

# AVAILABILITY REPORT

FEBRUARY 2026

\*Please click a listing type to navigate

**INDUSTRIAL**



FOR LEASE  
FOR SALE



FOR LEASE  
FOR SALE

**OFFICE**

**RETAIL**



FOR LEASE  
FOR SALE

**INVESTMENT**



FOR SALE

**SPECIALTY**



FOR SALE

**LAND**



FOR LEASE  
FOR SALE



# INDUSTRIAL FOR LEASE

20 HARVEST DRIVE



(+/-) 30,000 SF AVAILABLE

## PROPERTY HIGHLIGHTS

- 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

## CONTACT

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### Stephen Sherlock

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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
<b>21 MURRAY PARK ROAD</b>										
	CHRIS MACSYMIC 204 928 5019  KARIN THIELMANN 204 470 4715	M1	BUILD-TO-SUIT	7,840 - 15,680	6			\$14.95	TBD	<ul style="list-style-type: none"> <li>Build-to-suit opportunity in the heart of Murray Industrial Park</li> <li>Located on Murray Park Rd between Sturgeon Rd and Moray St</li> <li>Close proximity to Winnipeg Richardson International Airport and major transportation routes</li> <li>Six (6) 12'x14' grade loading doors</li> <li>24' clear ceiling height</li> <li>Zoned M2</li> </ul>
<b>289 KING STREET</b>										
	BRANDI ELOQUENCE 204 996 3425	M	MAIN FLOOR 3RD FLOOR	3,727 156-4,093				\$7.99 \$6.00	\$3.15 \$3.15	<ul style="list-style-type: none"> <li>Built in 1895, 289 King Street is steps from the Exchange District and downtown amenities.</li> <li>The building features exposed brick, timber, and Tyndall stone, offering character space suitable for office, studio, showroom, and warehouse users. Layouts are flexible and can accommodate a variety of business needs.</li> <li>Amenities include on-site parking, sheltered loading, a freight elevator, third floor tenant lounge, and full sprinkler coverage.</li> <li><b>Flexible lease terms and generous incentives are available for qualified tenants</b>, making this a versatile option for businesses seeking downtown accessibility with character.</li> </ul>
<b>17 GEE TEE WAY - RM OF SPRINGFIELD</b>										
	JAMES TOKER 204 934 6210  RYAN MUNT 204 928 5015	MG	1	2,944	1	16'-19'	\$14.95	\$3.00	<a href="#">CLICK HERE TO TAKE A VIRTUAL TOUR</a>	<ul style="list-style-type: none"> <li>Join a quickly growing industrial park just 5 minutes from the Perimeter Highway in the RM of Springfield</li> <li>Choose between 10,120 sf of built out office/warehouse space or up to 5,888 sf of shell space</li> <li>4 drive through grade doors with electric openers in unit 3</li> <li>Floor drains in the warehouse</li> <li>(+/-) 16' to 19' clear ceiling height</li> <li>Fenced compound space available</li> </ul>

\*Please click the property image for more details.

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<b>1196 FIFE STREET</b>										
	CHRIS MACSYMIC 204 928 5019	M2		1.4 ACRES				\$4,175.00 NET MONTHLY PER ACRE		<ul style="list-style-type: none"> <li>• M2 Zoned compound for lease in the heart of Inkster Industrial Park</li> <li>• Site is fully-fenced and gated with security cameras</li> <li>• Net lease plus taxes and utilities</li> <li>• Well-situated in close proximity to major transportation routes</li> <li>• Available immediately</li> </ul>
<b>STEELE BUSINESS PARK PHASE II</b>										
	STEPHEN SHERLOCK 204 928 5011  RYAN MUNT 204 928 5015		1-2	10,915	2	* POTENTIAL FOR ADDITIONAL DOCK LOADING OR GRADE LOADING	28'	TBD	\$4.38	<p><b>LAST UNIT REMAINING</b></p> <ul style="list-style-type: none"> <li>• Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air)</li> <li>• Brand new construction</li> <li>• Excellent exposure on CentrePort Canada Way</li> <li>• All major amenities nearby</li> <li>• Quick access to major highways and key corridors</li> </ul>
<b>326 SAULTEAUX CRESCENT</b>										
	CHRIS HOURIHAN 204 934 6215	M2		10,975	1	1	18'	COND LEASED	COND LEASED	<ul style="list-style-type: none"> <li>• Located in Murray Park Industrial Park, situated on the corner of Murray Park Road and Saulteaux Crescent</li> <li>• Close proximity to major trucking routes, CentrePort, and the Winnipeg Richardson International Airport</li> <li>• Abundance of parking on-site in front of and behind units</li> <li>• Ideally suited for groups looking for a mix of office and/or showroom and warehouse space</li> <li>• 326 Saulteaux Crescent is a 50/50 split of office warehouse with one 8'x10' grade loading door and one 8'x10' dock loading door. Buildout consists of 7 offices, boardroom, breakout room, open office area and a large kitchen</li> </ul>

\*Please click the property image for more details.

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<b>1000 WAVERLEY STREET</b>										
	RYAN MUNT 204 928 5015  KARIN THIELMANN 204 470 4715	A		16,370 - 21,468				\$18.50	\$7.55	<ul style="list-style-type: none"> <li>• Fully developed Office/Flex space</li> <li>• Excellent exposure along Waverley St between Wilkes Ave and McGillivray Blvd</li> <li>• Great natural light with modern improvements</li> <li>• Ample parking available with 70-80 stalls per unit available</li> <li>• Easy access to public transit with many amenities nearby</li> <li>• Utilities are included!</li> </ul>
<b>109 HIGGINS AVENUE</b>										
	BRANDI ELOQUENCE 204 996 3425			20,804				\$5.50 GROSS		<ul style="list-style-type: none"> <li>• Located in central Winnipeg in close proximity to the Disraeli Freeway and Waterfront Drive</li> <li>• Ideal for warehouse/storage space</li> <li>• Loading area features 2 elevated loading doors and 2 grade level doors</li> <li>• 3 Phase, 600 Volt electrical service</li> <li>• Fully fenced compound area accommodates ample on site parking and exterior storage</li> <li>• Zoned M2</li> </ul>
<b>1475 DUBLIN AVE</b>										
	STEPHEN SHERLOCK 204 799 5526  CHRIS HOURIHAN 204 995 0225			3,719			CONTACT AGENT	\$5.73		<ul style="list-style-type: none"> <li>• Nicely developed corner unit with lots of natural light</li> <li>• Spacious office area featuring large, bright open workspaces, four private offices, meeting rooms, kitchen area, and storage rooms</li> <li>• Warehouse space with two 10' x 10' grade-level loading doors</li> <li>• Sublease expires June 30, 2028</li> </ul>

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<b>3000 MCCREARY ROAD</b>										
	STEPHEN SHERLOCK 204 799 5526  RYAN MUNT 204 928 5015			2,500 - 34,000			CONTACT AGENT	\$4.75	<b>READY FOR TENANT FIXTURING</b>	
<ul style="list-style-type: none"> <li>Brand new flex space now under construction</li> <li>Great exposure just north of the controlled intersection of McGillivray Boulevard and McCreary Road</li> <li>Just outside of city of Winnipeg limits in the RM of MacDonald</li> <li>No City of Winnipeg business taxes</li> <li>High quality pre-cast construction with 20' clear ceiling height</li> <li>All loading door openings are 10' x 14' to allow for grade level loading, dock level loading or windows</li> <li>Two 11,500 sf clearspan sections and two 13,000 sf clearspan sections with bay sizes starting at 2,500 sf</li> </ul>										
<b>865 BRADFORD STREET</b>										
	RYAN MUNT 204 298 1905  JAMES TOKER 204 914 8423	M2		18,913	1	2	16.5'	\$8.95	TBD	<ul style="list-style-type: none"> <li>Rare opportunity to own or lease a single-tenant warehouse with existing office improvements in St. James Industrial</li> <li>Approximately 14,908 SF of warehouse space and 4,005 SF of office space featuring five private offices and showroom space</li> <li>(+/-) 16.5' ceiling</li> <li>Column spacing (+/-) 30' x 22.5'</li> <li>Covered dock level loading and ramped grade access</li> <li>Two dock doors, one 8' x 10' and one 10' x 10'</li> <li>One ramped grade door 14' wide x 10' tall</li> <li>Large loading area - 31% site coverage</li> <li>Easy access to trucking and distribution routes</li> </ul>
<b>359 JOHNSON AVE</b>										
	STEPHEN SHERLOCK 204 799 5526	M1	I & J	2,400	1			\$8.95	\$6.86	<ul style="list-style-type: none"> <li>Located on the corner of Johnson Avenue and Levis Street close to Chalmers Ave and Watt Street</li> <li>Office/warehouse space with open area, 1 private office, kitchen area and open warehouse space</li> <li>Warehouse space has 1 grade level loading door and a set of double main doors</li> <li>Zoned: M1</li> <li>Available immediately</li> </ul>

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<b>1470 WILLSON PLACE</b>										
	STEPHEN SHERLOCK 204 799 5526  JAMES TOKER 204 914 8423	M2		10,105	6		\$12.95	\$6.63		<ul style="list-style-type: none"> <li>• Shell warehouse ready for office/storefront buildout</li> <li>• Column free clear span building</li> <li>• Located in the heart of SW Winnipeg one of the cities most desirable areas with convenient access to Waverley Street and McGillivray Boulevard</li> <li>• Ideal for light manufacturing, machine shop, warehousing, etc. with heavy duty air make up system</li> <li>• Insulated to R20</li> <li>• Landlord will entertain both long an short term tenancies (minimum 6 months)</li> <li>• Six grade level overhead doors (five 20'x16' and one 16'x14')</li> <li>• (+/-) 18' - 21' clear ceiling height</li> <li>• (+/-) 6,500 sf fenced compound</li> <li>• 400 AMP 600 volt power</li> <li>• Also available (+/-) 4,522 sf of office space for lease</li> <li>• Zoned M2</li> </ul>
<b>975 SHERWIN ROAD</b>										
	RYAN MUNT 204 298 1905  CHRIS MACSYMIC 204 997 6547	M2	10	SUBLEASE 7,830	2	21'	\$8.97 - \$9.19	\$5.48		<ul style="list-style-type: none"> <li>• Conveniently located close to Winnipeg Richardson International Airport</li> <li>• 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.</li> <li>• Unit features: <ul style="list-style-type: none"> <li>• End cap unit</li> <li>• 21' clear ceiling height</li> <li>• 2 dock-level loading doors</li> <li>• Built-out office space with 8 private offices, open work area, and reception</li> </ul> </li> <li>• Ample onsite parking</li> <li>• Head lease expiry: July 31, 2027</li> <li>• Zoned M2</li> </ul>

\*Please click the property image for more details.

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<b>KEEWATIN SQUARE</b>										
	CHRIS HOURIHAN 204 995 0225	M1	2	1,612				\$9.95	\$4.7	<ul style="list-style-type: none"> <li>Property fronts Keewatin Street in northwest Winnipeg near Inkster Industrial Park</li> <li>Close proximity to CentrePort, the Winnipeg International Airport, and downtown Winnipeg</li> <li>Quick access to Route 90, Inkster Boulevard, and the Perimeter Highway</li> <li>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</li> <li>Excellent on-site parking</li> <li>Available for immediate occupancy</li> <li>Zoned M1</li> </ul>
<b>55 STATION ROAD - THOMPSON, MB</b>										
	RYAN MUNT 204 298 1905			8,500				\$14.00	\$4.50	<ul style="list-style-type: none"> <li>Located at the high exposure intersection of Nelson Road and Station Road in Thompson, MB</li> <li>One grade-level loading door for easy access</li> <li>Large lot with outdoor space for parking or storage, approximately 45 parking stalls currently on site</li> <li>Located just off Highway 6 in the amenity hub of Thompson, MB.</li> <li>Potential for customization to suit tenant needs</li> </ul>
<b>4 BAYVIEW WAY MCGILLIVRAY BUSINESS PARK COMMERCIAL CONDOS</b>										
	RYAN MUNT 204 928 5015	ML	2	1,350	1		18'	\$18.50		<ul style="list-style-type: none"> <li>Located just South of McGillivray Boulevard</li> <li>Flexible design option to combine adjacent or back-to-back units, providing drive-through access</li> <li>No City of Winnipeg Business Taxes</li> <li>8 Units available</li> <li>Construction underway, ready for occupancy Spring 2025</li> <li>Zoned ML, allowing multitude of uses</li> </ul>
	KARIN THIELMANN 204 470 4715		5	1,350	1		18'	\$18.50		
			6	1,350	1		18'	\$18.50		

\*Please click the property image for more details.

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<b>360 KEEWATIN STREET</b>										
	BRANDI ELOQUENCE 204 996 3425  LYDAWN MCGARRY 204 801 6967	M1	17	SUBLEASE  950				\$8.95	\$8.80	<ul style="list-style-type: none"> <li>Recent Upgrades: New HVAC, energy efficient windows, and plenty of additional electrical outlets</li> <li>Clearspan Warehouse: Open, flexible layout suitable for a variety of uses</li> <li>Ceiling Height: 14' clear – accommodates racking, storage, or light production</li> <li>Loading: Extra-wide 4' man-door for easy loading and unloading</li> <li>Parking: Ample on-site parking for staff and visitors</li> <li>Location: Strategically located in Inkster Industrial Park with quick access to major routes and the city core</li> <li>Lease Terms: Head-lease expires May 31, 2029; available for possession November 1, 2025</li> <li>Zoning: M1</li> </ul>
<b>1555 DUBLIN AVENUE</b>										
	RYAN MUNT 204 298 1905	M2	10	2,800 - 4,300				\$12.95	\$6.79	<ul style="list-style-type: none"> <li>Located in Winnipeg's St. James Industrial area</li> <li>Excellent access to Route 90, Inkster Boulevard, and the Perimeter Highway</li> <li>Close proximity to restaurants, service stations, and industrial suppliers</li> <li>Endcap unit with excellent natural light throughout</li> <li>Mix of private office and open work area with kitchenette and two washrooms</li> <li>Landlord open to potential for grade-level loading</li> <li>Easy access from all directions</li> <li>Ample on-site parking for staff and visitors</li> <li>Zoning: M2</li> </ul>

\*Please click the property image for more details.

