



FOR SALE  
**1277 HENDERSON HWY**

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**CUSHMAN &  
WAKEFIELD**  
Winnipeg

**Stevenson**

Investment Team



# THE OPPORTUNITY

The Cushman & Wakefield | Stevenson Investment Team (“CWSIT”) is pleased to market for sale a 100% freehold interest in 1277 Henderson Highway in Winnipeg, Manitoba (the “Property”).

This two-storey commercial property features 16,551 square feet of rentable area situated on 0.88 acres of land with 85 parking stalls, strategically located in the heart of Winnipeg’s amenity-rich North Henderson Highway corridor. Originally built in 1994, the property underwent a significant enhancement/expansion in 2013 including a large addition to the main floor, a 2nd level expansion complete with high-end office improvements and an upgrade to the building façade.

The site now features four fully leased commercial units on the main floor with stable tenant mix as well as a fully accessible, spacious office unit spanning 7,648 sf across the main and 2nd floor coming available for occupancy November, 2025. The main and 2nd floor office unit offers owner/users with a rare opportunity to occupy and benefit from beautiful turnkey office space, high profile signage, ample on-site parking and the ability to realize stable, in-place income from tenants in place.

**LIST PRICE: \$5,100,000**

# INVESTMENT HIGHLIGHTS



Owner/user & investment opportunity with high-end, efficient and turnkey office space available (unit 200)



Strong holding income until late-2025 with 5.3 years WALT  
\* Excluding Unit 200



Under market assumable debt in place



Opportunity to acquire well below replacement cost



Well-located in the heart of the amenity-rich North-Henderson Highway commercial corridor

# PROPERTY ATTRIBUTES

<b>Legal Description</b>	Lot 1 plan 55222 WLTO in RL 59 Parish of Kildonan
<b>Description</b>	Two-storey, multi-tenant commercial building
<b>Location</b>	Rossmere/North Kildonan
<b>Land Area</b>	0.88 Acres
<b>Year Built</b>	1994/2013
<b>Zoning</b>	C2 - commercial community
<b>Gross Leasable Area</b>	16,551 sq. ft.
<b>Total Building Area</b>	17,177 sq. ft.
<b>Parking</b>	85 stalls
<b>Property Taxes</b>	\$55,320.87 (2023)





