

FOR SALE

1000 Waverley Street

Turnkey Owner-Occupied Opportunity
With Additional Investment Income

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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: \$169,234.08 (2024)

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

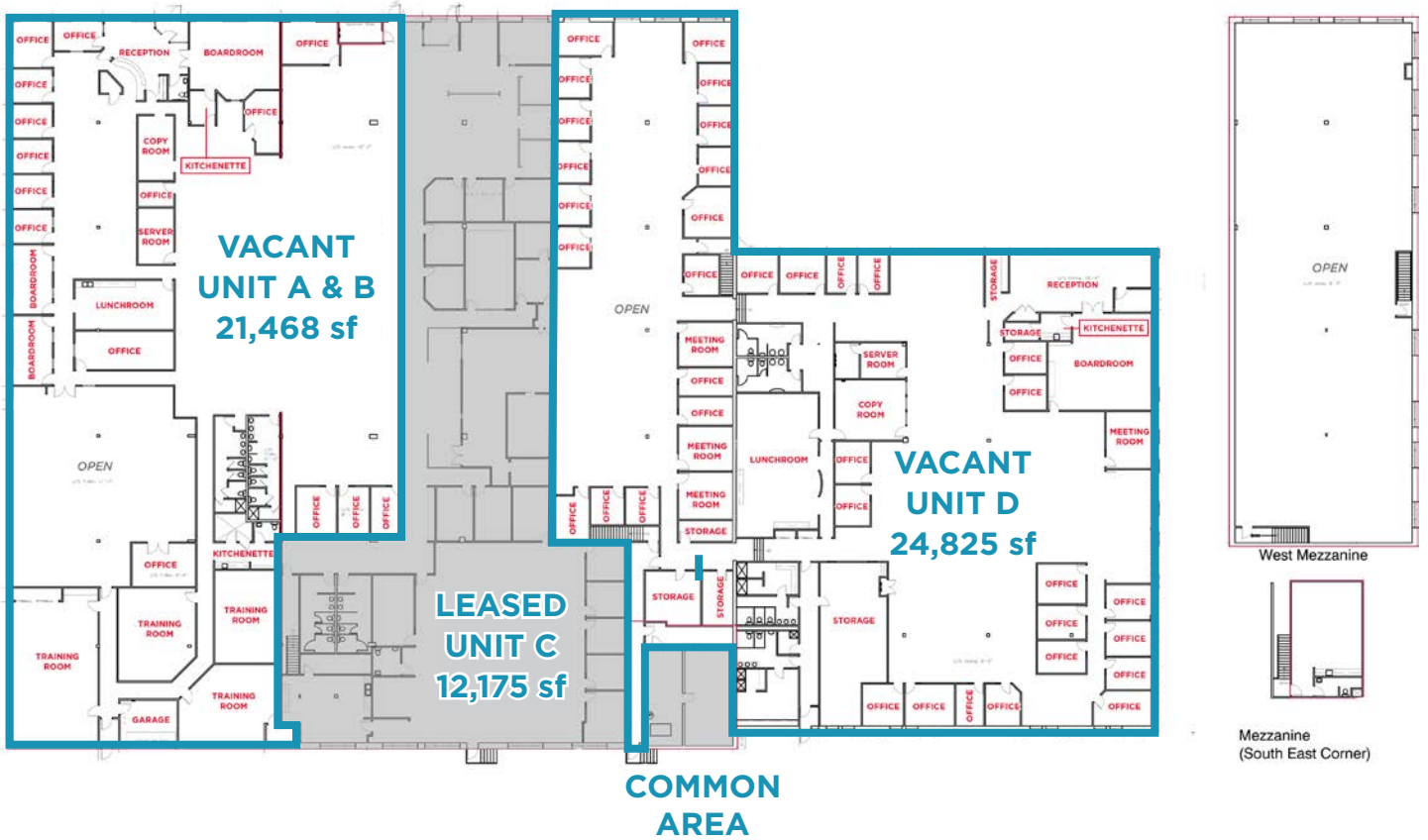
LIST PRICE: CONTACT AGENT



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MAIN FLOOR PLAN

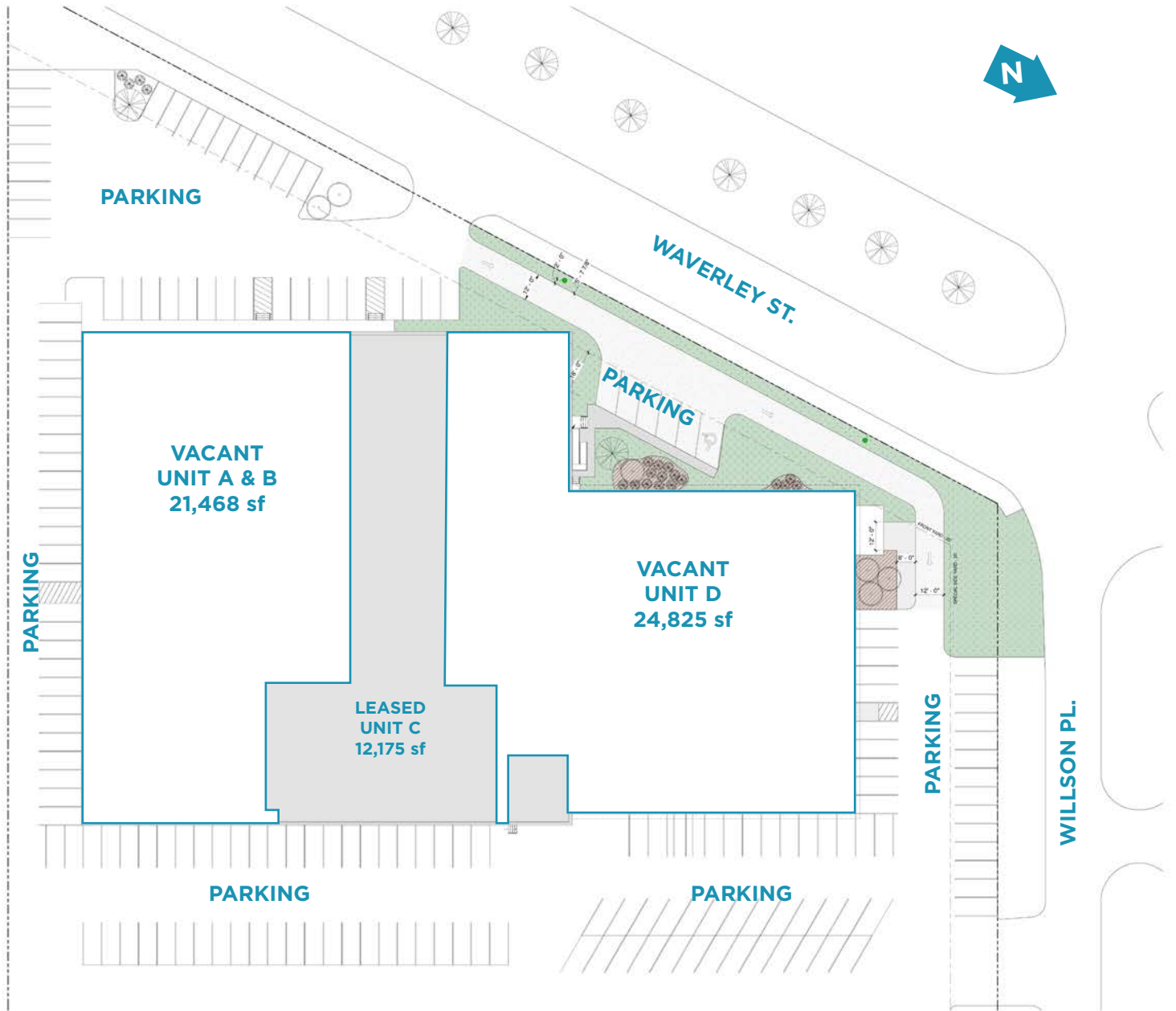


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MAIN FLOOR PLAN



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STRUCTUBE
RECORD ROOM
MONTANA'S
Cabela's
Tim Hortons
FATBURGER
Shell
McDonald's

adidas bar BURRITO OFF 5TH Starbucks
Bell CHATTERS. BOSS
OLD NAVY DSW CHACHI'S HUGO BOSS
WINNERS TOMMY HILFIFER

COSTCO WHOLESALE RONA Sobey's
SUBWAY Indigo Esso LIQUOR MART
bulk barn BellMTS
GOLF TOWN B.P.
JOEY RESTAURANTS
Starbucks CIBC NUBURGER UPS Petland

Walmart DOLLARAMA
Scotiabank Delta9
EBGAMES THE HOME DEPOT
QDOBA MEXICAN EATS Smitty's SAFEWAY
HOMESENSE

PETSMART THE CANADIAN BREWHOUSE Marshalls
The BRICK Starbucks McDonald's
SUBWAY THE KEG DOLLAR TREE LOWE'S
M&M DQ CO-OP Ben & Florentine

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