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<b>860 CENTURY STREET</b>										
	<b>LEASED</b>	CHRIS MACSYMIC 204 997 6547	RYAN MUNT 204 298 1905	M2	SUBLEASE 5,814		LEASED	LEASED		Located on Century Street near the intersection of Wellington Avenue, this property offers exceptional exposure along Route 90 and features quality office buildout, functional warehouse space with the potential for a compound, and ample on-site parking. Just minutes from the Winnipeg James Armstrong Richardson International Airport, the site provides an ideal location for businesses seeking a centrally positioned facility with strong visibility and a professional presence. <ul style="list-style-type: none"> <li>Buildout features an open showroom area and functional warehouse space with minimal private office development</li> <li>(+/-) 5,814 square feet of industrial warehouse/office space with flexible layout options</li> <li>14' clear ceiling height</li> <li>Two grade-level loading doors providing efficient access for shipping and receiving</li> <li>Sprinklered</li> <li>Endcap unit offering enhanced visibility and natural light</li> <li>On-site parking available for staff and customers with the potential for a compound</li> <li>Suitable for a wide range of industrial, distribution, or service-commercial uses</li> <li>Available immediately</li> <li>Headlease expiry July 21, 2027</li> <li>Zoned: M2</li> </ul>
<b>4 STONE FORT ROAD</b>										
	<b>NEW</b>	COLIN GRATTON 204 471 1270	LYDAWN MCGARRY 204 801 6967	M1	1,800		\$14.50	TBD		<ul style="list-style-type: none"> <li>Available Q1 2026</li> <li>Ceiling Height: 18' Clear</li> <li>Grade Loading: 12' x 14' Automatic OH Door</li> <li>Gas Heating</li> <li>Built-Out Washrooms</li> <li>Ample Surface Parking Available</li> <li>Zoning: M1</li> <li>Located only 3 Mins from St. Andrews Airport</li> </ul>

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<b>20 HARVEST DRIVE</b>										
	RYAN MUNT 204 298 1905  STEPHEN SHERLOCK 204 799 5526			30,000	1	13	32'	\$13.95 - \$14.95		<ul style="list-style-type: none"> <li>• Direct access to CentrePort Canada Way and Route 90 in close proximity to the Winnipeg James A. Richardson International Airport</li> <li>• No City of Winnipeg business taxes</li> <li>• Zoned I2 - Industrial General</li> <li>• Fully sprinklered with ESFR system</li> <li>• Ceiling height (+/- 32 ft)</li> <li>• 50 ft x 50 ft column spacing</li> </ul>
<b>210 TRANSPORT ROAD</b>										
	RYAN MUNT 204 298 1905  CHRIS MACSYMIC 204 997 6547		A B/C	2,550 3,900  6,450 TOTAL SF				\$13.95  \$4.70	<b>COMPOUND SPACE AVAILABLE</b>	<ul style="list-style-type: none"> <li>• Warehouse space with fenced and gravelled compound available for lease</li> <li>• Located in the RM of Springfield</li> <li>• Cross grade loading with (6) 14x14 loading doors</li> <li>• Option to demise into two units</li> <li>• Available immediately</li> </ul>
<b>1495 DUBLIN AVE</b>										
	BRANDI ELOQUENCE 204 996 3425			SUBLEASE 2,100				\$9.95  \$5.73		<ul style="list-style-type: none"> <li>• Rarely available space in Winnipeg's Northwest quadrant</li> <li>• Move-in-ready warehouse space including a front retail/office section and 2 washrooms</li> <li>• Located on Dublin Avenue between St. James Street and Notre Dame Avenue</li> <li>• Excellent access to major routes</li> <li>• Recent building upgrades include new façade, roof and HVAC</li> <li>• 10' grade level loading door</li> <li>• (+/- 12' clear ceiling height</li> <li>• Ample on-site parking</li> <li>• Headlease expires November 30, 2027</li> <li>• Zoned M3</li> </ul>

# INDUSTRIAL FOR SALE

53 HIGGINS AVE

(+/-) 73,523 SF ON 2.04 ACRES

## PROPERTY HIGHLIGHTS

Unique multi-storey office/warehouse plus industrial complex situated in Winnipeg's North Point Douglas area, just minutes from Downtown and major transport routes. This rare, character-rich property offers both owner-operator use and redevelopment potential.

The original building features built-out main floor offices, warehousing on floors two through four, and an original flour storage tower on floors five and six offering exceptional city views. The additional warehouse was originally designed with a curve to accommodate a rail spur. Current operations include fenced compound in this space.

## CONTACT

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Associate

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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
<b>4 BAYVIEW WAY</b> MCGILLIVRAY BUSINESS PARK COMMERCIAL CONDOS									
	RYAN MUNT 204 928 5015	ML		1,350 (PER UNIT)	1		18'	STARTING AT \$385,000	<ul style="list-style-type: none"> <li>Located just South of McGillivray Boulevard</li> <li>Flexible design option to combine adjacent or back-to-back units, providing drive-through access</li> <li>No City of Winnipeg Business Taxes</li> <li>8 Units available</li> <li>Construction underway, ready for occupancy Fall 2025</li> <li>Zoned ML, allowing multitude of uses</li> </ul>
<b>1000 WAVERLEY STREET</b>									
	RYAN MUNT 204 928 5015	M2	151,651 SF	58,464 SF ON 3.48 ACRES	1	5 (CAN BE REINSTALLED)		CONTACT AGENT	<ul style="list-style-type: none"> <li>Fully developed office flex space ideally situated in the highly desirable Southwest Winnipeg</li> <li>One unit available for immediate possession with additional revenue and growth opportunity</li> <li>Exceptional parking offering with (+/-) 200 stalls</li> <li>Excellent high-exposure building signage and large monument sign opportunity along Waverley Street</li> <li>City of Winnipeg transit stops going North and South located directly outside</li> <li>Zoned M2</li> <li>Property Tax: \$166,804.55 (2025)</li> </ul>
<b>57025 ROAD 169 W. KOLA, MB</b>									
	CHRIS MACSYMIC 204 997 6547	GD	3.14	23,883 SF	13		16'	\$6,000,000	<ul style="list-style-type: none"> <li>Cross grade facility complete with warehouse, service area, wash bay, built out office and outbuildings for storage</li> <li>Main building heated with natural gas (indoor boiler)</li> <li>Additional air unit and exhaust system</li> <li>Freshwater Cistern (In Ground) – 3000 Gallons</li> <li>2 Compartment Septic Tank connected to sewer for building – 3500 Gallons</li> <li>Zoning: General Development</li> </ul>

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<b>865 BRADFORD STREET</b>									
	RYAN MUNT 204 298 1905  JAMES TOKER 204 914 8423	M2	1.39	18,913	1	2	16.5'	\$3,135,000	<ul style="list-style-type: none"> <li>Rare opportunity to own or lease a single-tenant warehouse with existing office improvements in St. James Industrial</li> <li>Approximately 14,908 SF of warehouse space and 4,005 SF of office space featuring five private offices and showroom space</li> <li>(+/-) 16.5' ceiling</li> <li>Column spacing (+/-) 30' x 22.5'</li> <li>Covered dock level loading and ramped grade access</li> <li>Two dock doors, one 8' x 10' and one 10' x 10'</li> <li>One ramped grade door 14' wide x 10' tall</li> <li>Large loading area - 31% site coverage</li> <li>Easy access to trucking and distribution routes</li> </ul>
<b>1368 BORDER STREET</b>									
	BRETT INTRATER 204 934 6229  RYAN MUNT 204 298 1905  KARIN THIELMANN 204 470 4715		0.39	5,150 SF				UNCON SOLD	<ul style="list-style-type: none"> <li>The Cushman &amp; 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").</li> <li>The Property is ideal for storage, distribution, or light manufacturing.</li> <li>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.</li> <li>This property is currently 100% leased until 2029.</li> <li>The Property is being offered for sale on an as-is where-is basis through a court-ordered receivership process.</li> </ul>

\*Please click the property image for more details.

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<b>UNIT 511-512 - 1200 SHERWIN ROAD</b>									
	RYAN MUNT 204 298 1905	M2		4,275	1		16'	\$1,250,000	<ul style="list-style-type: none"> <li>Recently Renovated: Modernized office and commissary space with upgraded finishes and layout.</li> <li>Outdoor Amenities: Dedicated exterior seating area—ideal for staff breaks or customer-facing operations.</li> <li>Dual Loading Access:</li> <li>One 8' x 14' grade-level ramped door</li> <li>One 8' x 10' dock-height door</li> <li>Efficient for varied logistics and delivery needs.</li> <li>Generous Clear Height: 16'4" ceiling allows for racking, storage, or light industrial use.</li> <li>Flexible Use Case: Suitable for food production, light manufacturing, distribution, or hybrid office/industrial operations.</li> <li>Turnkey Opportunity: Move-in ready with infrastructure in place—perfect for owner-users or investors.</li> </ul>
<b>ROCKALL PARK COMMERCIAL CONDOS PHASE II</b>									
	RYAN MUNT 204 928 5015	IB		1,170 (PER UNIT)	1		18'	STARTING AT \$345,000	<ul style="list-style-type: none"> <li>New state-of-the-art commercial condominium complex located just west of the Perimeter Highway and south of Roblin Boulevard</li> <li>Excellent access to the Perimeter Highway and Roblin Blvd with future access from Wilkes Ave</li> <li>Ideal for small business uses including light industrial, contractors, or showroom space and hobbyist uses such as storage for cars, boats, RVs, and more</li> <li>No City of Winnipeg business taxes</li> <li>Option to combine adjacent units to create drive through access</li> <li>Site fully serviced with water, sewer, gas, hydro, and BellMTS fibre internet</li> <li>Paved, fenced, and secured site with an asphalt compound area</li> <li>Unit customization menu list available upon request</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING GRADE	DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
<b>1845 ST. MATTHEWS AVENUE</b>									
	BRETT INTRATER 204 934 6229		0.94	20,044 SF				<b>PRICE REDUCED</b> \$2,950,000	<ul style="list-style-type: none"> <li>The Cushman &amp; Wakefield   Stevenson Investment Team ("CWSIT") is pleased to offer for sale a 100% interest in 1845 St. Matthews Avenue, Winnipeg, MB ("the Property").</li> <li>The Property features approximately 20,044 square feet of light manufacturing space, ideally suited for a variety of industrial or commercial uses.</li> <li>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.</li> <li>Strategically located with convenient access to major transportation routes.</li> <li>The building is being offered vacant, allowing for immediate occupancy or repositioning.</li> <li>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.</li> </ul>
<b>1447 HIGHWAY 75 - RM OF RITCHOT MB</b>									
	RYAN MUNT 204 298 1905		25	15,004	6	3		\$6,000,000	<b>Former Trucking Facility</b> <ul style="list-style-type: none"> <li>Office Building SF: (+/-) 3,664</li> <li>Warehouse Building SF: (+/-) 11,340</li> <li>Fenced and gated yard space</li> <li>Additional revenue from Xplornet cell tower</li> <li>Weigh scale included</li> <li>Approximately 80 electrified staff parking stalls</li> <li>Zoning: AL - Agricultural Limited Zone</li> <li>Conditional use in place for industrial use</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING GRADE	DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
<b>UNIT 506-508 - 1200 SHERWIN ROAD</b>									
	<b>CONDITIONALLY SOLD</b> RYAN MUNT 204 298 1905	M2		6,513	1	2	16'	COND SOLD	Located in the well-established Sherwin Park, this industrial condo at 1200 Sherwin Road offers exceptional functionality and convenience for a wide range of businesses. The property provides efficient warehouse space complemented by a private office, dock and grade-level loading, with excellent access to Route 90 and major transportation routes. With close proximity to the Winnipeg James Armstrong Richardson International Airport and ample on-site parking, this condo is ideally positioned for companies seeking a versatile, well-maintained space in a high-demand industrial corridor. <ul style="list-style-type: none"> <li>Excellent access to Route 90, major transportation corridors, and Winnipeg James Armstrong Richardson International Airport</li> <li>Ideal for warehousing, light manufacturing, distribution, or service-based businesses</li> <li>Flexible open-concept warehouse layout</li> <li>Dock and grade-level loading</li> <li>(+/-) 625 sf of office area with 1 private office, 1 washroom and open work area</li> <li>2 dock level loading doors (8' x 10'), one with a leveller</li> <li>1 grade level loading door (14' x 10')</li> <li>16'3" clear ceiling height</li> <li>Ample on-site parking</li> <li>Move-in ready opportunity for owner-occupiers or investors</li> </ul>
<b>UNIT 511-512 - 1200 SHERWIN ROAD</b>									
	RYAN MUNT 204 298 1905  KARIN THEILMANN 204 470 4715	M2		4,275	1	1	16'4"	\$1,250,000	<ul style="list-style-type: none"> <li>Modernized office and commissary space with upgraded finishes and layout</li> <li>Dedicated exterior seating area—ideal for staff breaks or customer-facing operations</li> <li>One 8' x 14' grade-level ramped door</li> <li>One 8' x 10' dock-level door</li> <li>Efficient for varied logistics and delivery needs</li> <li>16'4" clear ceiling height allows for racking, storage, or light industrial use</li> <li>Suitable for food production, light manufacturing, distribution, or hybrid office/industrial operations</li> <li>Move-in ready with infrastructure in place—perfect for owner-users or investors</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING GRADE	DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
<b>53 HIGGINS AVE</b>									
	BRANDI ELOQUENCE 204 996 3425		2.04	73,523	2	2	13' - 22'	\$4,300,000	Unique multi-storey office/warehouse plus industrial complex situated in Winnipeg's North Point Douglas area, just minutes from Downtown and major transport routes. This rare, character-rich property offers both owner-operator use and redevelopment potential. The original building features built-out main floor offices, warehousing on floors two through four, and an original flour storage tower on floors five and six offering exceptional city views. The additional warehouse was originally designed with a curve to accommodate a rail spur. Current operations include fenced compound in this space.

# OFFICE FOR LEASE

1020 LORIMER BLVD

 **Western Surgery Centre**

(+/-) 2,906 SF AVAILABLE

## PROPERTY HIGHLIGHTS

- Prime office space at River Heights/Linden Woods/Tuxedo tripoint – Winnipeg's most affluent, densely populated areas.
- 15-min drive to Winnipeg James Armstrong Richardson International Airport and downtown core.
- Exceptional accessibility to Linden Woods, River Heights, Tuxedo, and Outlet Collection Winnipeg.
- Surrounded by strong retail corridors for shopping, errands, and dining.
- Close to major thoroughfares and nearby transit routes.
- Ideal for medical, professional, and general office users.
- Established medical tenant base enhances visibility and referrals.
- Layout and natural lighting create patient-friendly environment.

- High-income demographics support clinics, wellness, and professional services.
- Abundant natural light throughout.
- Surface and underground parking for staff/visitors.
- 2+ acre site with easy access, good traffic flow, campus-style setting.
- Shell condition; customizable tenant improvements possible.
- High-income catchment area with residential growth for long-term stability.
- Dense rooftops provide built-in client/patient base.
- Zoning: M2.
- Headlease expiry: February 28, 2027.