**TOTAL POPULATION**

1KM • 10,746  
 3KM • 71,850  
 5KM • 165,367



**MEDIAN AGE**

1KM • 45  
 3KM • 43  
 5KM • 40



**AVG. HOUSEHOLD INCOME**

1KM • \$71,332  
 3KM • \$90,653  
 5KM • \$89,764



**TOTAL HOUSEHOLDS**

1KM • 5,397  
 3KM • 30,542  
 5KM • 65,908

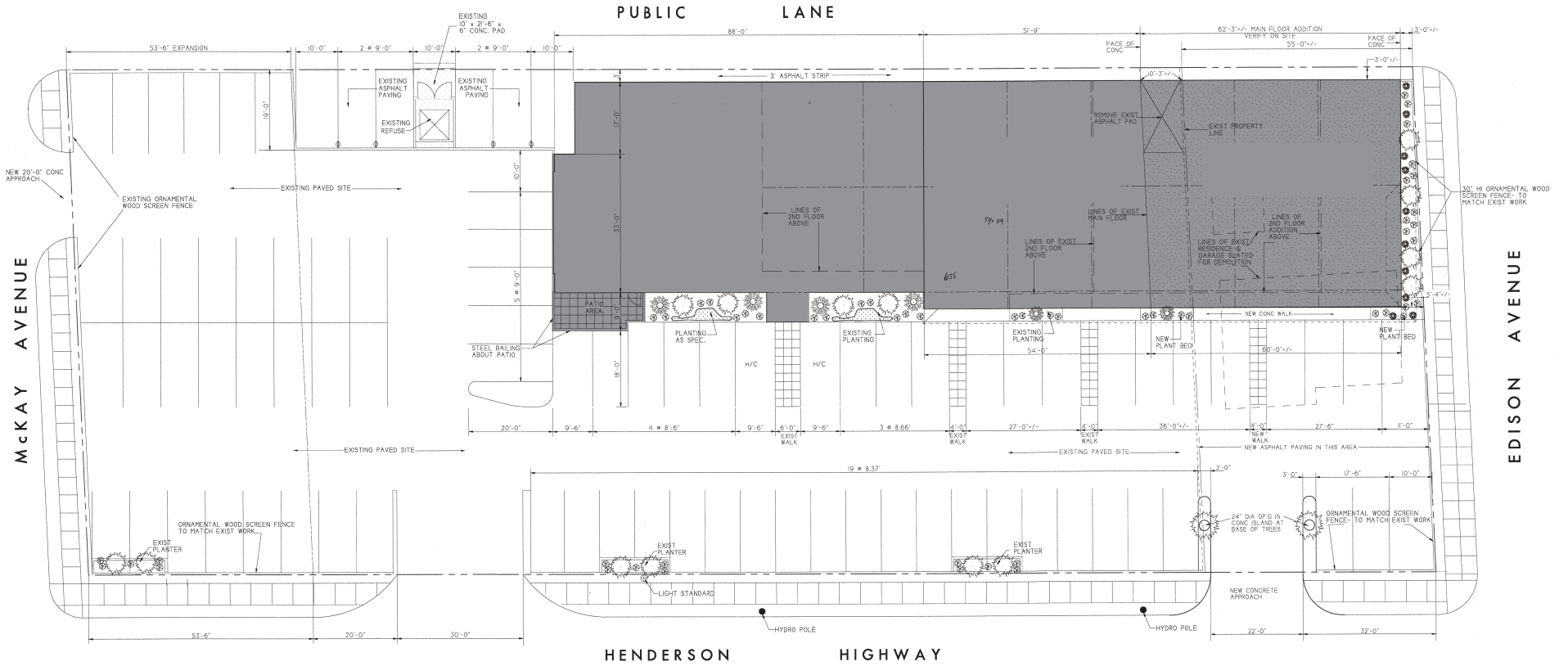
SPRINGFIELD ROAD

1277 HENDERSON HWY

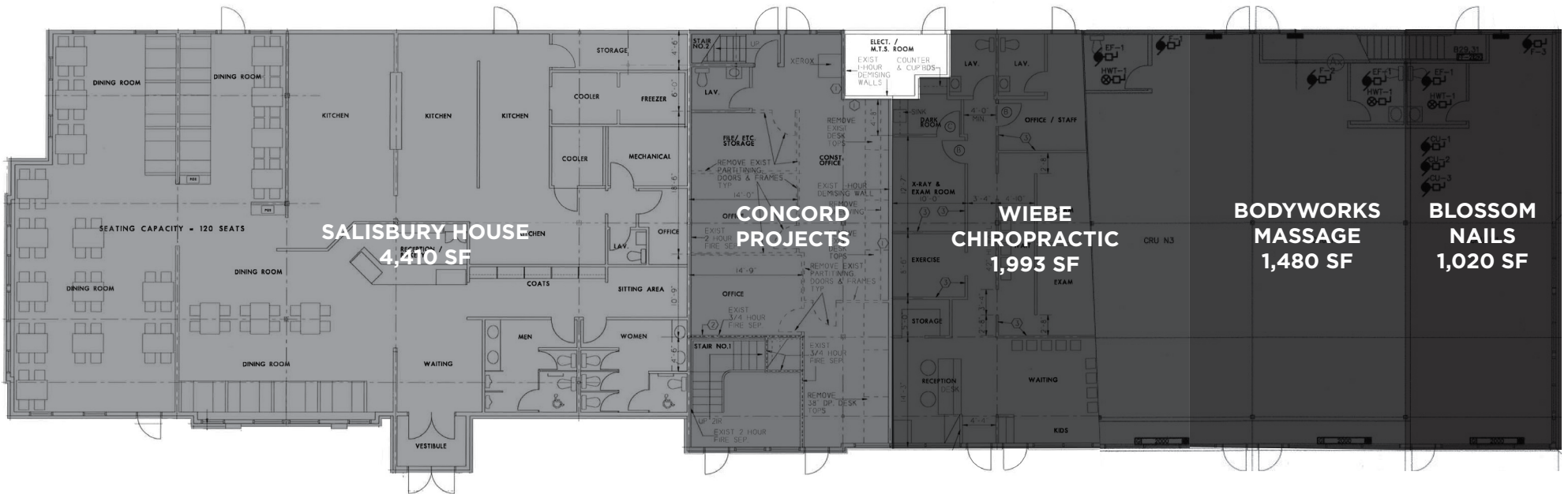


HENDERSON HWY

# SITE PLAN



# MAIN FLOOR PLAN





## OWNER/USER OPPORTUNITY

The property presents a rare opportunity to occupy and benefit from a turnkey office space, in addition to being an excellent investment.

