

# BRAND NEW COMMERCIAL CONDOS FOR SALE IN MCGILLIVRAY BUSINESS PARK

## 4 BAYVIEW WAY



**T2K**  
Enterprises Inc.

**COMING FALL 2025**



**(+/-) 1,350 SF UNITS**

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**Stevenson**

# PROPERTY HIGHLIGHTS

- Located just South of McGillivray Boulevard
- Flexible design option to combine adjacent or back-to-back units, providing drive-through access
- No City of Winnipeg Business Taxes
- Zoned ML

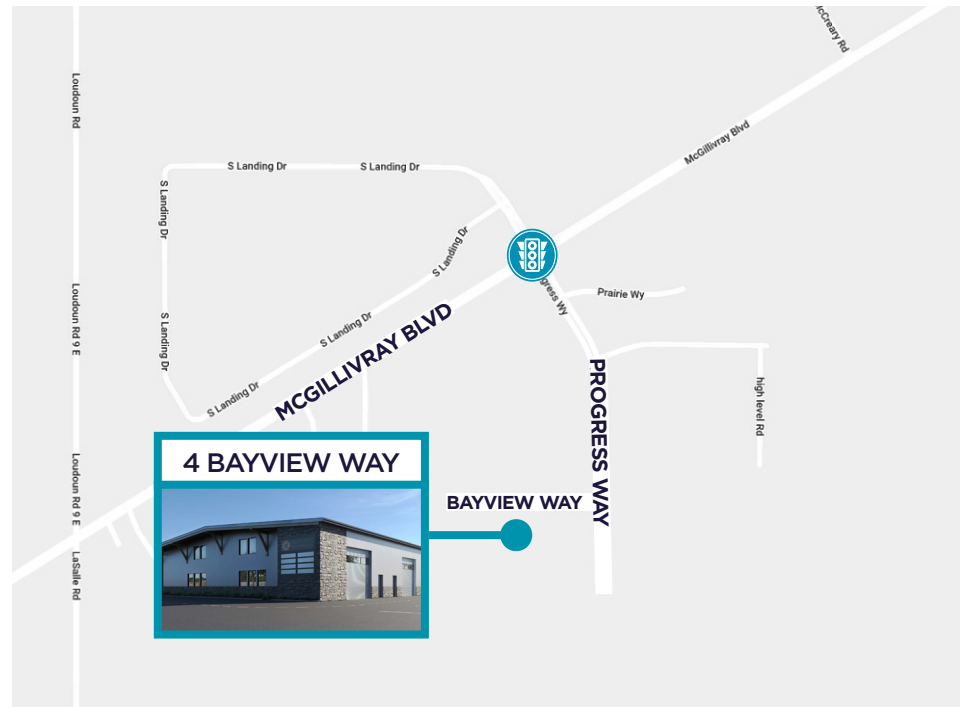
*\*Allowing multitude of uses*

<b>Developer</b>	T2K Enterprises Inc.
<b>Building Size</b>	11,316 sf
<b>Unit Size</b>	1,350 sf (30' x 45')
<b># of Units</b>	8
<b>Site Area</b>	1 Acre
<b>Construction</b>	Mass Timber
<b>Ceiling Height</b>	18'
<b>Loading</b>	(1) 14' x 14' grade door per Unit
<b>Parking</b>	3 standard stalls + 1 trailer stall available per unit
<b>Construction</b>	Mass Timber
<b>Insulation</b>	Quik-Therm
<b>Upgrades Included:</b>	Rough in for 3 piece washroom
	Garage door opener
	Floor drain
	200 amp panel
	Electric unit heater
	Building exceeds NECB 2020 by 30%

**UNITS STARTING AT: \$365,000.00**

**Click [HERE](#) for More Information**

**CONSTRUCTION UNDERWAY**



# THE T2K DIFFERENCE

## ADVANTAGES OF MASS TIMBER

### Engaging

The presence of timber engages our appreciation of beauty. Wood has been used in human shelter for millennia, it's warm to the touch and visually pleasing. A US study showed that mass timber buildings, on average, achieved lease rates \$7 per square foot higher than comparable non-timber spaces.