**FOR SUBLEASE**

## CONTACT

### **Ryan Munt**

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Ryan Munt Personal Real Estate Corporation

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C 204 298 1905

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### **Chris Macsymic**

Executive Vice President & Principal

Chris Macsymic Personal Real Estate Corporation

T 204 928 5019

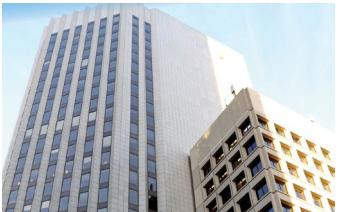
C 204 997 6547

[chris.macsymic@cwstevenson.ca](mailto:chris.macsymic@cwstevenson.ca)

\*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>379 BROADWAY</b>						
	CHRIS HOURIHAN 204 934 6215	101	1,996	\$21.00	\$15.22	
	COLIN GRATTON 204 471 1270	303	1,657	\$11.75	\$15.22	<ul style="list-style-type: none"> <li>• Prime downtown location surrounded by a variety of amenities, including vibrant summer food trucks on Broadway</li> <li>• Immediate access to the RBC Convention Centre and Skywalk, connecting you to the heart of downtown</li> <li>• Excellent public transportation options for seamless commuting</li> <li>• Elevator access and full handicap accessibility throughout the building</li> <li>• Professionally managed for worry-free operations</li> <li>• Ideal for law offices or other professional service firms</li> <li>• Functional layout includes a welcoming reception area, four private offices, one washroom, and multiple open workspaces</li> <li>• Conveniently close to Manitoba Courts—perfect for legal professionals</li> <li>• Heavy daily traffic exposure, with up to 22,900 vehicles passing by the corner of Edmonton Street and Broadway</li> </ul>
<b>155 CARLTON STREET</b>						
	BRETT INTRATER 204 934 6229	306/307 1404/1405	3,260 7,531	\$16.50 \$16.50	\$14.58 \$14.58	
	RYAN MUNT 204 928 5015	1502 1550 1620 1901	10,028 1,822 2,097 7,632	\$16.50 \$16.50 \$16.50 \$16.50	\$14.58 \$14.58 \$14.58 \$14.58	<ul style="list-style-type: none"> <li>• Located on the Northeast corner of Carlton St and York Ave</li> <li>• Directly across from the RBC Convention Centre</li> <li>• Connection to downtown's climate-controlled skywalk and concourse systems</li> <li>• 24/7 security on site</li> <li>• Ample parking available at Lakeview Square Parkade</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>755 HENDERSON HIGHWAY</b>						
	CHRIS HOURIHAN 204 934 6215	UNIT 205 THIRD FLOOR	2,465 5,750	\$23.00 \$20.00	\$7.32 \$7.32	<ul style="list-style-type: none"> <li>Located in Northeast Winnipeg</li> <li>In close proximity to downtown and Chief Peguis Trail</li> <li>Building features floor to ceiling windows</li> <li>Main entrance features glass atrium with three storey glazing and elevator access.</li> <li>Available immediately</li> </ul>
<b>333 MAIN STREET</b>						
	RYAN MUNT 204 928 5015	4TH FLOOR 10TH FLOOR 11TH FLOOR	SUBLEASE 7,720 7,720 7,720 23,160	TBD TBD TBD	\$15.86 \$15.86 \$15.86	<ul style="list-style-type: none"> <li>3 full floors available on the 4th, 10th and 11th floor</li> <li>Floorplates are approximately 7,720 sf</li> <li>Connection to downtown's climate controlled skywalk and concourse systems</li> <li>Direct elevator lobby exposure</li> <li>Headlease expiry: December 27th, 2026</li> </ul>
<b>155 CARLTON STREET UNIT 1620</b>						
	BRETT INTRATER 204 934 6229  RYAN MUNT 204 928 5015	1620	SUBLEASE 1,659	\$15.00	\$14.58	<ul style="list-style-type: none"> <li>Turnkey Office Space for Sublease</li> <li>Layout features 3 private offices, boardroom and a kitchenette</li> <li>Headlease expiry: March 31, 2028</li> <li>Available immediately</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>90 MARKET AVENUE</b>						
	CHRIS HOURIHAN 204 934 6215		17,232	\$15.00 GROSS		<ul style="list-style-type: none"> <li>Located in the East Exchange District with close proximity to the Manitoba Museum, Centennial Concert Hall, and the Royal Manitoba Theatre Centre</li> <li>Ideal for commercial use</li> <li>Large parking lot on-site available for customers and employees</li> <li>Flexible space options – The building is currently demised into 8 units, and the landlord is willing to alter the floorplan or create single-tenant options</li> <li>Perfect for many professional office uses, or a classroom style setting</li> </ul>
<b>98 MARKET AVENUE</b>						
	COLIN GRATTON 204 471 1270		2,400	\$16.00	TBD	<ul style="list-style-type: none"> <li>Blank canvas ready for tenant design and fit-up</li> <li>Main floor of a modern design 6 storey, 64 suite property</li> <li>Tucked away in the East Exchange District within close proximity to an array of amenities</li> <li>Amazing walkability, close to local spots including Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Ave Pumphouse, The Forks and much more</li> <li>Zoned D</li> </ul>
<b>21 MURRAY PARK ROAD</b>						
	CHRIS MACSYMIC 204 928 5019	BUILD-TO-SUIT	7,840 - 15,680	\$14.95	TBD	<ul style="list-style-type: none"> <li>Office space located on Murray Park Rd in the heart of Murray Industrial Park</li> <li>In close proximity to Winnipeg Richardson International Airport and major transportation routes</li> <li>Interior layout includes a large boardroom, private offices, an open work area, and a kitchenette</li> <li>Ample parking on-site</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>1470 WILLSON PLACE</b>						
	STEPHEN SHERLOCK 204 799 5526	B	4,522	\$19.95	\$6.63	<ul style="list-style-type: none"> <li>• Fully developed office space available for lease</li> <li>• Build out features multiple private offices, shared working space, a boardroom and a kitchenette</li> <li>• Plenty of on-site parking</li> <li>• Located in the heart of south west Winnipeg, one of the city's most desirable areas with convenient access to Waverley Street and McGillivray Boulevard</li> <li>• Easy access to the Southwest Rapid Transitway</li> <li>• Also available (+/-) 10,105 sf warehouse space for lease</li> <li>• Zoned M2</li> </ul>
<b>100 PAQUIN ROAD</b>						
	RYAN MUNT 204 928 5015	MAIN FLOOR SECOND FLOOR	LEASED 11,262	LEASED \$15.00 GROSS		<ul style="list-style-type: none"> <li>• Located in the St. Boniface Industrial Park on the east side of Winnipeg, with easy access to Lagimodiere Boulevard, Plessis Road and the Perimeter Highway</li> <li>• Abundance of natural light throughout office space creating a desirable work environment</li> <li>• Excellent on-site electrified parking</li> <li>• Convenient access to major public transportation routes</li> <li>• Consists of reception, kitchen, 2 boardrooms, large open areas and over 10 offices</li> <li>• Outdoor patio space available for tenants</li> <li>• 50+ parking stalls available</li> <li>• Flexible lease options available</li> </ul>
<b>MB CLINIC - 790 SHERBROOK STREET</b>						
	JAMES TOKER 204 914 8423	UNIT 110	952	\$28.00	\$16.34	<ul style="list-style-type: none"> <li>• Join one of Canada's largest private multi-specialty medical clinics at Winnipeg's state-of-the-art Manitoba Clinic</li> <li>• Conveniently located adjacent to the Health Sciences Centre with direct access to Notre Dame Avenue</li> <li>• Perfect for paramedical services such as physiotherapy, chiropractic, massage, acupuncture, infusion, etc.</li> <li>• Direct access to parkade from building with monthly parking available</li> <li>• Amenities include a cafe and secure bicycle storage</li> <li>• Shell space ready for tenant customization</li> <li>• Join complimentary businesses including Shoppers Drug Mart, Winnipeg Hearing Centres, Visual Eyes Optometry and more</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>1280 WAVERLEY STREET</b>						
	RYAN MUNT 204 928 5015		UP TO 36,000	TBD	TBD	<ul style="list-style-type: none"> <li>• New suburban office to be developed</li> <li>• Excellent exposure to both Waverley and McGillivray</li> <li>• Approximate gross floor plate sizes are 12,000 sf</li> <li>• Highly desirable suburban office located in SW Winnipeg, accessible via Waverley St and Buffalo Pl</li> <li>• In close proximity to McGillivray and Kenaston Blvd, with access to a variety of amenities</li> <li>• Three storey office building</li> <li>• High density residential area immediately to the west</li> <li>• Commercial zoning: CM OFF</li> </ul>
<b>5120 ROBLIN BOULEVARD</b>						
	RYAN MUNT 204 928 5015  KARIN THIELMANN 204 470 4715	C  D	675  909	LEASED  \$2,000 GROSS/ MONTH	LEASED	<ul style="list-style-type: none"> <li>• Building signage opportunities available</li> <li>• Excellent location for a neighborhood office in the heart of Charleswood</li> <li>• Great exposure on Roblin Boulevard located between Harstone Road and Pepperloaf Crescent</li> <li>• Join Taverna Rodos Restaurant &amp; Lounge, Signature Pizza &amp; Salads and Royal Bank</li> <li>• Professionally managed</li> <li>• Zoned C</li> </ul>
<b>STERLING LYON BUSINESS PARK - 900 LORIMER BOULEVARD</b>						
	STEPHEN SHERLOCK 204 928 5011  RYAN MUNT 204 928 5015	MAIN FLOOR  SECOND FLOOR	2,500 - 6,264  3,214	\$25.00  LEASED	\$10.50  LEASED	<ul style="list-style-type: none"> <li>• Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and Waverley</li> <li>• Site has a variety of amenities in the neighborhood</li> <li>• Rare opportunity in a brand new office building in SW Winnipeg</li> <li>• Ample parking; both surface and heated underground parking available</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>1000 WAVERLEY STREET</b>						
	RYAN MUNT 204 928 5015	A	16,370 - 21,468	\$18.50	\$7.55	<ul style="list-style-type: none"> <li>• Fully developed Office/Flex space</li> <li>• Excellent exposure along Waverley St between Wilkes Ave and McGillivray Blvd</li> <li>• Great natural light with modern improvements</li> <li>• Ample parking available with 70-80 stalls per unit available</li> <li>• Easy access to public transit with many amenities nearby</li> <li>• Utilities are included!</li> </ul>
<b>353 PROVENCHER BLVD</b>						
	STEPHEN SHERLOCK 204 799 5526	UNIT 6	853	LEASED	LEASED	<ul style="list-style-type: none"> <li>• Excellent high exposure location on Provencher Boulevard in the heart of St. Boniface</li> <li>• Pylon signage opportunities</li> <li>• (+/-) 27,400 cars pass by per day (City of Winnipeg)</li> <li>• Zoned: C2</li> <li>• Unit 6 offers an open layout with two private offices and a dedicated washroom</li> </ul>
<b>220 PORTAGE AVE</b>						
	BRETT INTRATER 204 934 6229	910	3,501	\$18.00	\$18.60	<ul style="list-style-type: none"> <li>• 17-storey office tower located on the corner of Portage Avenue and Fort Street, just west of Portage and Main</li> <li>• Convenient transit access with service to 59 transit routes connecting all major transfer points</li> <li>• Skywalk connectivity allowing for year-round climate-controlled access to 25 buildings, including Winnipeg Square, Canada Life Centre, and the Sport, Hospitality &amp; Entertainment District (SHED)</li> <li>• Clients can take advantage of the Winnipeg Square parkade, offering heated, underground, secured hourly and monthly parking as well as bike storage</li> <li>• Professionally managed</li> <li>• On-site security and janitorial services</li> <li>• On-site café</li> <li>• LEED Platinum Certification</li> <li>• Extensive renovation completed in 2017</li> </ul>
KARIN THIELMANN 204 470 4715	1000	10,322	\$18.00	\$18.60		
	1100	2,366	\$18.00	\$18.60		
	1130	1,844	\$18.00	\$18.60		
	1220	1,617	\$18.00	\$18.60		

