

**FOR SALE**

# 1000 Waverley Street

Turnkey Owner-Occupied Opportunity  
With Additional Investment Income

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**CUSHMAN &  
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Winnipeg



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(+/-) 58,468 sf with +/- 200 parking stalls

## PROPERTY HIGHLIGHTS

- Fully developed office space ideally situated in the highly desirable Southwest Winnipeg
- Two units available for immediate possession with additional revenue and growth opportunity
- Exceptional parking offering with (+/-) 200 stalls
- Excellent high-exposure building signage and large monument sign opportunity along Waverley Street
- City of Winnipeg transit stops going North and South located directly outside
- Zoned M2
- Property Tax: \$174,241.40 (2023)

| Unit   | Square Footage | Availability |
|--------|----------------|--------------|
| Unit A | 21,468 sf      | Vacant       |
| Unit C | 12,175 sf      | Leased       |
| Unit D | 24,825 sf      | Vacant       |

List Price: \$16,000,000.00



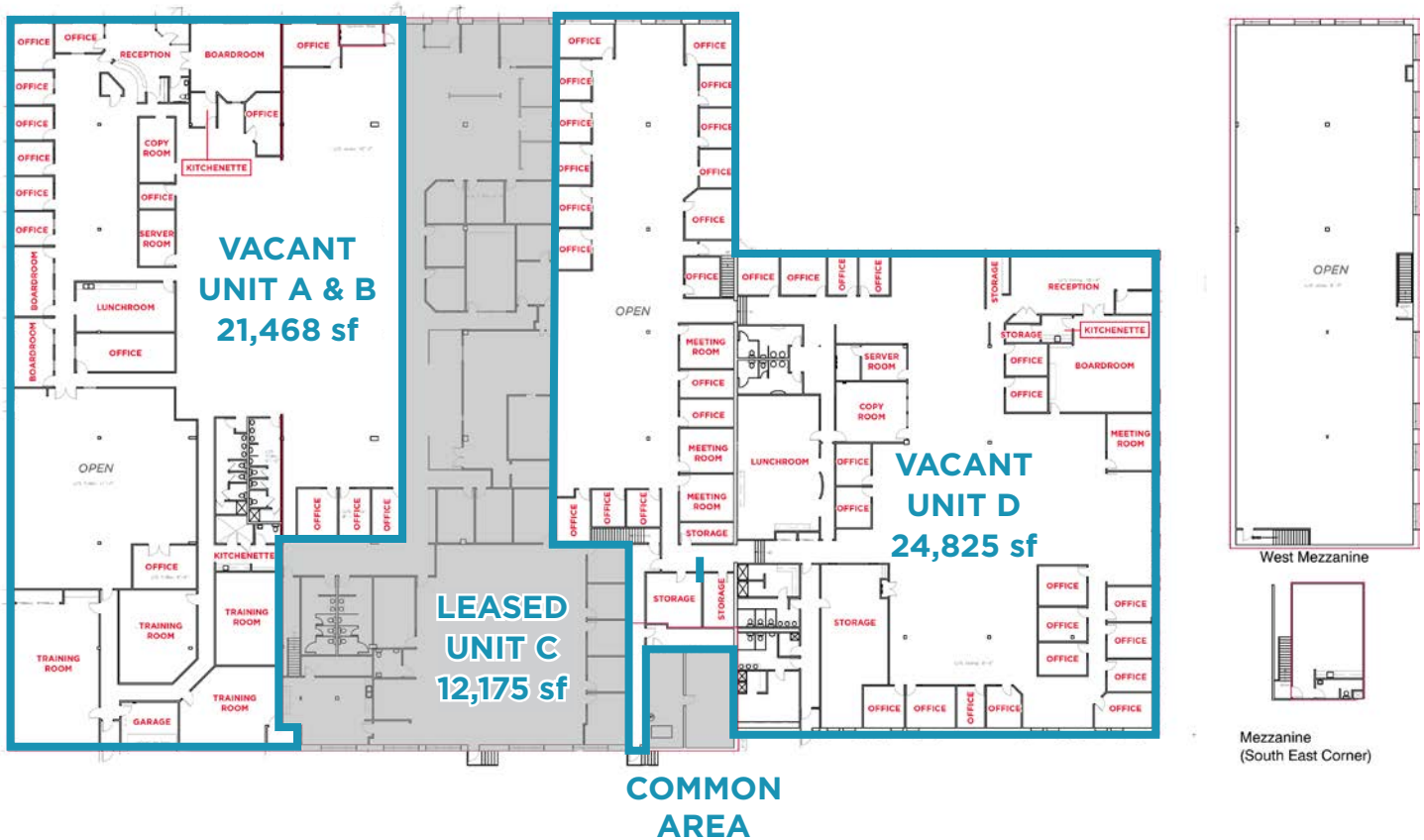


# FOR SALE

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### MAIN FLOOR PLAN

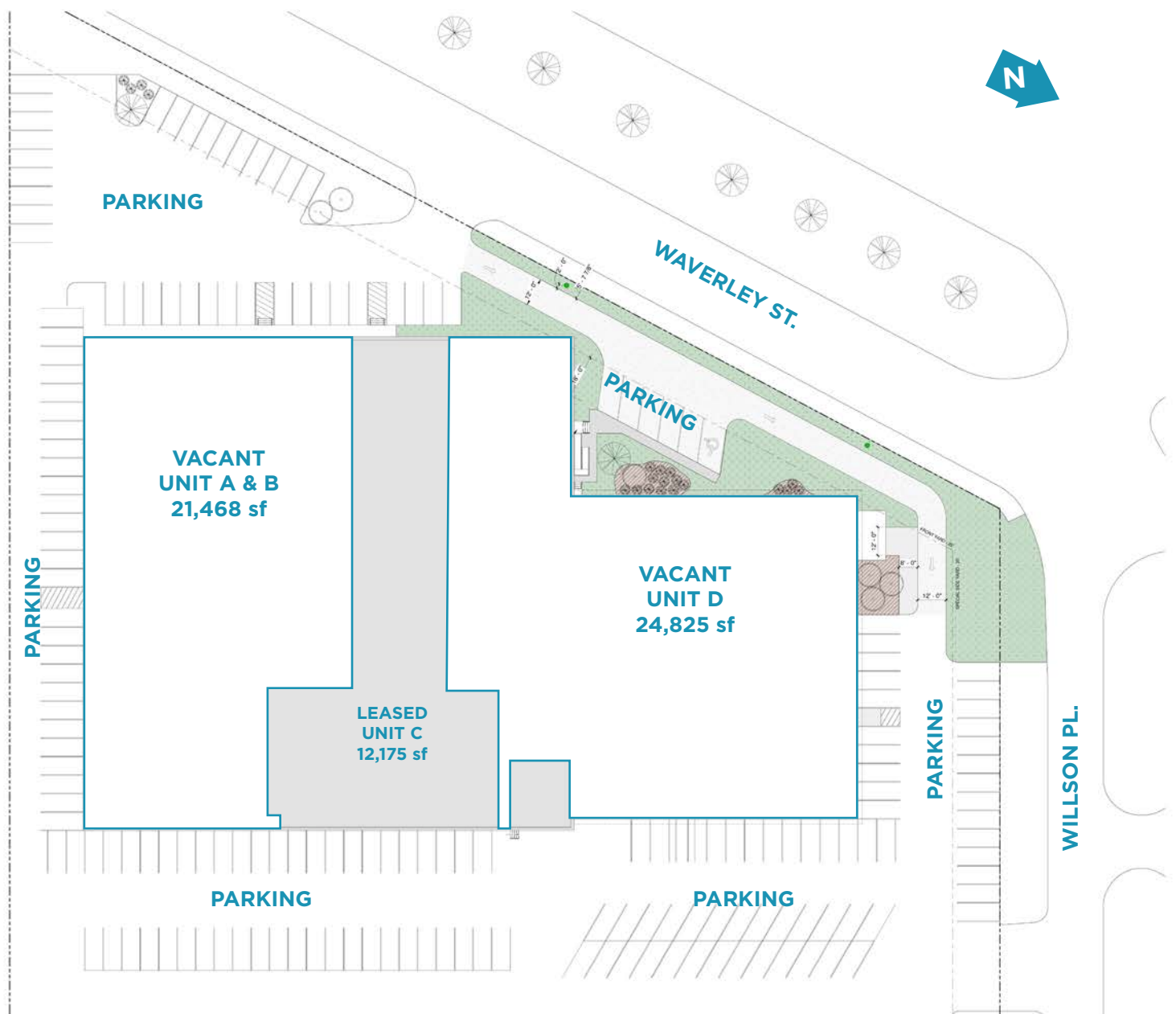


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### MAIN FLOOR PLAN



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### DEMOGRAPHICS

|     | POPULATION | MEDIAN AGE | AVERAGE HHI  | TOTAL HOUSEHOLDS |
|-----|------------|------------|--------------|------------------|
| 1KM | 4,174      | 48         | \$146,833.91 | 1,707            |
| 3KM | 49,042     | 43         | \$107,706.96 | 21,168           |
| 5KM | 148,431    | 41         | \$113,324.96 | 64,588           |

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**FOR SALE**

# 1000 Waverley Street Unit A





**FOR SALE**

# 1000 Waverley Street Unit A





**FOR SALE**

# 1000 Waverley Street Unit D





**FOR SALE**

# 1000 Waverley Street Unit D





# FOR SALE

## 1000 Waverley Street



### AERIALS



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1000  
WAVERLEY STREET

1000



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