### Biophilic (our affinity to nature)

We spend a lot of our lives indoors. Having wood, plants and other natural materials in our indoor spaces, is shown to reduce stress and improve feelings of wellbeing and creativity.

### Sustainable

Forests are a renewable resource whose trees can store carbon for decades to centuries. When wood is used in high quality mass timber buildings, carbon is kept out of the atmosphere for as long as the structure stands, potentially centuries more.

One cubic meter of wood stores 962 kilograms of carbon. Through trees, nature provides humans with the most effective program to limit climate change.

### Strong & Safe

Mass timber is proving a worthy replacement for steel and concrete and is increasingly specified for use in buildings designed to serve as havens following natural disasters. Large timber elements are highly resilient in extreme winds, fire, and quakes.



This chart shows how many kilograms of CO2 are generated to create a beam 7.3m (24') long, supporting 14.4kN/m (1,060 lbs/ft), in three materials. Numbers do not include CO2 sequestered in materials.



# THE T2K DIFFERENCE

## ADVANTAGES OF QUIK-THERM INSULATION

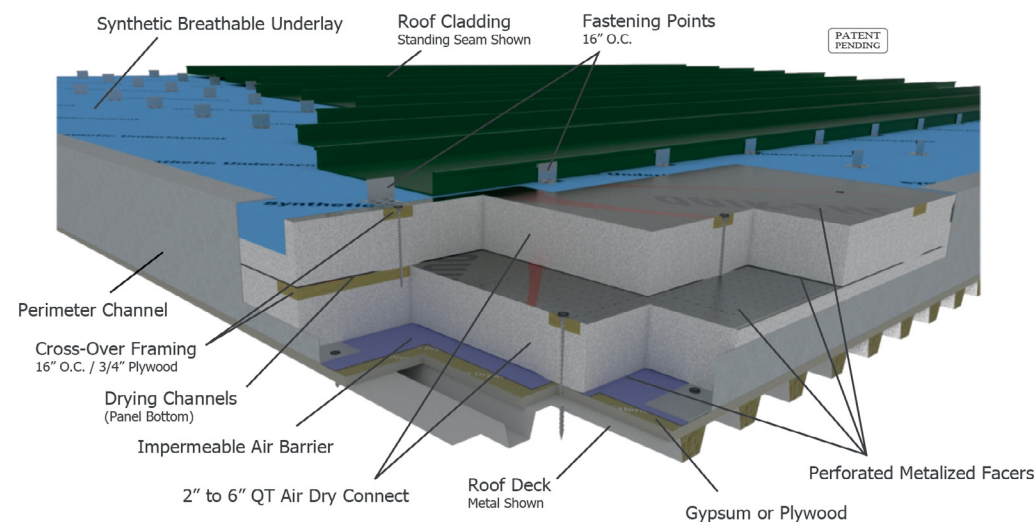
Quik-Therm is a Canadian-made, Manitoba-based designer and manufacturer of structural EPS insulations systems designed for residential and commercial applications to walls, roofs and floors. Our systems are engineered to push the boundaries on sustainability, energy efficiency and are proven to reduce monthly utility bills. We are on a mission to prove that it pays to go green!

### 4 Bayview Way - By the Numbers

- **30%** reduction in monthly energy bills vs standard construction
- **20%** reduction in input carbon in comparison to standard construction
- **30%** reduction in on-going carbon emission from standard construction methods

### Quik-Therm Systems Utilized on this Project

- Roof Assembly – 8” Quik-Therm Matrix system
- Wall Assembly – 4” Quik-Therm ADC Panel
- Floor Assembly – 2” Quik-Therm SGI
- Grade Beams – 4” Quik-Therm SGI



