



Investment Team

FOR SALE

# 365 Osborne Street

Single Tenant Suburban Office  
Investment Opportunity with  
Excellent Potential Multi-Family  
Development Upside

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## THE OPPORTUNITY

On behalf of our client, Artis REIT, The Cushman & Wakefield | Stevenson Investment Team ("CWSIT") is pleased to market for sale a 100% freehold interest in 365 Osborne Street in Winnipeg, MB (the "Property"), a two-storey freestanding office building 100% leased to Bell Canada.

The property spans 75,986 sq. ft. and was purpose-built in 2007 as a call centre for MTS, a predecessor of Bell Canada. Ideally located just south of Confusion Corner on over 4 acres, the Property offers convenient direct access from Osborne Street (through a traffic signalled intersection), ample onsite parking, and excellent proximity to Winnipeg Transit Bus Service, including the Osborne Station Rapid Transit Terminal.

Only minutes north, Osborne Village is known for its mix of residential, commercial and retail spaces and is significantly growing in both population and purpose-built rental housing, further enhancing the area's long-term investment potential.

### BUILDING DETAILS

Address:	365 Osborne Street
Storeys:	2
Gross Leasable Area:	75,986 Sq. Ft.
Site Size:	(+/-) 4.21 Acres
Year Built:	2007
Site Coverage:	20.7%
Zoning:	M2



Strong tenant covenant with 100% occupancy



Secure income and strong occupancy with long term WALT of 5+ years

*\*from Jan 1, 2025*



Future Potential Large Scale Multi-Family Development Upside - Property is a strong candidate to be rezoned to RMF-L and accommodate over 450 purpose built rental units