\*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>363 BROADWAY</b>						
	RYAN MUNT 204 928 5015	1 (MAIN FLOOR UNIT)	3,511	\$24.00	\$15.78	
<b>BUILDING SIGNAGE OPPORTUNITY</b>						
	BRETT INTRATER 204 934 6229	200	13,027	\$16.50	\$15.78	<ul style="list-style-type: none"> <li>15-Storey Class B Office space for lease located in Winnipeg's amenity-rich Broadway corridor on the Northwest corner of Broadway and Carlton Street</li> <li>Close proximity to the RBC Convention Centre, Provincial Law Courts and Manitoba Legislature with easy access to the climate-controlled Skywalk System</li> <li>Convenient transit access with a stop directly out front of the building as well as all along Broadway with service to the 23 and 24 lines connecting all major transfer points</li> <li>24/7 on-site security</li> <li>5 elevators, recently upgraded</li> <li>3 levels of heated underground parking with on-site car wash</li> <li>Valet service available</li> <li>BOMA Best silver certified</li> </ul>
		510	4,668	\$16.50	\$15.78	
		605	4,630	\$16.50	\$15.78	
		610	2,273	\$16.50	\$15.78	
		800	3,778	\$16.50	\$15.78	
		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	
		1415	1,454	\$16.50	\$15.78	
<b>1000 LORIMER BLVD</b>						
	STEPHEN SHERLOCK 204 799 5526	2 & 3	5,586	\$20.95	\$8.47	
	RYAN MUNT 204 298 1905					<ul style="list-style-type: none"> <li>Located on Lorimer Boulevard off of Sterling Lyon Parkway in close proximity to Kenaston, Wilkes and Waverley</li> <li>Excellent opportunity in a newer facility allowing for flexible use of space</li> <li>Site has a variety of amenities in the neighborhood</li> <li>Space includes: <ul style="list-style-type: none"> <li>20 private offices</li> <li>4 small meeting rooms (which could easily be offices)</li> <li>One small boardroom (12' x 14')</li> <li>One large mezzanine boardroom (15'4" x 29'6")</li> <li>3 washrooms (mens, womens, unisex)</li> <li>2 open work areas</li> <li>Reception area</li> <li>Kitchen/lunchroom area</li> </ul> </li> </ul>
<b>55 DONALD STREET</b>						
	RYAN MUNT 204 298 1905		3,954	\$10.00	\$14.17	
	CHRIS HURIHAN 204 995 0225					<ul style="list-style-type: none"> <li>Main floor space with efficient floorplate with attractive improvements in place</li> <li>Interior layout features 10 offices, 1 boardroom, open work area, a kitchenette, and a fully accessible UTR restroom</li> <li>Ample parking available on site</li> <li>Secure access via key fob entry</li> <li>Available immediately</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>1926 MAIN STREET</b>						
	RYAN MUNT 204 298 1905	A	<b>SUBLEASE</b> 1,540	\$13.55 - \$13.90	\$7.55	<ul style="list-style-type: none"> <li>Retail/Office opportunity on Main Street between Leila Avenue and Partridge Avenue</li> <li>Interior features one private office, large open area and a kitchenette</li> <li>Three reserved parking stalls at rear of the building with street parking in front</li> <li>Excellent access to major public transportation routes</li> <li>Head lease expiry June 30, 2026</li> </ul>
<b>5905 ROBLIN BLVD</b>						
	COLIN GRATTON 204 471 1270  KARIN THIELMANN 204 470 4715	B	1,139	<b>UNCON LEASED</b>	<b>UNCON LEASED</b>	<p><b><a href="#">CLICK HERE TO TAKE A VIRTUAL TOUR</a></b></p> <ul style="list-style-type: none"> <li>Ideal for Wellness, Education, or Personal Services</li> <li>Located on Roblin Boulevard just east of the Perimeter Highway in the family-oriented neighborhood of Charleswood</li> <li>Features an open reception area, two accessible washrooms, 3 private offices, and a kitchenette</li> <li>Ample onsite parking</li> <li>Excellent visibility and accessibility</li> <li>Signage opportunities on new building fascia and pylon sign</li> <li>Ready to occupy</li> </ul>
<b>21 MURRAY PARK ROAD - UNIT D</b>						
	CHRIS MACSYMIC 204 997 6547  KARIN THIELMANN 204 470 4715		4,471	MARKET RENT	\$10.01	<ul style="list-style-type: none"> <li>The space is comprised of approximately 80% built out office and 20% open warehouse</li> <li>Corner unit with an abundance of natural light</li> <li>Office layout features two private offices, boardroom, open work area, open storage area and a kitchenette</li> <li>Warehouse features 15' clear ceilings, one 8'x12' grade loading door and bonus mezzanine space for additional storage</li> <li>Fully Sprinklered</li> <li>Ample parking available on-site</li> <li>Available January 2025</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>319-321 PORTAGE AVE</b>						
	BRETT INTRATER 204 999 1238		2,000 - 6,890	\$18.00		<ul style="list-style-type: none"> <li>Single Storey Retail/Mixed-Use Commercial Building with excellent branding opportunity along Portage Avenue</li> <li>Ideal for a variety of users who can leverage on the strategic location within the Sport, Hospitality &amp; Entertainment District (SHED) in the heart of Downtown Winnipeg</li> <li>Located directly across from Canada Life Centre along a major bus route</li> <li>Layout features two large open areas and a mezzanine with a kitchenette and open area ideal for additional storage</li> <li>Two points of entry off of Portage Avenue. Potential to demise into multiple tenancies</li> <li>Ample natural light</li> </ul>
<b>90 TERRACON PLACE</b>			<b>SUBLEASE</b>			
	JAMES TOKER 204 914 8423		3,000	\$10.95	\$6.50	<ul style="list-style-type: none"> <li>Turnkey office space available in highly desirable Terracon Business Park</li> <li>Unit features 8 private offices, a large board room, a kitchenette lunchroom, reception area and open work space</li> <li>6 parking stalls including 3 electrified spots</li> <li>Terracon Business Park features numerous premium amenities including on-site security, transit access and a park like atmosphere for Tenant's to enjoy</li> <li>Head lease expiry February 28, 2027</li> <li>Zoning: MMU</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>359 JOHNSON AVE</b>						
	STEPHEN SHERLOCK 204 799 5526	I & J	2,400	\$8.95	\$6.86	<ul style="list-style-type: none"> <li>Located on the corner of Johnson Avenue and Levis Street close to Chalmers Ave and Watt Street</li> <li>Office/warehouse space with open area, 1 private office, kitchen area and open warehouse space</li> <li>Warehouse space has 1 grade level loading door and a set of double main doors</li> <li>Zoned: M1</li> <li>Available immediately</li> </ul>
<b>791 ERIN STREET</b>						
	COLIN GRATTON 204 471 1270  RYAN MUNT 204 298 1905	2ND FLOOR	950	\$1,900 GROSS PER MONTH		<ul style="list-style-type: none"> <li>Newly renovated 2nd Floor Office Space</li> <li>Features 3 spacious private offices, open meeting space, bathroom and storage area</li> <li>Move-In Ready</li> <li>Boardroom table and chairs included</li> <li>Convenient location close to transportation routes, in close proximity to numerous amenities and near Winnipeg JAR International Airport</li> <li>Situated on the east side of Erin Street, south of St. Matthews Avenue</li> <li>Ample Onsite Parking Available</li> <li>Utilities included</li> </ul>
<b>1475 DUBLIN AVE</b>						
	STEPHEN SHERLOCK 204 799 5526  CHRIS HOURIHAN 204 995 0225		3,719	CONTACT AGENT	\$5.73	<ul style="list-style-type: none"> <li>Nicely developed corner unit with lots of natural light</li> <li>Spacious office area featuring large, bright open workspaces, four private offices, meeting rooms, kitchen area, and storage rooms</li> <li>Warehouse space with two 10' x 10' grade-level loading doors</li> <li>Sublease expires June 30, 2028</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>1305 PEMBINA HWY</b>						
	BRETT INTRATER 204 999 1238	KARIN THIELMANN 204 470 4715	SUBLEASE 6,952	CONTACT AGENT	CONTACT AGENT	<ul style="list-style-type: none"> <li>Positioned at one of Winnipeg's most prominent intersections, this former financial institution offers exceptional visibility and accessibility</li> <li>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.</li> <li>11 Private Offices - Ideal for individual practitioners or small teams</li> <li>2 Boardrooms - Perfect for meetings, workshops, or collaborative sessions</li> <li>Spacious Washrooms</li> <li>Clean and modern facilities for staff and clients</li> <li>Kitchenette Potential - Flexible space with plumbing access for future installation</li> <li>Safe Removed - Clean slate for customization and layout optimization</li> <li>Drive-Thru Opportunity - Subject to municipal approval; great for service-based operations</li> <li>600A 120/208V 3-Phase Electrical Service - Robust power capacity for medical, wellness, or tech-based use</li> </ul>
<b>1555 DUBLIN AVENUE</b>						
	RYAN MUNT 204 298 1905	10	2,800 - 4,300	\$12.95	\$6.33	<ul style="list-style-type: none"> <li>Located in Winnipeg's St. James Industrial area</li> <li>Excellent access to Route 90, Inkster Boulevard, and the Perimeter Highway</li> <li>Close proximity to restaurants, service stations, and industrial suppliers</li> <li>Endcap unit with excellent natural light throughout</li> <li>Mix of private office and open work area with kitchenette and two washrooms</li> <li>Landlord open to potential for grade-level loading</li> <li>Easy access from all directions</li> <li>Ample on-site parking for staff and visitors</li> <li>Zoning: M2</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>810 VICTOR STREET</b>						
	COLIN GRATTON 204 471 1270		990	\$13.50	\$2.50	<ul style="list-style-type: none"> <li>Centrally Located in Close Proximity to Health Sciences Centre (HSC) <ul style="list-style-type: none"> <li>Just steps away from public transport, convenience store, and restaurants - Close to Downtown and its amenities</li> </ul> </li> <li>Flexible &amp; Convenient Office Layout + <ul style="list-style-type: none"> <li>Features open area, 2 spacious offices, full bathroom, and a full kitchen</li> <li>Full kitchen includes all essential appliances (i.e. Fridge, Stove, Microwave) - Large Brand-New Windows offer ample natural light</li> </ul> </li> <li>Alarm &amp; Intercom System <ul style="list-style-type: none"> <li>Includes 1 electrified parking stall w/ additional parking available</li> <li>Flexible Usage Options</li> </ul> </li> <li>A cost-effective space with flexible leasing arrangements available <ul style="list-style-type: none"> <li>Great for Medical or Professional Services</li> </ul> </li> </ul>
<b>1460 CLARENCE AVE</b>						
	RYAN MUNT 204 298 1905		6,553	\$9.95	\$8.06	<ul style="list-style-type: none"> <li>Available immediately</li> <li>Located in southwest Winnipeg on Clarence Avenue off of Waverley Street with easy access to McGillivray Boulevard</li> <li>Nicely developed office space with 9 private offices, open work area, lunch room, washrooms and storage space</li> <li>Excellent natural light throughout</li> <li>Many restaurants and other amenities in close proximity</li> </ul>
	CHRIS MACSYMIC 204 997 6547					

\*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>1 LOMBARD PLACE</b>						
	BRANDI ELOQUENCE 204 996 3425	1535	SUBLEASE 2,852	CONTACT AGENTS	\$22.96	<ul style="list-style-type: none"> <li>Fully furnished and move-in ready</li> <li>Corner suite with natural light and views on two sides, including iconic Portage &amp; Main</li> <li>Interior improvements completed in 2022</li> <li>All furniture included: sit-stand desks, new appliances, large screen TV, boardroom table and more</li> <li>Welcoming reception and waiting area leading into a bright, modern workspace</li> <li>One private office plus three breakout/phone rooms for focused work</li> <li>Large boardroom accommodating approximately ten people</li> <li>Open work area with cubicle space for ten employees</li> <li>Full kitchen and dedicated lunch room for team use</li> <li>Headlease expires September 30, 2028</li> </ul>
<b>768 NOTRE DAME AVE</b>						
	CHRIS HOURIHAN 204 995 0225	COLIN GRATTON 204 471 1270	SUBLEASE 1,200	\$1,525/MTH	\$4.75	<ul style="list-style-type: none"> <li>High exposure along the busy street of Notre Dame Avenue, with 41,100 cars driving by per day</li> <li>Beautifully built out with a reception area, 3 offices, 2 washrooms, lower level boardroom and additional lower level storage</li> <li>Extremely well suited for health services considering the proximity to Winnipeg's Health Science Centre, Children's Hospital as well as lawyers, accountants and other professional services</li> <li>Windows and doors have automatic shutters installed for added building security as well as alarm system and front door electronic buzzer entry</li> <li>3 parking stalls included at the rear of the premises with motion detected lighting</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>1020 LORIMER BLVD</b>			<b>SUBLEASE</b>			
	RYAN MUNT 204 298 1905	206	2,906	\$25.00	\$13.97	<ul style="list-style-type: none"> <li>Prime office space at River Heights/Linden Woods/Tuxedo tripoint – Winnipeg's most affluent, densely populated areas.</li> <li>15-min drive to Winnipeg James Armstrong Richardson International Airport and downtown core.</li> <li>Exceptional accessibility to Linden Woods, River Heights, Tuxedo, and Outlet Collection Winnipeg.</li> <li>Surrounded by strong retail corridors for shopping, errands, and dining.</li> <li>Close to major thoroughfares and nearby transit routes.</li> <li>Ideal for medical, professional, and general office users.</li> <li>Established medical tenant base enhances visibility and referrals.</li> <li>Layout and natural lighting create patient-friendly environment.</li> <li>High-income demographics support clinics, wellness, and professional services.</li> <li>Abundant natural light throughout.</li> <li>Surface and underground parking for staff/visitors.</li> <li>2+ acre site with easy access, good traffic flow, campus-style setting.</li> <li>Shell condition; customizable tenant improvements possible.</li> <li>High-income catchment area with residential growth for long-term stability.</li> <li>Dense rooftops provide built-in client/patient base.</li> <li>Zoning: M2.</li> <li>Headlease expiry: February 28, 2027.</li> </ul>
<b>289 KING STREET</b>						
	BRANDI ELOQUENCE 204 996 3425	MAIN FLOOR 3RD FLOOR	3,727 156-4,093	\$7.99 \$6.00	\$3.15 \$3.15	<ul style="list-style-type: none"> <li>Built in 1895, 289 King Street is steps from the Exchange District and downtown amenities.</li> <li>The building features exposed brick, timber, and Tyndall stone, offering character space suitable for office, studio, showroom, and warehouse users. Layouts are flexible and can accommodate a variety of business needs.</li> <li>Amenities include on-site parking, sheltered loading, a freight elevator, third floor tenant lounge, and full sprinkler coverage.</li> <li><b>Flexible lease terms and generous incentives are available for qualified tenants</b>, making this a versatile option for businesses seeking downtown accessibility with character.</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>67 SCURFIELD BLVD</b>						
	CHRIS MACSYMIC 204 997 6547		25,745	\$21.90	\$7.78	<ul style="list-style-type: none"> <li>This institutional-quality, suburban office building is located in the highly desirable Southwest Winnipeg area. The property is in close proximity to the amenity-rich Kenaston-McGillivray retail corridor and boasts ample parking and is adjacent to public transportation drop offs. The property will be available April 1, 2026.</li> <li>Approximately 25,745 sq. ft. of versatile space, currently occupied by the Manitoba Institute of Trades and Technology (MITT).</li> <li>Situated in the highly accessible Fort Garry Industrial Park, just off Kenaston Boulevard and Waverley Street.</li> <li>Well-designed mix of classrooms, offices, training areas, and open multi-purpose spaces — easily adaptable for office, institutional, or training facility use.</li> <li>High-quality improvements, bright interiors, and extensive power/data capacity suitable for a wide range of professional users.</li> <li>Generous surface parking to accommodate staff, students, and visitors.</li> <li>Excellent visibility along Scurfield Blvd with prominent signage opportunities.</li> <li>Close to major routes including Abinojii Mikana and the Perimeter Highway for efficient city-wide access.</li> <li>Surrounded by retail, restaurants, fitness centres, and service businesses within the Kenaston Commons corridor.</li> <li>Available Immediately</li> <li>Professionally managed and ready for occupancy or tenant-specific improvements.</li> </ul>
<b>200 TACHE AVENUE</b>						
	BRANDI ELOQUENCE 204 996 3425		7,380	\$27	\$10.00	<ul style="list-style-type: none"> <li>Prime location just minutes from Downtown and St. Boniface Hospital.</li> <li>Nestled among lush greenspace, vibrant commercial corridors and charming residential neighbourhoods, 200 Tache Avenue offers a functional two-level build-out with generous private offices, open work areas, boardrooms, and two kitchenettes.</li> <li>15 electrified on-site parking stalls.</li> <li>Well-suited for a wide range of professional uses.</li> </ul>

# OFFICE FOR SALE

21-23 MAIN ST, FISHER BRANCH MB



(+/-) 4,368 SF AVAILABLE

## PROPERTY HIGHLIGHTS

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

## CONTACT

**James Toker**  
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**Colin Gratton**  
Associate  
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C 204 471 1270  
[colin.gratton@cwstevenson.ca](mailto:colin.gratton@cwstevenson.ca)

