-related uses.
FIRST AVE, RESTON MB 	BRANDI ELOQUENCE 204 996 3425		UN	1.02	CONTACT AGENT	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. POPULATION 659 (2021 Census) SITE/PROPERTY DESCRIPTION Rectangular shaped lot just north of the CP rail lines and just south of 3rd street
HWY 5 AT SECOND AVE EAST, ROBLIN MB 	STEPHEN SHERLOCK 204 799 5526		CH	0.61	CONTACT AGENT	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. POPULATION 1,603 (2021 Census) SITE/PROPERTY DESCRIPTION Rectangular shaped lot, facing 1st Street South, with access of Highway 5

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
202-3RD ST NE, PORTAGE LA PRAIRIE MB 	STEPHEN SHERLOCK 204 799 5526		M1	0.95	CONTACT AGENT	LOCATION Portage la Prairie is a small city approximately 75 kilometers west of Winnipeg, along the Trans-Canada Highway POPULATION 13,270 (2021 Census) SITE/PROPERTY DESCRIPTION Rectangular shape lot spanning from 3rd Street NE to 4th Street NE along Fisher Avenue East
FIRST ST BAY NORTH, PINAWA MB 	BRANDI ELOQUENCE 204 934 6246		ML	0.78	COND SOLD	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. POPULATION 1,512 (2021 Census) SITE/PROPERTY DESCRIPTION Rectangular shaped lot, fronting 1st Street Bay South, access off 211 Road
5TH AVENUE AT BRYDON STREET - NEEPAWA, MB 	BRANDI ELOQUENCE 204 934 6246		RS	0.46	COND SOLD	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. POPULATION 5,685 (2021 Census) SITE/PROPERTY DESCRIPTION Square shape, corner of 5th Avenue and Brydon Street

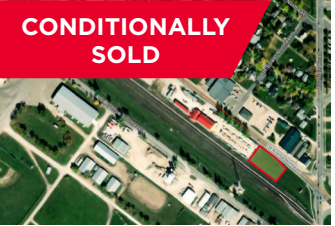
**Please click the property image for more details.*

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
635 FRONT AVENUE - MANITOU MB						
	STEPHEN SHERLOCK 204 928 5011		MG	1.02	TBD	- 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
309 BOYNE AVE WEST, MORRIS MB						
	STEPHEN SHERLOCK 204 799 5526		IL	2	COND SOLD	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. POPULATION 1,975 (2021 Census) SITE/PROPERTY DESCRIPTION Rectangular shape lot, corner of Van Horne Street and Boyne Avenue
AUGUSTA ROAD, RUSSELL MB						
	STEPHEN SHERLOCK 204 799 5526		CM	1.20	CONTACT AGENT	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. POPULATION 1,740 (2021 Census) SITE/PROPERTY DESCRIPTION Triangular shaped lot at the NW corner of Augusta Street and Shell River Avenue

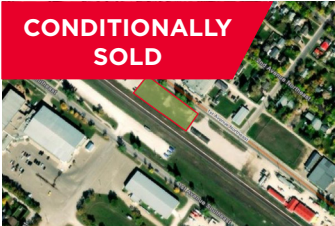
**Please click the property image for more details.*