Ample on-site parking

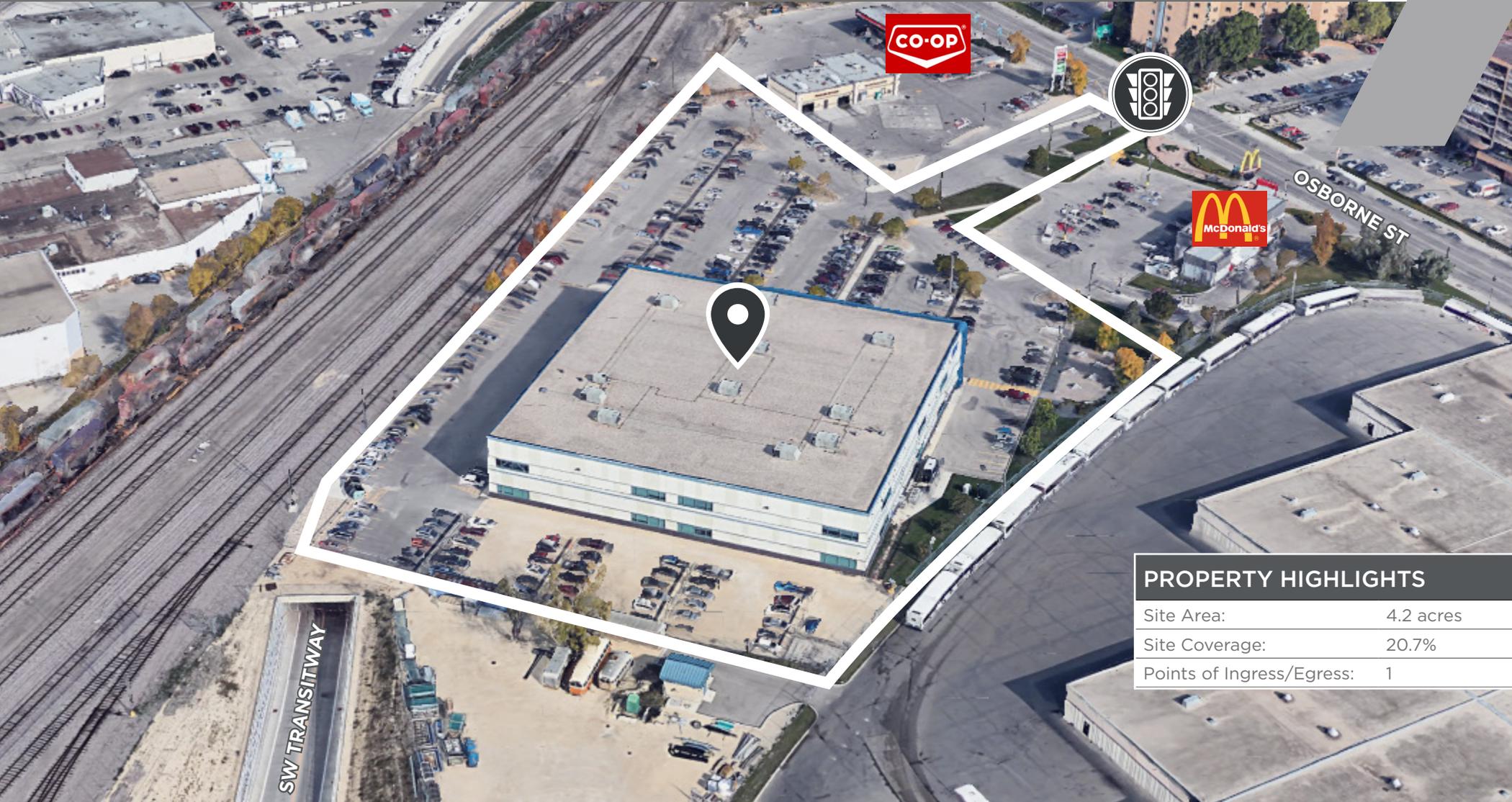


Prime Co-Located Tenants including McDonald's and Red-River Co-op Gas Bar, Convenience Store and Touchless Car Wash

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AERIAL VIEW