\*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
<b>1000 WAVERLEY STREET</b>						
	RYAN MUNT 204 928 5015  KARIN THIELMANN 204 470 4715		58,464 SF ON 3.48 ACRES	CONTACT AGENT	\$166,804.55	<ul style="list-style-type: none"> <li>Fully developed office flex space ideally situated in the highly desirable Southwest Winnipeg</li> <li>One unit available for immediate possession with additional revenue and growth opportunity</li> <li>Exceptional parking offering with (+/-) 200 stalls</li> <li>Excellent high-exposure building signage and large monument sign opportunity along Waverley Street</li> <li>City of Winnipeg transit stops going North and South located directly outside</li> <li>Zoned M2</li> <li>Property Tax: \$166,804.55 (2025)</li> </ul>
<b>1038 PORTAGE AVE</b>						
	CHRIS HOURIHAN 204 934 6215		6,850	\$1,100,000	\$22,682.58	<ul style="list-style-type: none"> <li>Amazing exposure and building signage opportunities along Portage Avenue</li> <li>Sale/leaseback option or vacant possession</li> <li>Excellent neighbourhood and surrounding area, close to many amenities and Polo Park Shopping Node</li> <li>Second floor office space includes new flooring, new ceiling and LED lights</li> <li>Shared vestibule, separate temperature controls and separately metered utilities allows for easy division of the main floor and second floor for two tenant occupancy</li> <li>Additional monthly income from billboard signage</li> </ul>
<b>323 PORTAGE AVE</b>						
	BRETT INTRATER 204 999 1238  CHRIS MACSYMIC 204 928 5019		49,820	\$2,650,000	\$72,313.50	<ul style="list-style-type: none"> <li>3-Storey Office/Retail/Mixed-Use Commercial Building For Sale</li> <li>Unique Investor or Owner/Occupier Opportunity</li> <li>Great potential for conversion to self storage or other alternative uses</li> <li>Ideally located directly across from the Canada Life Centre in the heart of the Sport, Hospitality &amp; Entertainment District (SHED) in Downtown Winnipeg</li> <li>(+/-) 38,640 sf of spanning 3-Storeys plus additional (+/-) 11,180 sf basement</li> <li>Zoning: M - Multiple Use</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
<b>52 ADELAIDE STREET</b>						<a href="#">CLICK HERE TO TAKE A VIRTUAL TOUR</a>
 <b>52 ADELAIDE STREET</b> <b>COLIN GRATTON</b> 204 471 1270 <b>BRETT INTRATER</b> 204 934 6229			9,060	\$1,795,000.00	\$10,886.84	<ul style="list-style-type: none"> <li>Unique 3-storey heritage building constructed in 1910 for Douglas &amp; Co.'s fur manufacturing business, located in the heart of Winnipeg's Exchange District</li> <li>High-end turnkey retail/office spaces, luxury penthouse suite and finished lower level perfect for owner-occupier opportunity</li> <li>Functional vintage-style elevator servicing all floors</li> <li>Private side lane with secured gate offering 5 tandem parking stalls</li> <li>Significant recent capital investments</li> <li>High-end imported fixtures from Bali, including stone sinks and a stone bathtub</li> <li>Flooring reclaimed from the Church of Christ Scientist in Osborne Village</li> <li>Steps from countless amenities around Downtown and the Exchange District</li> </ul>
<b>65 DEWDNEY AVE</b>						
 <b>CONDITIONALLY SOLD</b> <b>CHRIS HOURIHAN</b> 204 995 0225			11,450	COND SOLD	COND SOLD	<ul style="list-style-type: none"> <li>Rare owner-occupier opportunity in the Point Douglas neighbourhood</li> <li>Riverfront location with unobstructed views of the Red River and downtown skyline</li> <li>Fully built out, move-in ready, and sold with high-quality office furnishings</li> <li>Abundant natural light throughout both floors with oversized windows and river-facing offices</li> <li>Ideal for professional users, creative firms, or owner-operated businesses</li> <li>Located just minutes from downtown with easy access to major arteries and ample on-site parking</li> <li>Main floor buildout:</li> <li>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</li> <li>Second floor buildout:</li> <li>Open meeting area, kitchenette, 15 offices (7 with river-views), boardroom, gender-neutral washroom with 3 stalls</li> <li>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</li> </ul>

\*Please click the property image for more details.

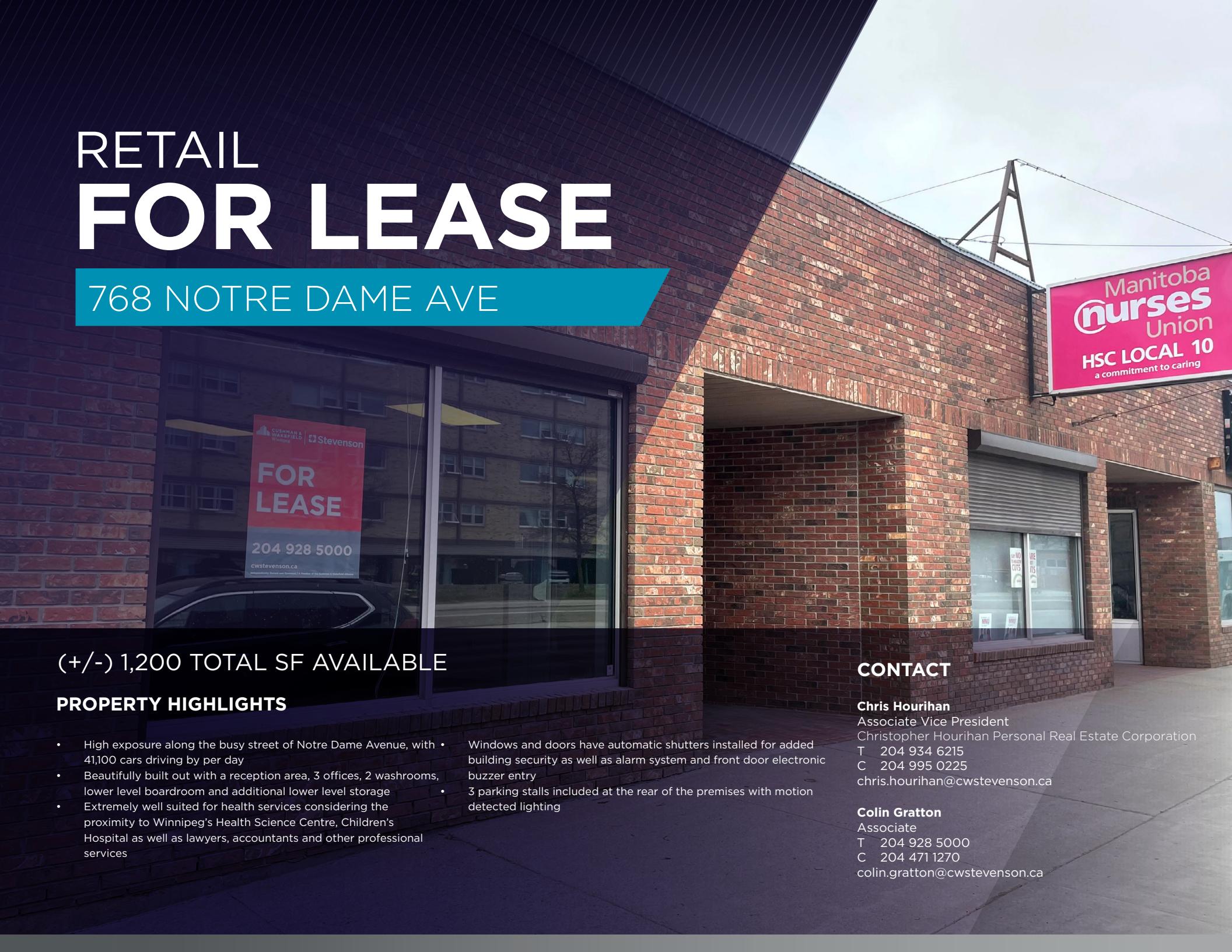
ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
<b>21-23 MAIN ST, FISHER BRANCH MB</b>						
	<b>JAMES TOKER</b> 204 914 8423  <b>COLIN GRATTON</b> 204 471 1270		4,368	\$375,000	TBD	<ul style="list-style-type: none"> <li>Well maintained single story office building featuring two units</li> <li>Potential to lease out both units or owner-occupy the building</li> <li>Nicely improved and maintained office improvements</li> <li>Ample parking both at the front and the rear of the building</li> <li>Unit 1 features 5 exam rooms, 1 storage room, and reception area</li> <li>Unit 2 features a large communal work area and 8 private offices</li> <li>Common area space includes a large boardroom, kitchenette and washrooms</li> <li>Rear entrance with access to staff parking</li> </ul>
<b>50 SCURFIELD BLVD</b>						
	<b>CHRIS HOURIHAN</b> 204 995 0225		11,511	\$4,500,000	\$3,919.33	<ul style="list-style-type: none"> <li>Located in the heart of Southwest Winnipeg fronting Scurfield Boulevard, between McGillivray Boulevard and Waverley Street.</li> <li>Situated between some of Winnipeg's most affluent neighbourhoods and surrounded by nearby retail and service-oriented amenities</li> <li>Phenomenal parking with 106 parking stalls</li> <li>Turn-key Worship Centre, with adaptability for various office uses after renovations</li> <li>Building and pylon signage opportunities (existing pylon sign infrastructure in place, with pylon sign removed)</li> <li>Excellent security with exterior and interior security system installed.</li> <li>Site to be fully fenced/gated (construction ongoing)</li> <li>Zoned M2</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
<b>319-321 PORTAGE AVE</b> 	BRETT INTRATER 204 999 1238  CHRIS MACSYMIC 204 928 5019		6,889	\$1,500,000	\$17,310.01	<ul style="list-style-type: none"> <li>Single Storey Retail/Mixed-Use Commercial Building with excellent branding opportunity along Portage Avenue</li> <li>Ideal for a variety of users who can leverage on the strategic location within the Sport, Hospitality &amp; Entertainment District (SHED) in the heart of Downtown Winnipeg</li> <li>Located directly across from Canada Life Centre along a major bus route</li> <li>Layout features two large open areas and a mezzanine with a kitchenette and open area ideal for additional storage</li> <li>Two points of entry off of Portage Avenue. Potential to demise into multiple tenancies</li> <li>Ample natural light</li> </ul>
<b>1100 FIFE STREET</b> 	BRANDI ELOQUENCE 204 996 3425  COLIN GRATTON 204 471 1270		9,888	\$2,000,000	COND SOLD	<ul style="list-style-type: none"> <li>Exceptional value-add opportunity to redevelop or upgrade an existing asset appealing to both owner-users and investors</li> <li>Suitable for multiple uses including office, light industrial, or warehouse operations</li> <li>Current layout features a mix of offices, reception, storage areas, two kitchens, and open workspace</li> <li>Ample on-site parking along with additional land suitable for compound use</li> <li>Well located in Inkster Industrial Park benefiting from exposure on Fife and convenient access to major transportation routes</li> </ul>
<b>200 TACHE AVENUE</b> 	BRANDI ELOQUENCE 204 996 3425		7,380	\$2,400,000		<ul style="list-style-type: none"> <li>Prime location just minutes from Downtown and St. Boniface Hospital.</li> <li>Nestled among lush greenspace, vibrant commercial corridors and charming residential neighbourhoods, 200 Tache Avenue offers a functional two-level build-out with generous private offices, open work areas, boardrooms, and two kitchenettes.</li> <li>15 electrified on-site parking stalls.</li> <li>Well-suited for a wide range of professional uses.</li> </ul>

# RETAIL FOR LEASE

768 NOTRE DAME AVE



(+/-) 1,200 TOTAL SF AVAILABLE

## PROPERTY HIGHLIGHTS

- High exposure along the busy street of Notre Dame Avenue, with 41,100 cars driving by per day
- Beautifully built out with a reception area, 3 offices, 2 washrooms, lower level boardroom and additional lower level storage
- Extremely well suited for health services considering the proximity to Winnipeg's Health Science Centre, Children's Hospital as well as lawyers, accountants and other professional services
- Windows and doors have automatic shutters installed for added building security as well as alarm system and front door electronic buzzer entry
- 3 parking stalls included at the rear of the premises with motion detected lighting