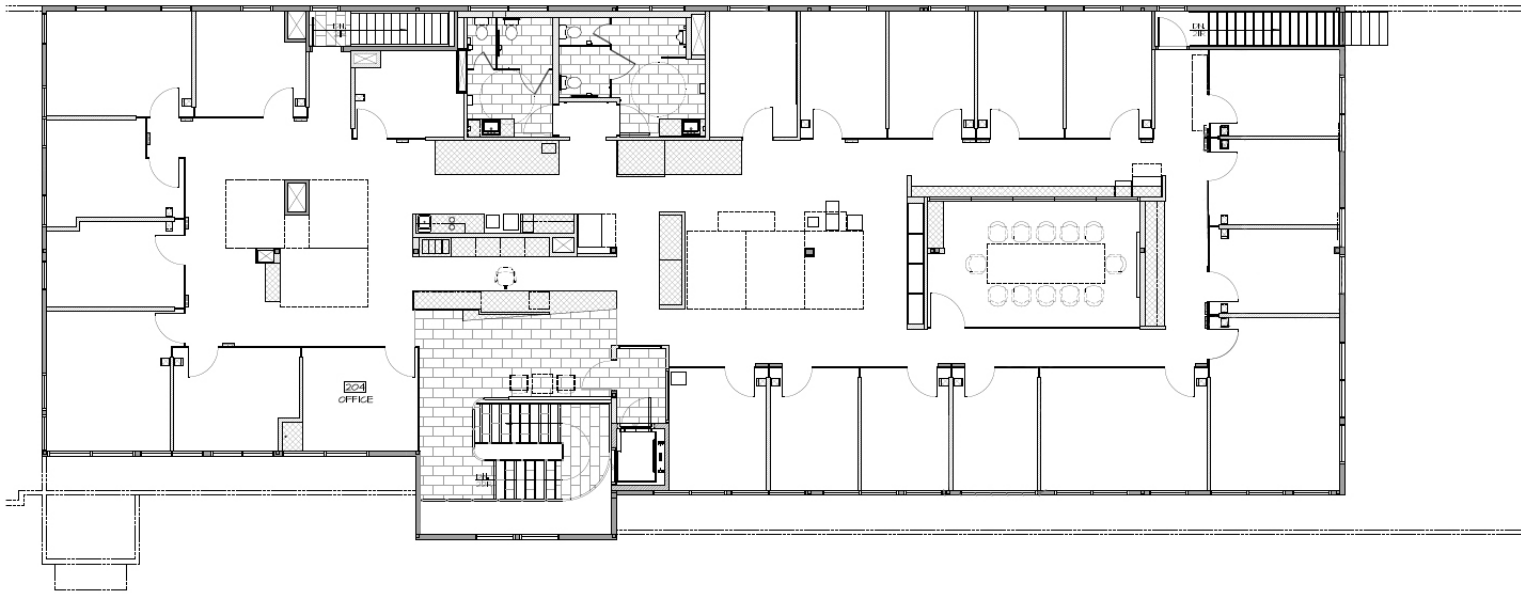
The 7,648 sf office space across the main and 2nd floor comes available for occupancy in November, 2025, and features a reception area, 22 offices, a large boardroom, additional workstations, a kitchenette and lunchroom.