PROPERTY HIGHLIGHTS	
Site Area:	4.2 acres
Site Coverage:	20.7%
Points of Ingress/Egress:	1

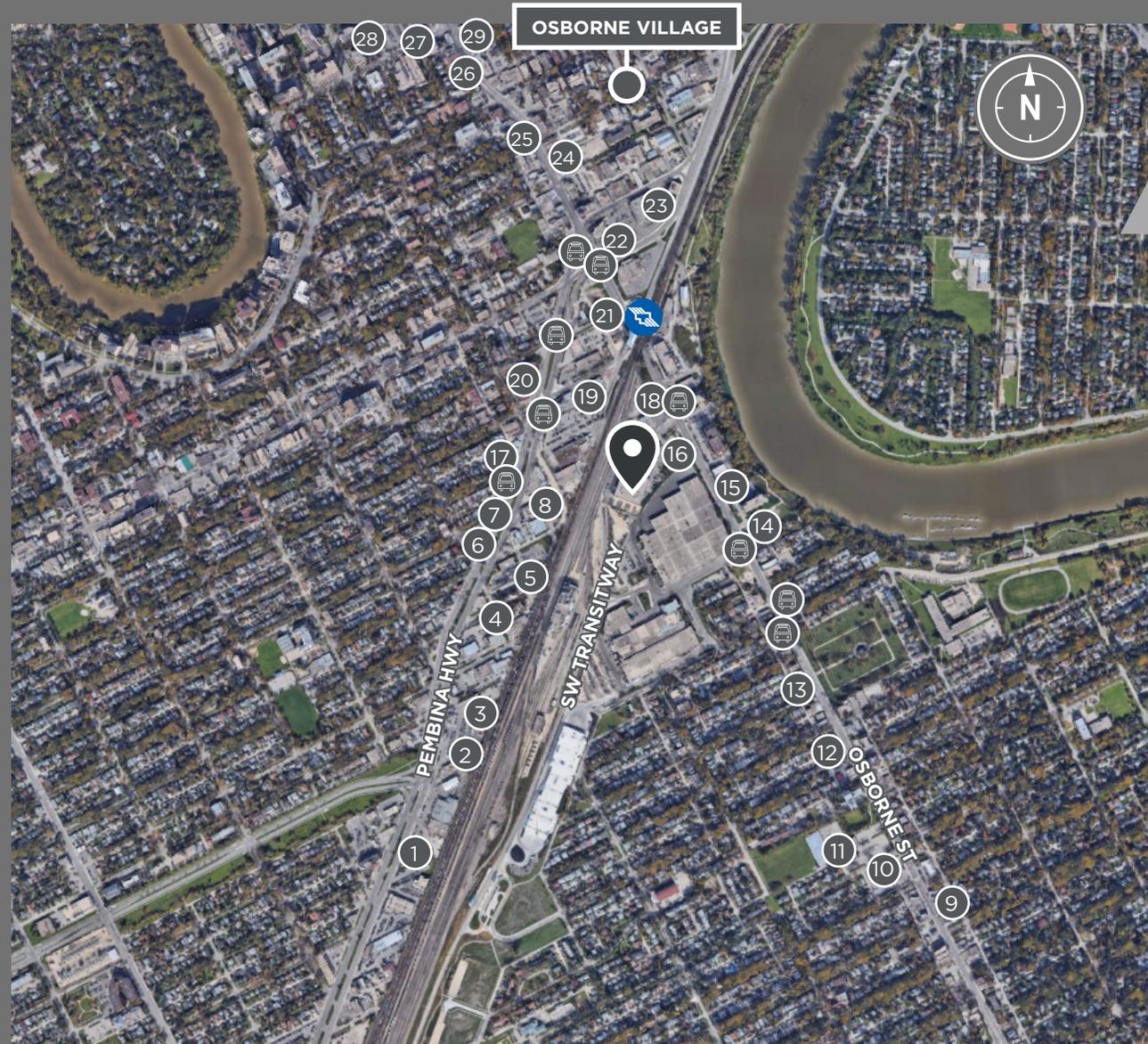
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### AMENITIES MAP