## CONTACT

### Chris Hourihan

Associate Vice President

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### Colin Gratton

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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
<b>1079 AUTUMNWOOD DRIVE</b>							
	<b>CONDITIONALLY LEASED</b>						
<b>1079 AUTUMNWOOD DRIVE</b>	RYAN MUNT 204 928 5015	M	A	2,868	COND LEASED	COND LEASED	<ul style="list-style-type: none"> <li>Built out restaurant opportunity in the heart of Windsor Park</li> <li>Located in Northeast Winnipeg at the intersection of Autumnwood Dr and Cottonwood Rd</li> <li>Building signage opportunity</li> <li>Ample parking on site</li> <li>Zoned C2</li> </ul>
<b>379 BROADWAY</b>							
	CHRIS HOURIHAN 204 934 6215		101	1,996	\$21.00	\$15.22	
<b>379 BROADWAY</b>	COLIN GRATTON 204 471 1270		303	1,657	\$11.75	\$15.22	<ul style="list-style-type: none"> <li>Prime downtown location surrounded by a variety of amenities, including vibrant summer food trucks on Broadway</li> <li>Immediate access to the RBC Convention Centre and Skywalk, connecting you to the heart of downtown</li> <li>Excellent public transportation options for seamless commuting</li> <li>Elevator access and full handicap accessibility throughout the building</li> <li>Professionally managed for worry-free operations</li> <li>Ideal for law offices or other professional service firms</li> <li>Functional layout includes a welcoming reception area, four private offices, one washroom, and multiple open workspaces</li> <li>Conveniently close to Manitoba Courts—perfect for legal professionals</li> <li>Heavy daily traffic exposure, with up to 22,900 vehicles passing by the corner of Edmonton Street and Broadway</li> </ul>
<b>98 MARKET AVENUE</b>							
	COLIN GRATTON 204 471 1270	D		2,400	\$16.00	TBD	
<b>98 MARKET AVENUE</b>	CHRIS HOURIHAN 204 934 6215						<ul style="list-style-type: none"> <li>Blank canvas ready for tenant design and fit-up</li> <li>Main floor of a modern design 6 storey, 64 suite property</li> <li>Tucked away in the East Exchange District within close proximity to an array of amenities</li> <li>Amazing walkability, close to local spots including Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Avenue Pumphouse, The Forks and much more</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>185 SMITH STREET</b>							
	COLIN GRATTON 204 471 1270  KARIN THIELMANN 204 470 4715	M		2,345	\$5,000/MTH		<ul style="list-style-type: none"> <li>Prime storefront in Smith Street Lofts, below a luxury 251-unit apartment complex with 20,000 sf of amenities</li> <li>Excellent visibility: faces Southwest with views of Smith Street traffic and Millennium Library Park</li> <li>High foot and vehicle traffic, especially during Canada Life Centre events</li> <li>Impressive features: 13' exposed ceilings, industrial concrete finishes, architectural lighting, floor-to-ceiling glazing</li> <li>Convenient location: adjacent to apartment complex main entrance, with covered canopy and landscaped vestibule</li> <li>Flexible adjacent courtyard space, suitable for private outdoor patio/garden</li> <li>Prime downtown Winnipeg location, serving as the development's main showpiece</li> <li>Zoned M</li> </ul>
<b>353 PROVENCHER BLVD</b>							
	STEPHEN SHERLOCK 204 799 5526		UNIT 6	853	LEASED	LEASED	<ul style="list-style-type: none"> <li>Excellent high exposure location on Provencher Boulevard in the heart of St. Boniface</li> <li>Pylon signage opportunities</li> <li>(+/-) 27,400 cars pass by per day (City of Winnipeg)</li> <li>Zoned: C2</li> <li>Unit 1 was previously a tattoo shop and features four booths, a reception area, a spacious office, and a kitchen</li> <li>Unit 6 offers an open layout with two private offices and a dedicated washroom</li> </ul>
<b>5905 ROBLIN BLVD</b>							
	COLIN GRATTON 204 471 1270  KARIN THIELMANN 204 470 4715		B	1,139	UNCON LEASED	UNCON LEASED	<a href="#">CLICK HERE TO TAKE A VIRTUAL TOUR</a> <ul style="list-style-type: none"> <li>Ideal for Wellness, Education, or Personal Services</li> <li>Located on Roblin Boulevard just east of the Perimeter Highway in the family-oriented neighborhood of Charleswood</li> <li>Features an open reception area, two accessible washrooms, 3 private offices, and a kitchenette</li> <li>Ample onsite parking</li> <li>Excellent visibility and accessibility</li> <li>Signage opportunities on new building fascia and pylon sign</li> <li>Ready to occupy</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>316 DES MEURONS ST</b>							
 <div style="background-color: red; color: white; padding: 5px; display: inline-block;"> <b>CONDITIONALLY LEASED</b> </div> <p><b>316 DES MEURONS ST</b></p> <p>CHRIS HOURIHAN 204 995 0225</p> <p>LYDAWN MCGARRY 204 801 6967</p>				1,310	CON LEASED	CON LEASED	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>The main retail entrance fronts Des Meurons Street, complemented by a secondary entrance along Goulet Street for added convenience and access.</li> <li>Potential for a patio space along Goulet Street, as illustrated in the rendering in the listing brochure</li> <li>An ideal location for cafés, bakeries, beauty and wellness services, fashion and apparel boutiques, or specialty retail concepts.</li> </ul>
<b>1926 MAIN STREET</b>							
 <p><b>1926 MAIN STREET</b></p> <p>RYAN MUNT 204 298 1905</p>			A	SUBLEASE 1,540	\$13.55 - \$13.90	\$7.55	<ul style="list-style-type: none"> <li>Retail/Office opportunity on Main Street between Leila Avenue and Partridge Avenue</li> <li>Interior features one private office, large open area and a kitchenette</li> <li>Three reserved parking stalls at rear of the building with street parking in front</li> <li>Excellent access to major public transportation routes</li> <li>Head lease expiry June 30, 2026</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>197 OSBORNE ST</b>	CHRIS HOUIRHAN 204 934 6215  BRETT INTRATER 204 999 1238	C2		702-7,014	\$28.00	\$10.00	<ul style="list-style-type: none"> <li>Brand-New Development: Mixed-use building featuring 7 ground-floor commercial units and 90 residential units on levels 2 to 6. RESIDENTIAL UNITS 85% LEASED</li> <li>Prime Retail Frontage: All commercial units face Osborne Street, offering excellent visibility and exposure for retail businesses.</li> <li>Convenient Parking: Dedicated on-site parking for commercial tenants during regular business hours.</li> <li>Efficient Delivery Access: The rear service corridor and side loading bay provide seamless, convenient delivery access for commercial tenants.</li> <li>Ready for Build-Out: Units to come with drywalled and taped walls, doorway/entrance, poured concrete floor, electrical panel, and base lighting.</li> <li>C2 Zoning: Provides broad flexibility with a wide range of permitted commercial uses.</li> <li>Ideal for Your Business: Perfectly suited for specialty retail, café, bakery, grocery, beauty and wellness, apparel and fashion, professional services, and more.</li> </ul>
<b>1305 PEMBINA HWY</b>	BRETT INTRATER 204 999 1238  KARIN THIELMANN 204 470 4715		<b>SUBLEASE</b>	6,952	CONTACT AGENT	CONTACT AGENT	<ul style="list-style-type: none"> <li>Positioned at one of Winnipeg's most prominent intersections, this former financial institution offers exceptional visibility and accessibility</li> <li>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.</li> <li>11 Private Offices - Ideal for individual practitioners or small teams</li> <li>2 Boardrooms - Perfect for meetings, workshops, or collaborative sessions</li> <li>Spacious Washrooms</li> <li>Clean and modern facilities for staff and clients</li> <li>Kitchenette Potential - Flexible space with plumbing access for future installation</li> <li>Safe Removed - Clean slate for customization and layout optimization</li> <li>Drive-Thru Opportunity - Subject to municipal approval; great for service-based operations</li> <li>600A 120/208V 3-Phase Electrical Service - Robust power capacity for medical, wellness, or tech-based use</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>645 CENTURY STREET</b>							
	BRETT INTRATER 204 999 1238  RYAN MUNT 204 298 1905	C2		11,037	\$14.00	\$6.50	<ul style="list-style-type: none"> <li>High exposure showroom space</li> <li>Excellent parking with over 84 stalls on site (2.9 stalls per 1,000 sf)</li> <li>2 dock loading doors</li> <li>Nicely finished with sufficient washrooms and kitchenette/lunchroom</li> <li>Well-lit warehouse space with many windows allowing natural light throughout</li> <li>In close proximity to JAR International Airport</li> <li>Services Polo Park retail node</li> <li>Zoning: C2</li> </ul>
<b>15 PROGRESS WAY</b>	CHRIS HOURIHAN 204 995 0225		1 2	3,400 3,400	COND LEASED \$24.00	COND LEASED \$5.00	<ul style="list-style-type: none"> <li>Join a new 6,000 sq. ft. medical clinic in a beautifully-designed building, ready for tenant fixturing</li> <li>Conveniently situated off McGillivray Boulevard, near one of Winnipeg's fastest growing residential hubs and only 4km from the retail amenities located at Kenaston &amp; McGillivray</li> <li>Located off a light-controlled intersection in McGillivray Business Park in the RM of Macdonald, allowing for no business tax</li> <li>Brand-new construction providing energy efficiency and lower operating costs</li> <li>Ample parking with 57 stalls on site</li> <li>Zoned ML, allowing for a multitude of uses to take advantage of the clinic's high-traffic nature</li> </ul>
<b>620-626 ELICE AVE</b>	JAMES TOKER 204 914 8423  BRANDI ELOQUENCE 204 996 3425			763	\$1,495 PER MONTH GROSS		<ul style="list-style-type: none"> <li>Prime space on the main floor of Mansfield Court</li> <li>Join Winnipeg's West End, a hub for quaint storefronts, multi-cultural cuisine and locally owned businesses</li> <li>Located close to the West End Cultural Centre and Feast Bistro, along with many other restaurants and amenities</li> <li>High level of foot traffic attracting a steady stream of customers and patrons</li> <li>Unit features a customizable floor plan with a kitchenette, its own hot water tank, hot &amp; cold water hookup and two 240 volt plugs</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<b>106 BROWNING BLVD</b>	RYAN MUNT 204 298 1905	C2	B	2,249	\$15.00	\$5.76	<ul style="list-style-type: none"> <li>• Retail Space Ideal for Daycare or Medical Use</li> <li>• outdoor Space Potential</li> <li>• Ample on-site surface parking for staff and clients</li> <li>• Many amenities nearby along Portage Avenue</li> <li>• Situated in the neighbourhood of Westwood, with excellent access to major routes including Portage Avenue and the Perimeter Highway</li> <li>• Zoning: C2</li> </ul>
	CHRIS HOURIHAN 204 995 0225	COLIN GRATTON 204 471 1270		SUBLEASE 1,200	\$1,525/MTH	\$4.75	<ul style="list-style-type: none"> <li>• High exposure along the busy street of Notre Dame Avenue, with 41,100 cars driving by per day</li> <li>• Beautifully built out with a reception area, 3 offices, 2 washrooms, lower level boardroom and additional lower level storage</li> <li>• Extremely well suited for health services considering the proximity to Winnipeg's Health Science Centre, Children's Hospital as well as lawyers, accountants and other professional services</li> <li>• Windows and doors have automatic shutters installed for added building security as well as alarm system and front door electronic buzzer entry</li> <li>• 3 parking stalls included at the rear of the premises with motion detected lighting</li> </ul>
							

# RETAIL FOR SALE

1825 MAIN STREET



(+/-) 3,464 SF Available

## PROPERTY HIGHLIGHTS

- 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

## CONTACT

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**Karin Thielmann**  
Senior Associate  
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karin.thielmann@cwstevenson.ca

\*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>344 GERTRUDE AVENUE</b>							
	<b>CONDITIONALLY SOLD</b>			RYAN MUNT 204 298 1905	5,040	COND SOLD	<ul style="list-style-type: none"> <li>Turnkey full-service car wash with excess land</li> <li>Significant future re-development potential</li> <li>Situated within Corydon - Osborne Secondary Plan, designated</li> <li>Recent Phase 1 ESA available, Phase 2 ESA not recommended</li> </ul>
<b>323 PORTAGE AVE</b>							
	BRETT INTRATER 204 999 1238			49,820		\$2,650,000	<ul style="list-style-type: none"> <li>3-Storey Office/Retail/Mixed-Use Commercial Building For Sale</li> <li>Unique Investor or Owner/Occupier Opportunity</li> <li>Great potential for conversion to self storage or other alternative uses</li> <li>Ideally located directly across from the Canada Life Centre in the heart of the Sport, Hospitality &amp; Entertainment District (SHED) in Downtown Winnipeg</li> <li>(+/-) 38,640 sf spanning 3-Storeys plus additional (+/-) 11,180 sf basement</li> <li>Zoning: M – Multiple Use</li> </ul>
<b>177 ISABEL STREET</b>							
	<b>UNCONDITIONALLY SOLD</b>			BRETT INTRATER 204 934 6229	9,300 SF	UNCON SOLD	<ul style="list-style-type: none"> <li>The Cushman &amp; Wakefield   Stevenson Investment Team ("CWSIT") is pleased to offer for sale a 100% interest in 177 Isabel Street, Winnipeg, MB ("the Property").</li> <li>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.</li> <li>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.</li> <li>The property is being offered for sale on an as-is where-is basis through a court-ordered receivership process.</li> </ul>
	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
<b>319 PORTAGE AVE</b>							
	BRETT INTRATER 204 934 6229			6,889		\$1,500,000	<ul style="list-style-type: none"> <li>Single Storey Retail/Mixed-Use Commercial Building with excellent branding opportunity along Portage Avenue</li> <li>Ideal for a variety of users who can leverage on the strategic location within the Sport, Hospitality &amp; Entertainment District (SHED) in the heart of Downtown Winnipeg</li> <li>Located directly across from Canada Life Centre along a major bus route</li> <li>Layout features large two large open areas and a mezzanine with a kitchenette and open area ideal for additional storage</li> <li>Two points of entry off of Portage Avenue</li> <li>Ample natural light</li> </ul>
<b>1825 MAIN STREET</b>							
	BRETT INTRATER 204 999 1238			3,464		\$600,000	<ul style="list-style-type: none"> <li>Former bank building built in 1920</li> <li>Main floor commercial with upper level apartment suite</li> <li>3 parking stalls at rear</li> <li>Great exposure and signage opportunities</li> <li>Main floor: <ul style="list-style-type: none"> <li>2,134 sf of retail space</li> <li>Open space caters to multitude of uses</li> <li>Bonus basement space includes 2 washrooms, plenty of storage</li> </ul> </li> <li>Second floor: <ul style="list-style-type: none"> <li>3 bedroom, 1 bathroom apartment with updated kitchen</li> <li>Newer windows</li> </ul> </li> </ul>
	KARIN THIELMANN 204 470 4715						

# INVESTMENT FOR SALE

1845 ST. MATTHEWS AVE

YOUR SIGN HERE

(+/-) 20,044 SF Available

## PROPERTY HIGHLIGHTS

- 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.