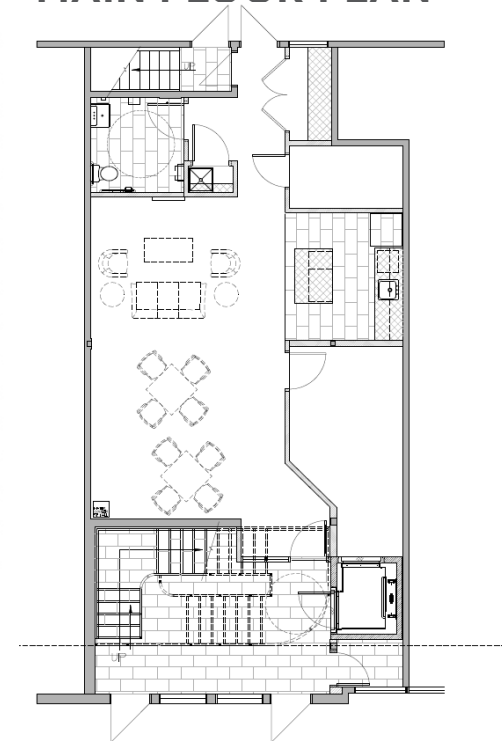


# OWNER/USER OPPORTUNITY

## 2ND FLOOR PLAN



## MAIN FLOOR PLAN



### CONCORD PROJECTS

#### Main Level

COMBINED

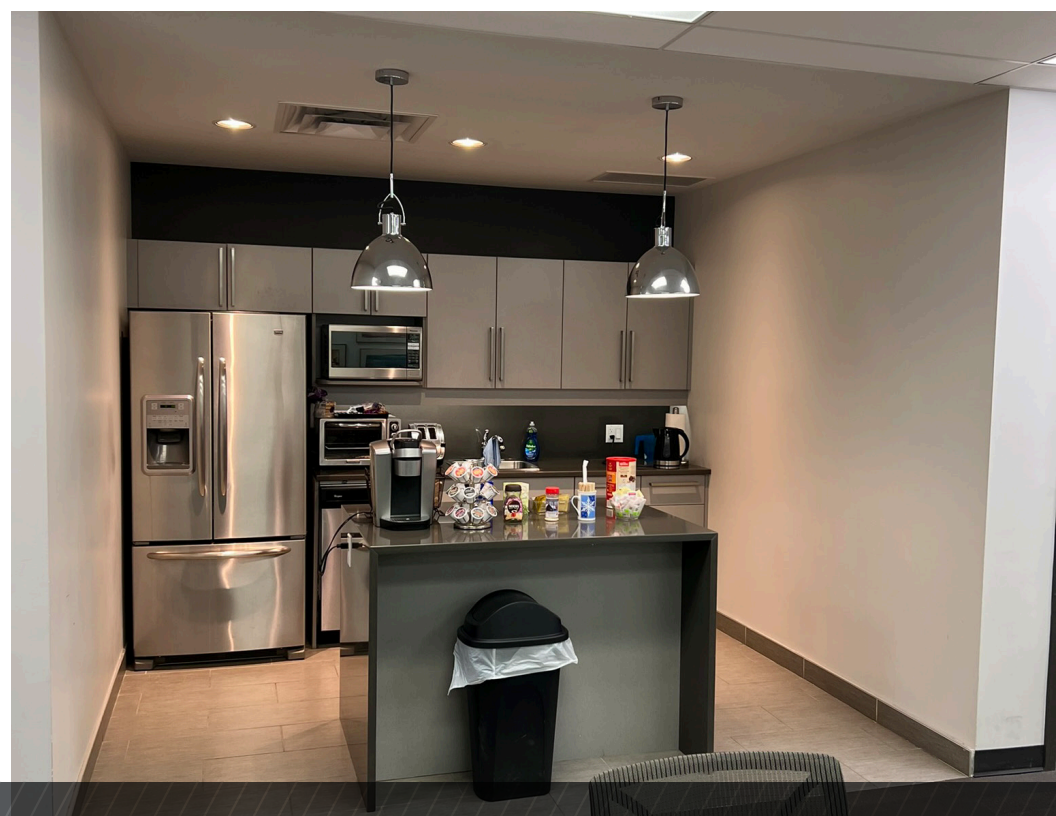
Private lobby with lift to 2nd level, Kitchenette, staff lounge area, open meeting area, file storage room, server room

#### 2nd Level

7,648 SF

Reception area, 22 offices (2 executive), large boardroom, 10 work stations, kitchenette, file storage area







## OFFERING PROCESS

All inquiries should be directed to:

**Brett Intrater**

*Executive Vice President*

Brett Intrater Personal Real Estate Corporation

T 204 934 6229

C 204 999 1238

[brett.intrater@cwstevenson.ca](mailto:brett.intrater@cwstevenson.ca)

### Offers to be reviewed as received.

All offer submissions should be submitted to CW Stevenson Inc. to the attention of Brett Intrater. The Vendor reserves the right to negotiate with the prospective purchaser(s) who they deem the most attractive in their sole and absolute discretion. The Vendor is not obligated to accept any Offers and reserves the right to reject any or all Offers received.

The Vendor, at any time prior to entering into an agreement, may request additional information from prospective purchasers. Failure to provide such information on a timely basis may result in the termination of discussions. The Vendor reserves the right to end the sale process in respect of the Property or to cease discussions with any and all purchasers at any time prior to accepting an Offer, without notice or liability. This Offering Process is subject to change. Should the Vendor choose to make any changes, the Vendor and CW Stevenson Inc. will inform all interested parties of such changes.

### DATA ROOM

Additional property due diligence information has been posted on the Cushman & Wakefield Sharefile data room website. Once prospective purchasers have executed a Confidentiality Agreement and have received a copy of this Confidential Information Memorandum, they will be granted access to a online Sharefile data room. Please note an account may need to be created to access the data room.

Please contact **Brett Intrater** if you require any assistance in accessing the Data Room.



## CONTACT

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