1	MCDONALD'S
2	ASHUR RESTAURANT
3	SMITTY'S RESTAURANT
4	ENTERPRISE RENT-A-CAR
5	LOW LIFE BARREL HOUSE
6	204 FUELS
7	GARWOOD GRILL
8	PEMBINA VETERINARY HOSPITAL
9	THE PARK THEATRE
10	SAFEWAY
11	FORT ROUGE LEISURE CENTRE
12	LITTLE SISTER COFFEE MAKER
13	GAMEKNIGHT GAMES
14	DOMINO'S PIZZA
15	CHAEBAN ICE CREAM
16	MCDONALD'S
17	NEXT STOP CAFE
18	RED RIVER CO-OP GAS BAR
19	SOOKRAM'S BREWING CO.
20	CONFUSION CORNER DRINKS + FOOD
21	O STATION CAFE
22	BURGER KING
23	DOLLARAMA
24	CRUMB QUEEN/ANDY'S LUNCH
25	BAKED EXPECTATIONS
26	CARLOS & MURPHY'S
27	LIQUOR MART
28	SAFEWAY
29	SUBWAY



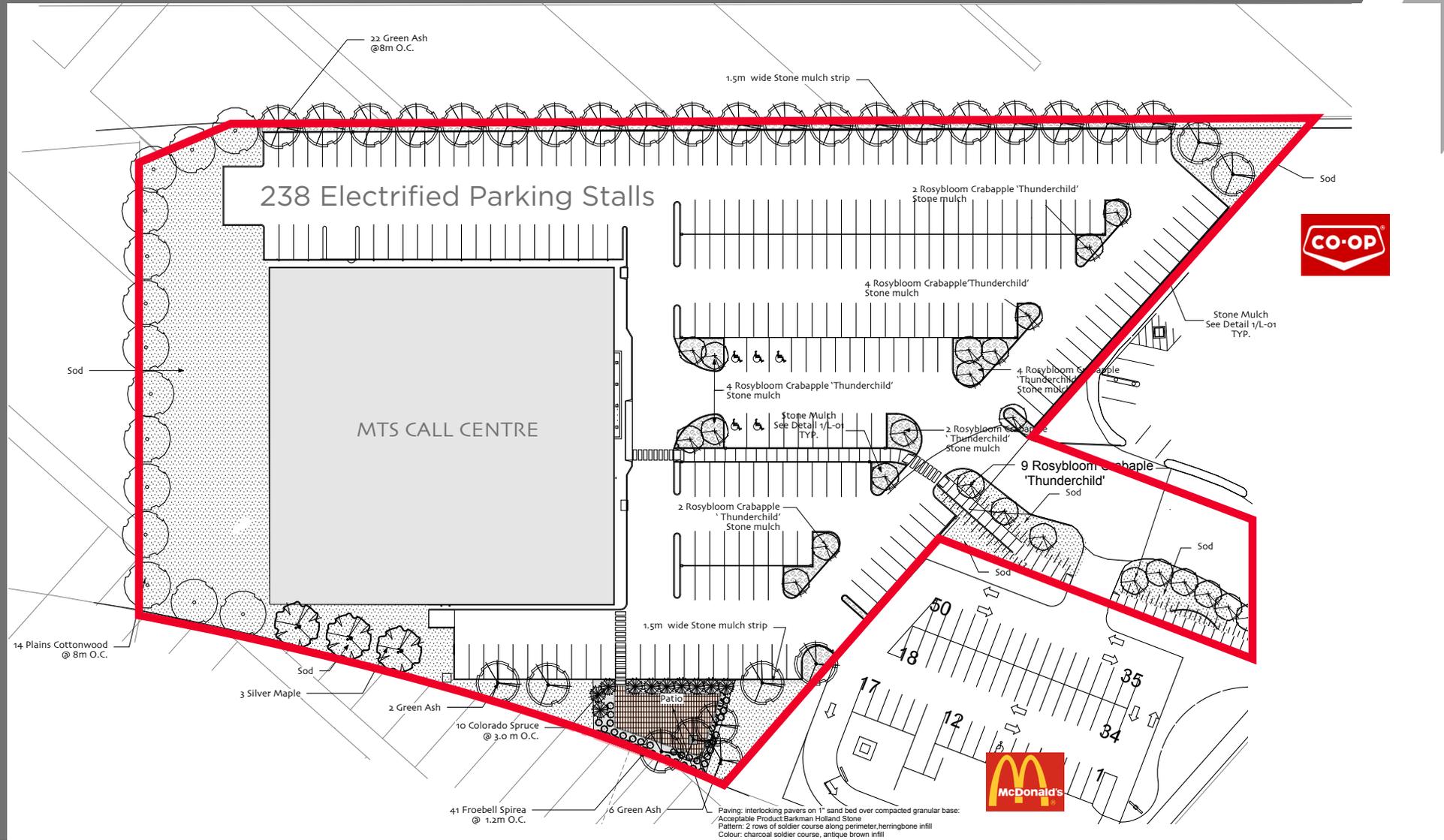
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### SITE PLAN



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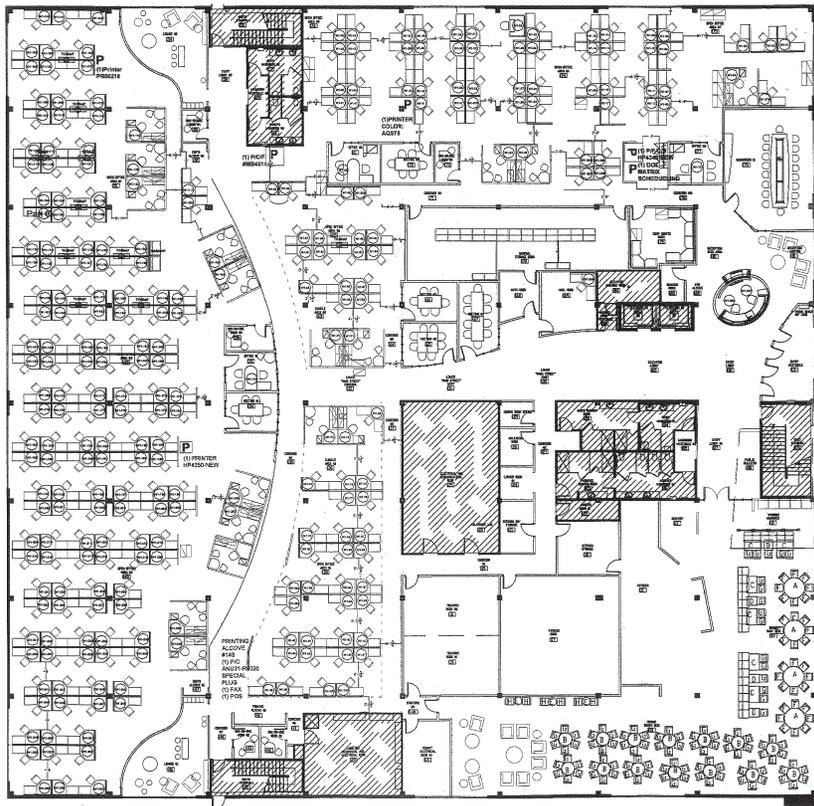
# 365 Osborne Street