## CONTACT

### **Brett Intrater**

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### **Karin Thielmann**

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\*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>SMITH STREET PARKADE</b>						
	BRETT INTRATER 204 934 6229  CHRIS MACSYMIC 204 928 5019		M	29,237 SF	\$9,795,000	<ul style="list-style-type: none"> <li>Number of stalls: 430 (over 5 levels)</li> <li>3 Minute walk to nearest climate controlled walkway entrance</li> <li>Rare opportunity to own large-scale parking structure in downtown Winnipeg</li> <li>Acquire well below replacement-cost</li> <li>Significant recent investment in the asset</li> </ul>
<b>1000 WAVERLEY STREET</b>						
	RYAN MUNT 204 928 5015  KARIN THIELMANN 204 470 4715		M2	151,651 SF	CONTACT AGENT	<ul style="list-style-type: none"> <li>Fully developed office flex space ideally situated in the highly desirable Southwest Winnipeg</li> <li>One unit available for immediate possession with additional revenue and growth opportunity</li> <li>Exceptional parking offering with (+/-) 200 stalls</li> <li>Excellent high-exposure building signage and large monument sign opportunity along Waverley Street</li> <li>City of Winnipeg transit stops going North and South located directly outside</li> <li>Zoned M2</li> <li>Property Tax: \$166,804.55 (2025)</li> </ul>
<b>531 QUEENS AVE E - BRANDON, MB</b>						
	CHRIS MACSYMIC 204 928 5019  BRETT INTRATER 204 999 1238		HMU	1.15	\$4,750,000	<ul style="list-style-type: none"> <li>Cushman &amp; Wakefield   Stevenson Investment Team ("CWSIT") is pleased to offer for sale a 100% freehold interest in a recently constructed multi family asset totalling (21) units located in Brandon, MB at 531 Queens Avenue East ("Queens").</li> <li>Queens features 21 3-bedroom stacked townhome units located across four buildings which are efficiently designed fronting Queens Avenue between Driftwood Crescent and Elderwood Drive in Brandon, MB. Located in Southeast Brandon and designed exclusively as three bedroom units located in a quiet family neighbourhood adjacent to Green Acres School, offering pristine park settings and family amenities for tenants.</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>512 PRINCESS AVE - BRANDON, MB</b>						
 <b>512 Princess Ave - Brandon, MB</b> CHRIS MACSYMIC 204 928 5019  BRETT INTRATER 204 999 1238			RMD	.48	\$4,050,000	<ul style="list-style-type: none"> <li>Cushman &amp; Wakefield   Stevenson Investment Team ("CWSIT") is pleased to offer for sale a 100% freehold interest in a recently constructed multi family asset totalling (24) units located in Brandon, MB at 512 Princess Avenue ("Princess").</li> <li>Princess is an infill 3-Storey walk up rental building located at the southwest corner of Princess Avenue and 5th Street in Brandon, MB. This modern, well located asset features 24 2-bedroom units and is walking distance from Brandon University, Assiniboine Community College and Brandon's Central Business District.</li> </ul>
<b>501 BRAECREST DRIVE - BRANDON, MB</b>						
 <b>501 Braecrest Drive - Brandon, MB</b> CHRIS MACSYMIC 204 928 5019  BRETT INTRATER 204 999 1238			CG	3.81	\$26,000,000	<ul style="list-style-type: none"> <li>Cushman &amp; Wakefield   Stevenson Investment Team ("CWSIT") is pleased to offer for sale a 100% freehold interest in a recently constructed multi family asset located in Brandon, MB at 501 Braecrest Drive ("Hilltop"), on behalf of the Vendor(s).</li> <li>Hilltop is a 6 building 108 Unit rental complex located at the corner of Braecrest Drive and Swanson Avenue in the Highland Park subdivision in North Brandon. This amenity rich area is minutes from the Coral Centre, Brandon's largest mixed retail destination development anchored by Walmart and Home Depot as well as Brandon's Community Sportsplex.</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>52 ADELAIDE STREET</b> 	COLIN GRATTON 204 471 1270  BRETT INTRATER 204 934 6229			9,060 SF	\$1,795,000.00	<a href="#">CLICK HERE TO TAKE A VIRTUAL TOUR</a> <ul style="list-style-type: none"> <li>Unique 3-storey heritage building constructed in 1910 for Douglas &amp; Co.'s fur manufacturing business, located in the heart of Winnipeg's Exchange District</li> <li>High-end turnkey retail/office spaces, luxury penthouse suite and finished lower level perfect for owner-occupier opportunity</li> <li>Functional vintage-style elevator servicing all floors</li> <li>Private side lane with secured gate offering 5 tandem parking stalls</li> <li>Significant recent capital investments</li> <li>High-end imported fixtures from Bali, including stone sinks and a stone bathtub</li> <li>Flooring reclaimed from the Church of Christ Scientist in Osborne Village</li> <li>Steps from countless amenities around Downtown and the Exchange District</li> </ul>
<b>365 OSBORNE STREET</b> 	BRETT INTRATER 204 934 6229  CHRIS MACSYMIC 204 997 6547		M2	4.21		<ul style="list-style-type: none"> <li>On behalf of our client, Artis REIT, The Cushman &amp; Wakefield   Stevenson Investment Team ("CWSIT") is pleased to market for sale a 100% freehold interest in 365 Osborne Street in Winnipeg, MB (the "Property"), a two-storey freestanding office building 100% leased to Bell Canada.</li> <li>The property spans 75,986 sq. ft. and was purpose-built in 2007 as a call centre for MTS, a predecessor of Bell Canada. Ideally located just south of Confusion Corner on over 4 acres, the Property offers convenient direct access from Osborne Street (through a traffic signalled intersection), ample onsite parking, and excellent proximity to Winnipeg Transit Bus Service, including the Osborne Station Rapid Transit Terminal.</li> <li>Only minutes north, Osborne Village is known for its mix of residential, commercial and retail spaces and is significantly growing in both population and purpose-built rental housing, further enhancing the area's long-term investment potential.</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>618 SPENCE STREET</b>						
	BRANDI ELOQUENCE 204 996 3425			8,805 SF	NEGOTIABLE	<ul style="list-style-type: none"> <li>Professionally managed apartment building.</li> <li>Built in 2018 with 6 turnkey suites, low-maintenance operations, and stable income.</li> <li>Features assumable CMHC financing at below-market rates for immediate cash flow.</li> <li>Conveniently located near downtown Winnipeg, Health Sciences Centre, and amenities.</li> <li>Full occupancy with no immediate capital needs; mix of 1, 2, and 3-bedroom units.</li> <li>A rare investment opportunity in Winnipeg's strong rental market.</li> </ul>
<b>530 ROSS AVENUE</b>						
	BRANDI ELOQUENCE 204 996 3425			10,726 SF	SOLD	<ul style="list-style-type: none"> <li>Professionally managed apartment building.</li> <li>Built in 2017, featuring 7 well-appointed, turnkey suites with modern design and low-maintenance operations.</li> <li>Located minutes from downtown Winnipeg and steps from the Health Sciences Centre with nearby amenities supporting strong tenant demand.</li> <li>Full occupancy, no immediate capital expenditures needed.</li> <li>Comprised entirely of 3-bedroom units, offering a rare opportunity in Winnipeg's rental market.</li> </ul>
<b>DBM INDUSTRIAL PORTFOLIO</b>						
	CHRIS MACSYMIC 204 997 6547			68,000 SF	CONTACT AGENTS	<ul style="list-style-type: none"> <li>100% interest in a three-property industrial portfolio.</li> <li>Properties located in three Canadian markets: <ul style="list-style-type: none"> <li>65 Vail Court, Sussex, NB</li> <li>725-727 Martindale Road, Sudbury, ON</li> <li>1055 Fleury Street, Regina, SK</li> </ul> </li> <li>Approximately 68,000 sq. ft. of fully leased industrial space.</li> <li>Single AAA covenant tenant in high-demand industrial nodes.</li> <li>Exposure to strong regional economic diversity.</li> <li>Reliable long-term income with an average remaining lease term over 4.5 years.</li> <li>Tenant mainly self-manages and covers capital expenditures, minimizing owner oversight.</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>1020 LORIMER BLVD</b>						
	<b>SOLD</b>					
<b>1020 LORIMER BLVD</b>						
	BRETT INTRATER 204 934 6229			<b>67,224 SF</b>	<b>SOLD</b>	<ul style="list-style-type: none"> <li>The Cushman &amp; 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.</li> <li>The property offers approximately 67,000 rentable square feet of state-of-the-art medical outpatient space, including associated support services.</li> <li>It is home to Western Surgery Centre, Winnipeg’s top multi-specialty private surgical facility.</li> <li>The property sits on over 2 acres of land, ideally located between Winnipeg’s most affluent neighborhoods.</li> <li>The site is surrounded by excellent amenities and a dense number of rooftops.</li> <li>The offering represents an exceptional opportunity to acquire a strategically located, stabilized, and well-tenanted asset.</li> <li>The property provides stable long-term cash flow, with a weighted average lease term remaining in excess of 4 years.</li> <li>There is near-term income growth potential through strategic parking initiatives.</li> </ul>
<b>83 &amp; 87 SMITH STREET</b>						
	<b>CONDITIONALLY SOLD</b>			<b>5,995 SF</b>	<b>CON SOLD</b>	
<b>83 &amp; 87 SMITH STREET</b>						
	BRETT INTRATER 204 934 6229					<ul style="list-style-type: none"> <li>The Cushman &amp; 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”).</li> <li>The offering includes: <ul style="list-style-type: none"> <li>A three-storey, 39-unit brick apartment block constructed in 1930.</li> <li>A two-storey, six-unit walk-up built in 1899.</li> <li>Together, the Properties represent a rare opportunity to acquire two adjacent character buildings with significant upside potential.</li> <li>The Properties are being offered on an “as-is, where-is” basis.</li> </ul> </li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>1845 ST. MATTHEWS AVENUE</b>						
	BRETT INTRATER 204 934 6229  RYAN MUNT 204 298 1905  KARIN THIELMANN 204 470 4715			20,044 SF	PRICE REDUCED \$2,950,000	<ul style="list-style-type: none"> <li>The Cushman &amp; Wakefield   Stevenson Investment Team ("CWSIT") is pleased to offer for sale a 100% interest in 1845 St. Matthews Avenue, Winnipeg, MB ("the Property").</li> <li>The Property features approximately 20,044 square feet of light manufacturing space, ideally suited for a variety of industrial or commercial uses.</li> <li>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.</li> <li>Strategically located with convenient access to major transportation routes.</li> <li>The building is being offered vacant, allowing for immediate occupancy or repositioning.</li> <li>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.</li> </ul>
<b>1368 BORDER STREET</b>						
	BRETT INTRATER 204 934 6229  RYAN MUNT 204 298 1905  KARIN THIELMANN 204 470 4715			5,150 SF	UNCON SOLD	<ul style="list-style-type: none"> <li>The Cushman &amp; 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").</li> <li>The Property is ideal for storage, distribution, or light manufacturing.</li> <li>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.</li> <li>This property is currently 100% leased until 2029.</li> <li>The Property is being offered for sale on an as-is where-is basis through a court-ordered receivership process.</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>177 ISABEL STREET</b>						
	BRETT INTRATER 204 934 6229			9,300 SF	UNCON SOLD	<ul style="list-style-type: none"> <li>The Cushman &amp; Wakefield   Stevenson Investment Team ("CWSIT") is pleased to offer for sale a 100% interest in 177 Isabel Street, Winnipeg, MB ("the Property").</li> <li>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.</li> <li>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.</li> <li>The property is being offered for sale on an as-is where-is basis through a court-ordered receivership process.</li> </ul>
<b>669 BROADWAY</b>						
	CHRIS MACSYMIC 204 997 6547			17,130 SF	\$2,150,000	<ul style="list-style-type: none"> <li><b>Strategic Urban Location</b> 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.</li> <li><b>C2 Zoning with Redevelopment Flexibility</b> 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.</li> <li><b>On-Site Parking &amp; Functional Layout</b> 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.</li> <li><b>Well-Maintained 1930 Structure</b> 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.</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>1000 ROSSER AVE - BRANDON, MB</b>						
 <div> <b>NEW</b> </div>	<b>BRETT INTRATER</b> 204 934 6229			17,357 SF	\$1,950,000	<ul style="list-style-type: none"> <li>1000 Rosser Avenue offers investors the opportunity to acquire a stable, income-producing asset in the heart of Downtown Brandon. The property is fully leased to Bank of Montreal (BMO), one of Canada's largest and most established financial institutions. With strong corner exposure and excellent visibility, the asset provides secure income today and strategic flexibility at lease maturity.</li> <li>The site benefits from its location within Brandon's Downtown Mixed Use (DMU) zoning, supporting a wide range of commercial uses and offering long-term adaptability for investors.</li> </ul>

# SPECIALTY FOR SALE

903 WINNIPEG 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

**Brandi Eloquence**  
Associate  
T 204 934 6246  
C 204 996 3425  
brandi.eloquence@cwstevenson.ca

# 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

**Stephen Sherlock**  
Vice President  
T 204 928 5011  
C 204 799 5526  
steve.sherlock@cwstevenson.ca

**Ryan Munt**  
Executive Vice President  
Ryan Munt Personal Real Estate Corporation  
T 204 928 5015  
C 204 298 1905  
ryan.munt@cwstevenson.ca

\*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>BRIDGWATER TRAILS</b>						
	<b>CONDITIONALLY SOLD</b> BRETT INTRATER 204 934 6229  CHRIS MACSYMIC 204 928 5019	LOT 1 LOT 2 LOT 3 & 4 <small>* CURRENTLY UNDERGOING REZONING</small>	RMF-M RMF-L RMF-L	3.6 3.2 4.0	<b>SOLD</b> <b>COND SOLD</b> <b>COND SOLD</b>	<ul style="list-style-type: none"> <li>Located in highly-desirable Southwest Winnipeg</li> <li>Direct access to Kenaston Boulevard, Winnipeg's most prominent north/south thoroughfare, connecting significant commercial growth nodes</li> <li>These parcels greatly benefit from the amenity-rich Bridgewater Town Centre, the master planned premium town centre designed as the heart of the Bridgewater Neighbourhoods in Waverley West</li> <li>Bridgewater Neighbourhoods are the fastest growing and highest value subdivision in Winnipeg (average MLS sale price \$50k+ per door above closest competing subdivision)</li> <li>Consistent retail and multi-residential demand have driven unabated nearby growth</li> </ul>
<b>1284 WILKES AVENUE</b>						
	CHRIS MACSYMIC 204 928 5019  BRETT INTRATER 204 934 6229  CHRIS HOUIGHAN 204 934 6215  BRANDI ELOQUENCE 204 934 6246		M2	21.56	\$950,000 PER ACRE	<ul style="list-style-type: none"> <li>Highly sought-after development land in SW Winnipeg</li> <li>1,500 feet of frontage</li> <li>Direct access off Wilkes Ave</li> <li>Excellent visibility with daily traffic count of 100,000 vehicles at corner of Kenaston and Sterling Lyon</li> <li>Amenity rich area</li> <li>Adjacent to Seasons of Tuxedo, The Outlet Collection and Winnipeg's newest luxury auto dealership corridor</li> </ul>
<b>46 RYAN WIRTH WAY</b>						
	RYAN MUNT 204 928 5015		CH	3.93	\$1,100,000	<ul style="list-style-type: none"> <li>Located just off the Perimeter Highway between Wenzel Street and McGregor Farm Road in the RM of East St. Paul</li> <li>Potential for immediate construction</li> <li>670' of frontage along Perimeter Highway</li> <li>Convenient access via a controlled intersection at the junction of Wenzel Street and the Perimeter Highway</li> <li>No City of Winnipeg business taxes</li> <li>Excellent exposure on the Perimeter Highway</li> <li>Property Tax: TBD</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>SOUTHWEST DEVELOPMENT LAND</b>						
	BRETT INTRATER 204 999 1238  RYAN MUNT 204 928 5015  CHRIS MACSYMIC 204 928 5019	LOT 1 LOT 2	C3	3.69 3.84	\$825,000/ACRE \$825,000/ACRE	<ul style="list-style-type: none"> <li>Brand new development</li> <li>C3 zoned southwest land</li> <li>Growing area being surrounded by new homes and multi-family buildings</li> <li>Excellent visibility from Kenaston Boulevard and access from Payworks Way</li> <li>Ideal for office, flex industrial/office, car dealerships, self-storage and high-end commercial condos</li> </ul>
<b>2829 MCGREGOR FARM ROAD - EAST ST. PAUL MB</b>						
	RYAN MUNT 204 928 5015  BRETT INTRATER 204 934 6229		IG	8.95	\$2,700,000	<ul style="list-style-type: none"> <li>Located south of Schriemers Market Centre with easy access from Lagimodiere Boulevard</li> <li>High exposure with prominent frontage along Lagimodiere Boulevard</li> <li>Located 3 Minutes from the Perimeter Highway</li> <li>Zoning IG - Industrial General</li> <li>(+/-) 260 ft of frontage along McGregor Farm Road</li> <li>Roll number: 94500</li> <li>Many commercial and industrial uses are permitted within the zoning <ul style="list-style-type: none"> <li>Light industrial use</li> <li>Limited contractor service</li> <li>Self Storage</li> <li>Equipment rentals and sales</li> <li>Eating and drinking establishment</li> </ul> </li> </ul>
<b>1459 - 17TH STREET EAST, BRANDON MB</b>						
	CHRIS MACSYMIC 204 997 6547		IG	5.63	\$1,000,000	<ul style="list-style-type: none"> <li>Rare chance to acquire 5.63 acres of a serviced Industrial land located on the southeast side of Brandon, MB</li> <li>Key Features: <ul style="list-style-type: none"> <li>Fully serviced land</li> <li>Proximity to major trucking routes</li> <li>Ideal for Owner-User</li> </ul> </li> <li>Existing Structures on site include: <ul style="list-style-type: none"> <li>Residential House: 667 sf</li> <li>Dormitory-Style Accommodations: 7,628 sf</li> <li>Total: 8,295 sf</li> </ul> </li> <li>Zoning: IG - Industrial General</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>153 MAIN STREET NORTH, MINNEDOSA, MB</b>	CHRIS MACSYMIC 204 997 6547		CC	0.3	\$99,900.00	<ul style="list-style-type: none"> <li>• Roll Number: 45100.000</li> <li>• Legal Description: 9/10-16-G</li> </ul>
						