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
901 N RAILWAY AVE, SHOAL LAKE MB						
	BRANDI ELOQUENCE 204 934 6246		I	0.05	CONTACT AGENT	LOCATION Shoal Lake is a locality in the southwest of Manitoba, Canada. Originally incorporated as a town, Shoal Lake amalgamated with the Rural Municipality of Shoal Lake on January 1, 2011 to form the Municipality of Shoal Lake, which became the Rural Municipality of Yellowhead on January 1, 2015. POPULATION 652 (2021 Census) SITE/PROPERTY DESCRIPTION Square shaped lot, facing North Railway Avenue Easy, access off Main Street
809 N RAILWAY AVE, SHOAL LAKE MB						
	BRANDI ELOQUENCE 204 934 6246		I	0.17	CONTACT AGENT	LOCATION Shoal Lake is a locality in the southwest of Manitoba, Canada. Originally incorporated as a town, Shoal Lake amalgamated with the Rural Municipality of Shoal Lake on January 1, 2011 to form the Municipality of Shoal Lake, which became the Rural Municipality of Yellowhead on January 1, 2015. POPULATION 652 (2021 Census) SITE/PROPERTY DESCRIPTION Square shaped lot, facing North Railway Avenue Easy, access off Main Street
SOUTH RAILWAY AVE, SHOAL LAKE MB						
	BRANDI ELOQUENCE 204 996 3425		I	0.53	CONTACT AGENT	LOCATION Shoal Lake is a locality in the southwest of Manitoba, Canada. Originally incorporated as a town, Shoal Lake amalgamated with the Rural Municipality of Shoal Lake on January 1, 2011 to form the Municipality of Shoal Lake, which became the Rural Municipality of Yellowhead on January 1, 2015. POPULATION 652 (2021 Census) SITE/PROPERTY DESCRIPTION Rectangular shaped lot, facing South Railway Avenue, access off 4th Avenue

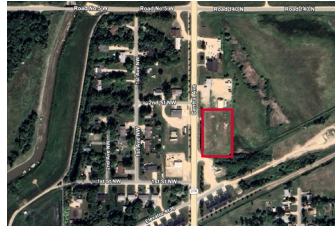
**Please click the property image for more details.*

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
337 RAILWAY AVE SOUTH, GRANDVIEW MB 	BRANDI ELOQUENCE 204 934 6246		I	0.67	CONTACT AGENT	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. POPULATION 808 (2021 Census) SITE/PROPERTY DESCRIPTION Rectangular shaped lot, fronting Railway Avenue South, access off Main Street
EAST SIDE OF HIGHWAY #59 - ST. PIERRE - JOLYS, MB 	BRANDI ELOQUENCE 204 934 6246		AL	0.50	CONTACT AGENT	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. POPULATION 1,305 (2021 Census) SITE/PROPERTY DESCRIPTION Square shaped lot, fronting Sabourin Street (East Side Hwy 59), access off Cote Avenue
1ST AVENUE NE - DAUPHIN, MB 	BRANDI ELOQUENCE 204 996 3425		CC	0.4	COND SOLD	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. POPULATION 8,368 as of the 2021 Canadian Census SITE/PROPERTY DESCRIPTION Rectangular lot with access of off 1st Street NE, surrounded by commercial uses and the CN rail line

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
104 3RD STREET NE, DAUPHIN, MB 	BRANDI ELOQUENCE 204 996 3425		CC	0.9	COND SOLD	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. POPULATION 8,368 as of the 2021 Canadian Census SITE/PROPERTY DESCRIPTION Rectangular lot located on the corner of 1st Avenue NE and 3rd Street NE, surrounded by commercial uses and fronting on a CN rail line.
137 1ST AVENUE NE - DAUPHIN, MB 	BRANDI ELOQUENCE 204 996 3425		CC	0.7	COND SOLD	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. POPULATION 8,368 as of the 2021 Canadian Census SITE/PROPERTY DESCRIPTION Rectangular lot with access of 0 1st Street NE, surrounded by commercial uses and the CN rail line
86 NORTH RAILWAY STREET, MACGREGOR, MB 	BRANDI ELOQUENCE 204 996 3425		I	0.53	CONTACT AGENT	LOCATION MacGregor is a community in Manitoba found in the RM of North Norfolk. MacGregor is located approximately 130 km (81 mi) west of Winnipeg and 80 km (50 mi) east of Brandon. It is a farming community, with the biggest industry in the area being agriculture. The community is surrounded by farms, and the Trans-Canada Highway is located just north of town. POPULATION 962 as of 2021 Canadian Census. SITE/PROPERTY DESCRIPTION Well-located rectangular plot in a mixed use area offering direct access via North Railway Street East. Surrounding neighborhood consists mainly of industrial and residential uses.