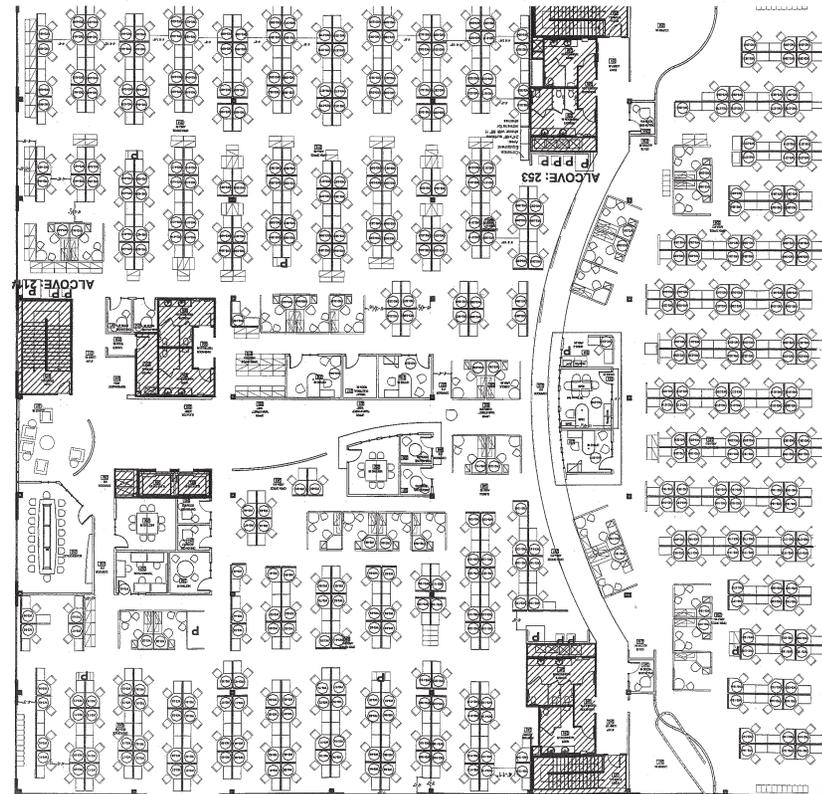
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## FLOOR PLAN