<b>RAILWAY AVENUE S &amp; PARK ST - WASKADA MB</b>	BRANDI ELOQUENCE 204 996 3425		CG	0.27	TBD	<p><b>LOCATION</b> Waskada is an unincorporated urban community in the Municipality of Brenda – Waskada within the Canadian province of Manitoba. It is located in the southwest corner of the province, close to the United States and Saskatchewan borders. Traditionally a farming community, a recent oil boom has also brought economic activity to the area.</p> <p><b>POPULATION</b> 161 (2021 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Located on the corner of South Rail Avenue &amp; Park Street, the property is surrounded by a mix of commercial and residential properties.</p>
						
<b>4 MAIN STREET W - ELIE MB</b>	STEPHEN SHERLOCK 204 928 5011		CC	0.57	TBD	<p><b>LOCATION</b> Elie, Manitoba, is a small community located in the RM of Cartier approximately 30 kms West of Winnipeg with strong agricultural roots, particularly in grain and livestock production. Its location along major transportation routes supports agricultural processing, logistics, and a growing commercial sector, including small-scale manufacturing and services that cater to local and regional needs.</p> <p><b>POPULATION</b> 705 - Source 2021 census</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Vacant commercial land on the North side of Main street surrounded by a mix of multi-family, commercial and recreation space.</p>
						

\*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>8854 HIGHWAY 11 - LAC DU BONNET, MB</b>	BRANDI ELOQUENCE 204 996 3425		HC	26.14	COND SOLD	<p>LOCATION 8854 Highway 11, Lac Du Bonnet, MB</p> <p>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</p>
	<b>CONDITIONALLY SOLD</b>					<p>SITE/PROPERTY DESCRIPTION Directly accessed off Highway 11. Zoned Highway Commercial</p>
<b>250 STATION ROAD - THOMPSON, MB</b>	STEPHEN SHERLOCK 204 799 5526		IH	1.37	COND SOLD	<p>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.</p> <p>POPULATION 13,035 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION Vacant Industrial land with frontage on Gay Street featuring excellent access via the Hudson Bay Railway &amp; Via Rail, along with a spur line running directly behind the property.</p>
	<b>CONDITIONALLY SOLD</b>					

\*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>FIRST AVE, RESTON MB</b> 	BRANDI ELOQUENCE 204 996 3425		UN	1.02	CONTACT AGENT	<p><b>LOCATION</b> Reston is an unincorporated community recognized as a local urban district [2] in southwestern Manitoba, located near the border of Saskatchewan on the west and North Dakota on the south. It is the largest community in the Rural Municipality of Pipestone, which also includes Sinclair, Cromer and Pipestone.</p> <p><b>POPULATION</b> 659 (2021 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Rectangular shaped lot just north of the CP rail lines and just south of 3rd street</p>
<b>HWY 5 AT SECOND AVE EAST, ROBLIN MB</b> 	STEPHEN SHERLOCK 204 799 5526		CH	0.61	CONTACT AGENT	<p><b>LOCATION</b> Roblin is an unincorporated urban community in the Municipality of Roblin, Manitoba, Canada. It is located approximately 400 km northwest of Winnipeg. Prior to 1 January 2015, Roblin was designated as a town.</p> <p><b>POPULATION</b> 1,603 (2021 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Rectangular shaped lot, facing 1st Street South, with access of Highway 5</p>
<b>202-3RD ST NE, PORTAGE LA PRAIRIE MB</b> 	STEPHEN SHERLOCK 204 799 5526		M1	0.95	CONTACT AGENT	<p><b>LOCATION</b> Portage la Prairie is a small city approximately 75 kilometers west of Winnipeg, along the Trans-Canada Highway</p> <p><b>POPULATION</b> 13,270 (2021 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Rectangular shape lot spanning from 3rd Street NE to 4th Street NE along Fisher Avenue East</p>

\*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>FIRST ST BAY NORTH, PINAWA MB</b>						
	BRANDI ELOQUENCE 204 934 6246		ML	0.78	COND SOLD	<p>LOCATION Pinawa is a local government district and small community of 1,331 residents located in southeastern Manitoba, Canada. It is 110 kilometres north-east of Winnipeg.</p> <p>POPULATION 1,512 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION Rectangular shaped lot, fronting 1st Street Bay South, access off 211 Road</p>
<b>5TH AVENUE AT BRYDON STREET - NEEPAWA, MB</b>						
	BRANDI ELOQUENCE 204 934 6246		RS	0.46	SOLD	<p>LOCATION Neepawa is a town in Manitoba, Canada, on the Yellowhead Highway at the intersection with Highway 5. As of 2021 its population was 5,685. Neepawa was incorporated as a town in 1883. Located in western Manitoba, it is bordered by the Municipality of North Cypress – Langford and Rural Municipality of Rosedale.</p> <p>POPULATION 5,685 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION Square shape, corner of 5th Avenue and Brydon Street</p>
<b>635 FRONT AVENUE - MANITOU MB</b>						
	STEPHEN SHERLOCK 204 928 5011		MG	1.02	TBD	<ul style="list-style-type: none"> <li>Industrial land located in Manitou, Manitoba. Just east of Morden on Highway 3</li> <li>Vacant site zoned MG – Industrial General.</li> <li>Site is bordered to the north by a rail line and agricultural land, to the south by residential/commercial mix and to the east and west is other industrial land</li> </ul>

\*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>309 BOYNE AVE WEST, MORRIS MB</b> 	STEPHEN SHERLOCK 204 799 5526		IL	2	<b>SOLD</b>	<p><b>LOCATION</b> Morris is a small town in the Pembina Valley region of Manitoba, Canada, located 51 km south of Winnipeg and 42 km north of Emerson. The town is named after Alexander Morris, the second Lieutenant Governor of Manitoba.</p> <p><b>POPULATION</b> 1,975 (2021 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Rectangular shape lot, corner of Van Horne Street and Boyne Avenue</p>
<b>AUGUSTA ROAD, RUSSELL MB</b> 	STEPHEN SHERLOCK 204 799 5526		CM	1.20	CONTACT AGENT	<p><b>LOCATION</b> Russell is an unincorporated urban community in the Municipality of Russell-Binscarth in Manitoba, Canada. It is located along PTH 16 and PTH 83, and is at the western terminus of PTH 45. Russell is approximately 15km east of the Saskatchewan border and 340km NW of Winnipeg.</p> <p><b>POPULATION</b> 1,740 (2021 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Triangular shaped lot at the NW corner of Augusta Street and Shell River Avenue</p>
<b>337 RAILWAY AVE SOUTH, GRANDVIEW MB</b> 	BRANDI ELOQUENCE 204 934 6246		I	0.67	CONTACT AGENT	<p><b>LOCATION</b> Grandview is an unincorporated urban community in the Grandview Municipality within the Canadian province of Manitoba that held town status prior to January 1, 2015. It is located 45 kilometres west of the City of Dauphin along the Valley River. Grandview Manitoba is home to NHL's Ryan Pulock.</p> <p><b>POPULATION</b> 808 (2021 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Rectangular shaped lot, fronting Railway Avenue South, access off Main Street</p>

\*Please click the property image for more details.

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

\*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>343 STATION ROAD - SHOAL LAKE, MB</b> 	BRANDI ELOQUENCE 204 996 3425			0.12	\$30,000	<ul style="list-style-type: none"> <li>Opportunity to acquire a 5,100 sf lot in the heart of Shoal Lake.</li> <li>Excellent exposure on the main commercial thoroughfare.</li> <li>Site is cleared and has access to municipal services, minimizing upfront development costs.</li> <li>Ideal for a multitude of uses, including office, retail, restaurant, etc.</li> </ul>
<b>1ST AVENUE NE - DAUPHIN, MB</b> 	BRANDI ELOQUENCE 204 996 3425		CC	0.4	SOLD	<p><b>LOCATION</b> Dauphin is Manitoba's ninth largest community and serves as a hub to the province's Parkland Region. It is surrounded by rich, productive farmland, natural beauty and endless opportunity for outdoor recreation.</p> <p><b>POPULATION</b> 8,368 as of the 2021 Canadian Census</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Rectangular lot with access of 1st Street NE, surrounded by commercial uses and the CN rail line</p>
<b>104 3RD STREET NE, DAUPHIN, MB</b> 	BRANDI ELOQUENCE 204 996 3425		CC	0.9	COND SOLD	<p><b>LOCATION</b> Dauphin is Manitoba's ninth largest community and serves as a hub to the province's Parkland Region. It is surrounded by rich, productive farmland, natural beauty and endless opportunity for outdoor recreation.</p> <p><b>POPULATION</b> 8,368 as of the 2021 Canadian Census</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Rectangular lot located on the corner of 1st Avenue NE and 3rd Street NE, surrounded by commercial uses and fronting on a CN rail line.</p>

\*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>137 1ST AVENUE NE - DAUPHIN, MB</b>	BRANDI ELOQUENCE 204 996 3425		CC	0.7	<b>SOLD</b>	<p><b>LOCATION</b> Dauphin is Manitoba's ninth largest community and serves as a hub to the province's Parkland Region. It is surrounded by rich, productive farmland, natural beauty and endless opportunity for outdoor recreation.</p> <p><b>POPULATION</b> 8,368 as of the 2021 Canadian Census</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Rectangular lot with access of 1st Street NE, surrounded by commercial uses and the CN rail line</p>
	<b>SOLD</b>					
<b>86 NORTH RAILWAY STREET, MACGREGOR, MB</b>	BRANDI ELOQUENCE 204 996 3425		I	0.53	CONTACT AGENT	<p><b>LOCATION</b> 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.</p> <p><b>POPULATION</b> 962 as of 2021 Canadian Census.</p> <p><b>SITE/PROPERTY DESCRIPTION</b> 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.</p>
						
<b>JAMAICA STREET, GLADSTONE MB</b>	BRANDI ELOQUENCE 204 996 3425			0.69	CONTACT AGENT	<ul style="list-style-type: none"> <li>Opportunity to acquire a 0.69-acre lot at the end of a quiet residential block in Gladstone, MB.</li> <li>Positioned between two established residential streets, with exposure to Highway 16, offering both privacy for residents and strong visibility for future marketing or resale.</li> <li>The site is cleared and has access to municipal services, minimizing upfront development costs.</li> <li>Located within a mature residential area with strong community character.</li> <li>Ideal for a single-family build or potential multi-unit development (subject to zoning).</li> <li>All future construction must be completed above grade.</li> </ul>
						

\*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>STATION LANE, ERIKSDALE, MB</b>						
 <div style="background-color: red; color: white; padding: 2px 5px; display: inline-block;"> <b>CONDITIONALLY SOLD</b> </div>	<b>BRANDI ELOQUENCE</b> 204 996 3425		<b>GC</b>	<b>0.64</b>	<b>COND SOLD</b>	<p><b>LOCATION</b>  Eriksdale is a community in central Manitoba's Interlake Region, near Lake Manitoba's eastern shore. Situated at the crossroads of Highway 6 and Highway 68, it lies about 118 km (73 mi) north of Winnipeg and is part of the Rural Municipality of West Interlake. Agriculture remains the primary economic driver, complemented by a thriving winter fishing industry. Commercial fishing on Lake Manitoba also provides a significant source of income for some residents, reflecting the area's connection to both land and water-based livelihoods.</p> <p><b>POPULATION</b>  837 (source 2016 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b>  Vacant land located NW of the corner of Station Lane and Main Street in close proximity to the Eriksdale Museum</p>
<b>860 CENTRAL AVENUE, STE ROSE DU LAC, MB</b>						
	<b>STEPHEN SHERLOCK</b> 204 799 5526		<b>CC</b>	<b>1.38</b>	<b>CONTACT AGENT</b>	<p><b>LOCATION</b>  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.</p> <p><b>POPULATION</b>  997 as of 2021 Canadian Census.</p> <p><b>SITE/PROPERTY DESCRIPTION</b>  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.</p>

\*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>CENTREPORT SOUTH</b>						
	CHRIS HOURIHAN 204 995 0225			110.95	\$13,200,000	<ul style="list-style-type: none"> <li>Cushman &amp; 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.</li> <li>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.</li> <li>City servicing is anticipated by Fall 2026.</li> </ul>
<b>HWY 1 - RICHER, MB</b>						
	CHRIS MACSYMIC 204 997 6547			3.74	\$200,000	<ul style="list-style-type: none"> <li>3.74 acre parcel available for sale excellent exposure on HWY #1 located east of Richer MB</li> <li>Zoning: TBC</li> </ul>
<b>EAST SIDE OF HIGHWAY #59 - ST. PIERRE - JOLYS, MB</b>						
	BRANDI ELOQUENCE 204 934 6246		AL	0.50	CONTACT AGENT	<p><b>LOCATION</b> St Pierre Jolys is a village in the Canadian province of Manitoba, located 50 km southeast of Winnipeg on Highway 59 near the Rat River. It is surrounded by the Rural Municipality of De Salaberry, and the nearest communities to it are Steinbach, St. Malo, Morris and Niverville.</p> <p><b>POPULATION</b> 1,305 (2021 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b> Square shaped lot, fronting Sabourin Street (East Side Hwy 59), access off Cote Avenue</p>

\*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<b>PHASE III STEELE BUSINESS PARK</b>						
	STEPHEN SHERLOCK 204 799 5526			5.65	\$1,300,000 PER ACRE	<ul style="list-style-type: none"> <li>Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air)</li> <li>Ready to build on industrial development site</li> <li>Significant site improvements</li> <li>Storm Sewer, water and land drainage work completed</li> <li>Significant underground sewer work completed</li> <li>Paved entryway and roadways for access completed</li> <li>Sub base for concrete loading apron installed</li> <li>Building footprint completed and installed for approximately 80,000 sf building</li> </ul>
<b>6 RYAN WIRTH WAY</b>						
	BRETT INTRATER 204 999 1238			1.43	\$1,000,000	<ul style="list-style-type: none"> <li>High-exposure location with strong visibility to passing traffic</li> <li>CH - Commercial Highway zoning offering a wide range of commercial uses</li> <li>Located within the RM of East St. Paul</li> <li>New signalized intersection at the Perimeter Highway providing direct access to Wenzel Road</li> <li>Approved subdivision plan</li> <li>Site Upgrades &amp; Servicing: <ul style="list-style-type: none"> <li>Cleared and graded - fully prepared for development</li> <li>1200 A - 600V - 3 Phase Electrical Service</li> <li>Geofabric and limestone base in place for stable site preparation</li> <li>Due Diligence Materials</li> <li>Clean Phase I ESA</li> <li>Geotechnical report</li> <li>Hydro service sketch</li> </ul> </li> </ul>

# 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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**Executive Vice President & Principal**

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