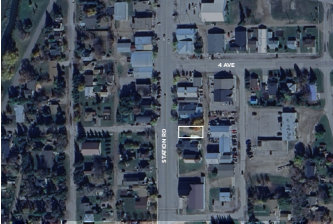
**Please click the property image for more details.*

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
STATION LANE, ERIKSDALE, MB						
	BRANDI ELOQUENCE 204 996 3425		GC	0.64	CONTACT AGENT	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. POPULATION 837 (source 2016 Census) SITE/PROPERTY DESCRIPTION Vacant land located NW of the corner of Station Lane and Main Street in close proximity to the Eriksdale Museum
860 CENTRAL AVENUE, STE ROSE DU LAC, MB						
	STEPHEN SHERLOCK 204 799 5526		CC	1.38	CONTACT AGENT	LOCATION Ste. Rose du Lac, Manitoba, is a welcoming community in the Parkland region, located at the intersection of PTH 5 and 68, about 50 km east of Dauphin. Known as the "Cattle Capital of Manitoba," it serves as a regional hub for surrounding agricultural communities, offering essential services, health care, and commerce. With a strong French-Canadian heritage, Ste. Rose du Lac is accessible by highway and is known for its local attractions, including the Lourdes Grotto replica and nearby outdoor recreation opportunities. POPULATION 997 as of 2021 Canadian Census. SITE/PROPERTY DESCRIPTION 860 Central Avenue, Ste. Rose du Lac, MB is a commercial property with prominent frontage on Central Avenue, offering excellent visibility and direct access to provincial highways. Situated in the town's main business area, it provides a great opportunity for retail, service, or mixed-use development in a regional hub serving surrounding communities.

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
JAMAICA STREET, GLADSTONE MB						
	BRANDI ELOQUENCE 204 996 3425			0.69	\$42,000	• Opportunity to acquire a 0.69-acre lot at the end of a quiet residential block in Gladstone, MB. • Positioned between two established residential streets, with exposure to Highway 16, offering both privacy for residents and strong visibility for future marketing or resale. • The site is cleared and has access to municipal services, minimizing upfront development costs. • Located within a mature residential area with strong community character. • Ideal for a single-family build or potential multi-unit development (subject to zoning). • All future construction must be completed above grade.
CENTREPORT SOUTH						
	CHRIS HOURIHAN 204 995 0225			110.95	\$13,200,000	• Cushman & Wakefield Stevenson is pleased to act as the Vendor's exclusive agent in the sale of 110.95 acres of prime development land, strategically located along Sturgeon Road in CentrePort South, within the City of Winnipeg boundaries. • This offering presents a compelling opportunity to secure a well-positioned site in one of Winnipeg's most dynamic and evolving industrial corridors, with close proximity to the Winnipeg James A. Richardson International Airport and quick access to CentrePort Canada Way, Route 90, and the Perimeter Highway. • City servicing is anticipated by Fall 2026.
HWY 1 - RICHER, MB						
	CHRIS MACSYMIC 204 997 6547			3.74	\$200,000	• 3.74 acre parcel available for sale excellent exposure on HWY #1 located east of Richer MB • Zoning: TBC

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
343 STATION ROAD - SHOAL LAKE, MB 	BRANDI ELOQUENCE 204 996 3425			0.12	PRICE IMPROVED \$20,000	• Opportunity to acquire a 5,100 sf lot in the heart of Shoal Lake. • Excellent exposure on the main commercial thoroughfare. • Site is cleared and has access to municipal services, minimizing upfront development costs. • Ideal for a multitude of uses, including office, retail, restaurant, etc.
PHASE III STEELE BUSINESS PARK 	STEPHEN SHERLOCK 204 799 5526 RYAN MUNT 204 298 1905			5.65	\$1,300,000	• Phase III development land for sale • Ready to build on industrial development site • Significant site improvements • Storm Sewer, water and land drainage work completed • Significant underground sewer work completed • Paved entryway and roadways for access completed • Sub base for concrete loading apron installed • Building footprint completed and installed for approximately 80,000 sf building

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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