### Main Floor

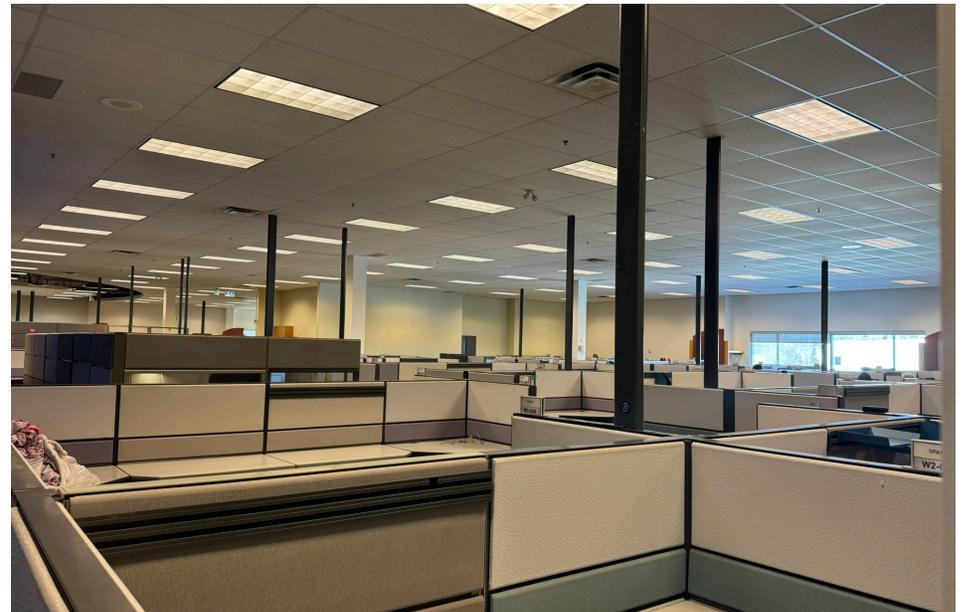
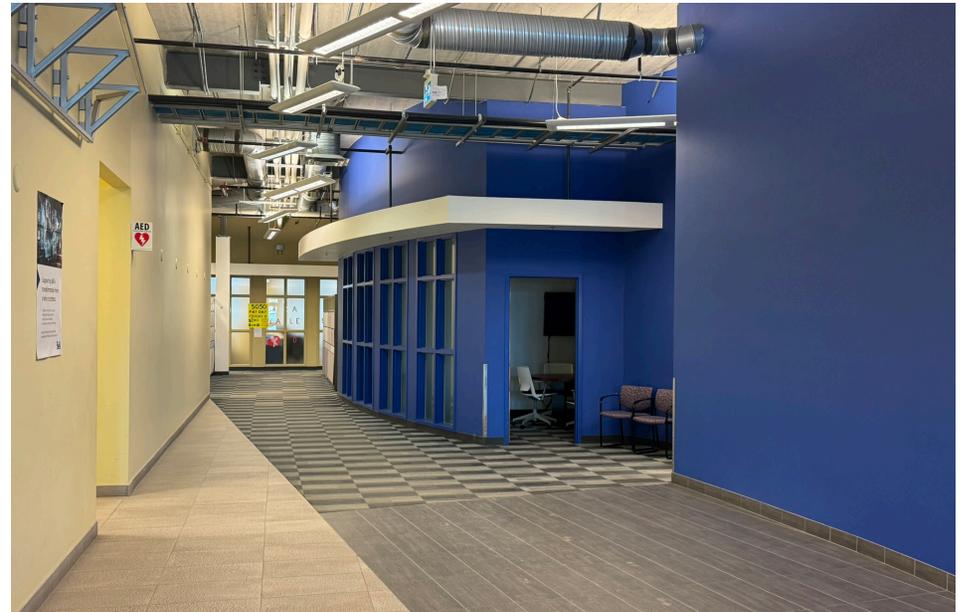


### Second Floor



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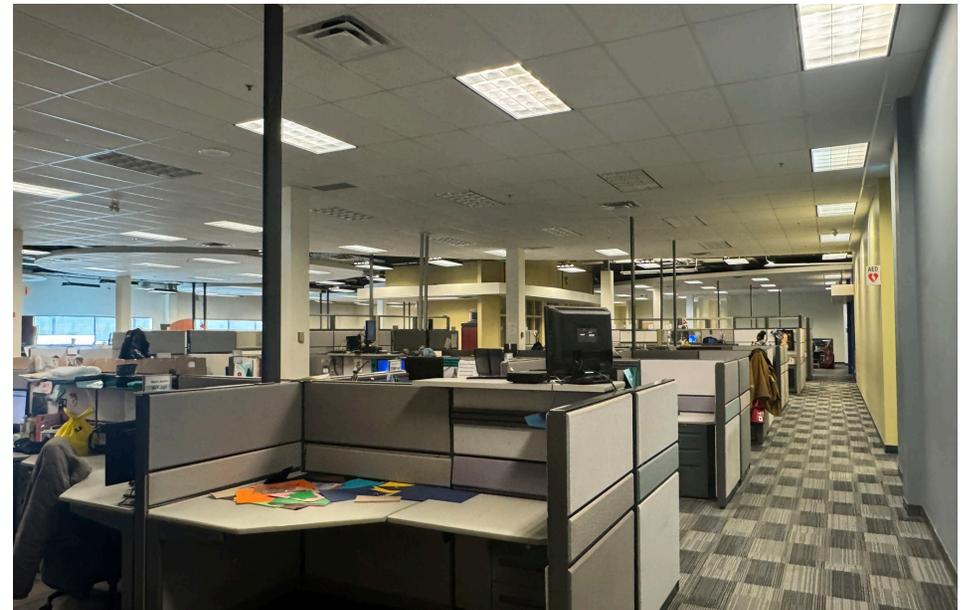
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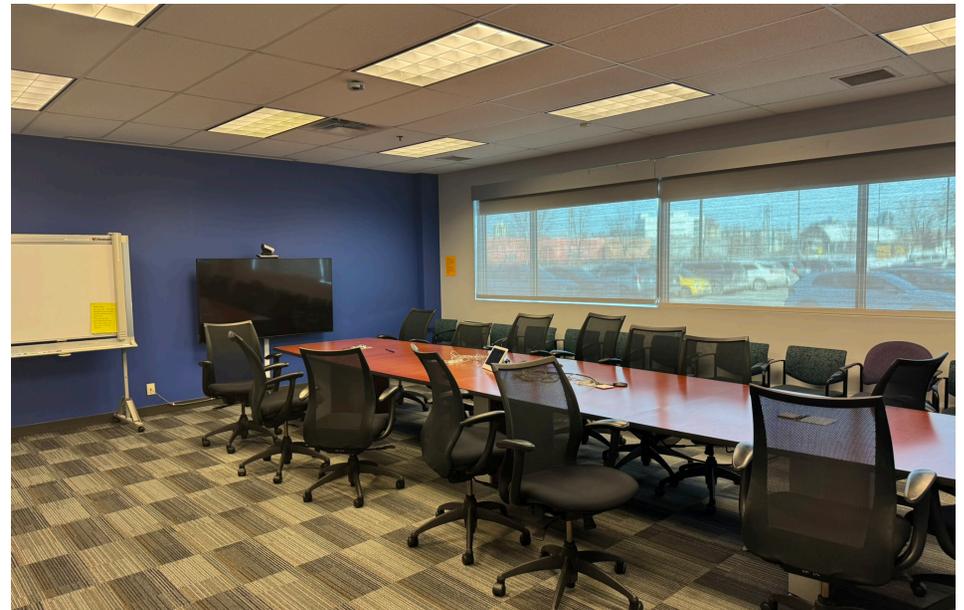
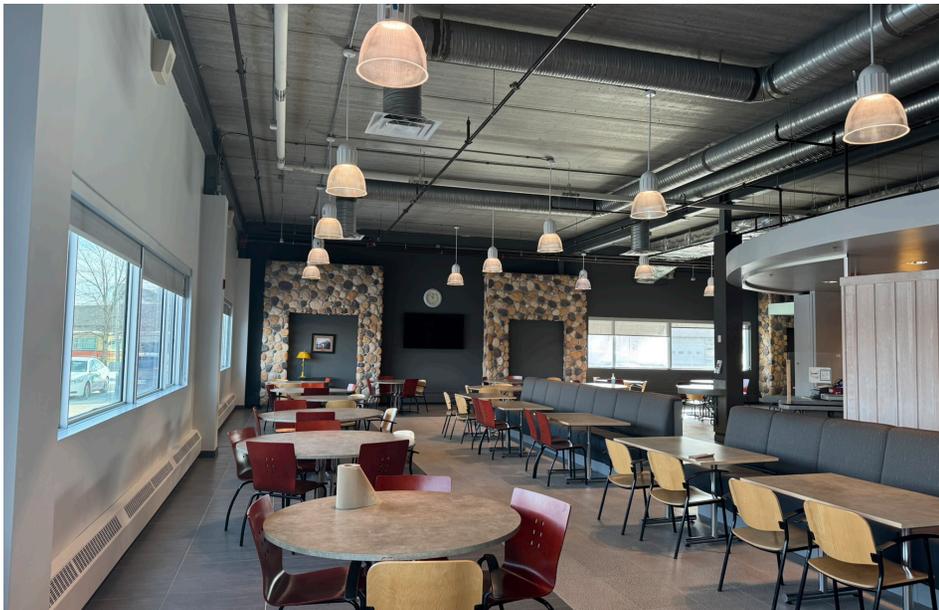
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