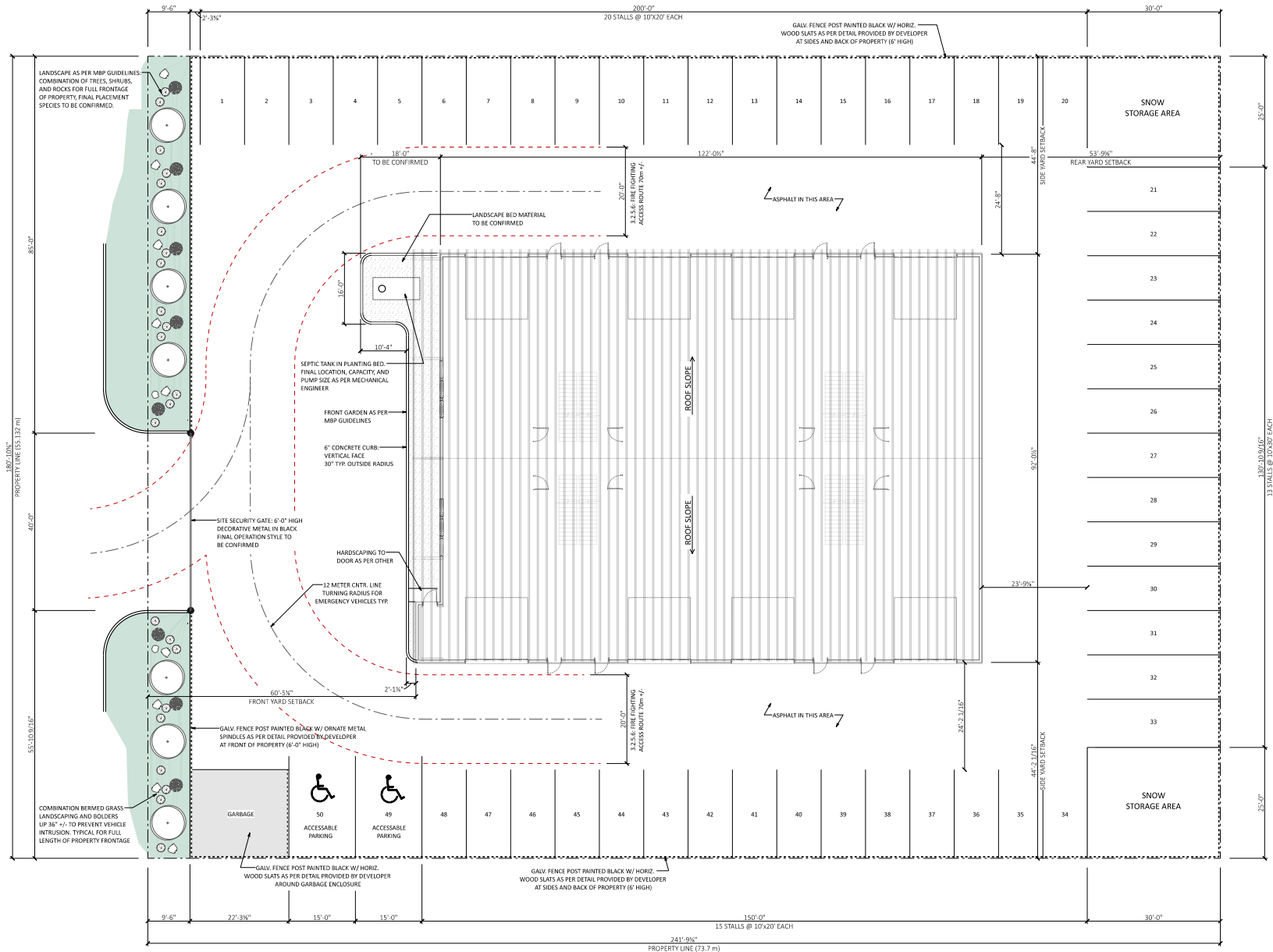
# SMALL BUSINESS & HOBBYIST

- Perfect for light industrial, contractors or showroom space
- Store your vehicles, boats, motorcycles, seados, snowmobiles, and more

Click [HERE](#) for an interior panoramic view

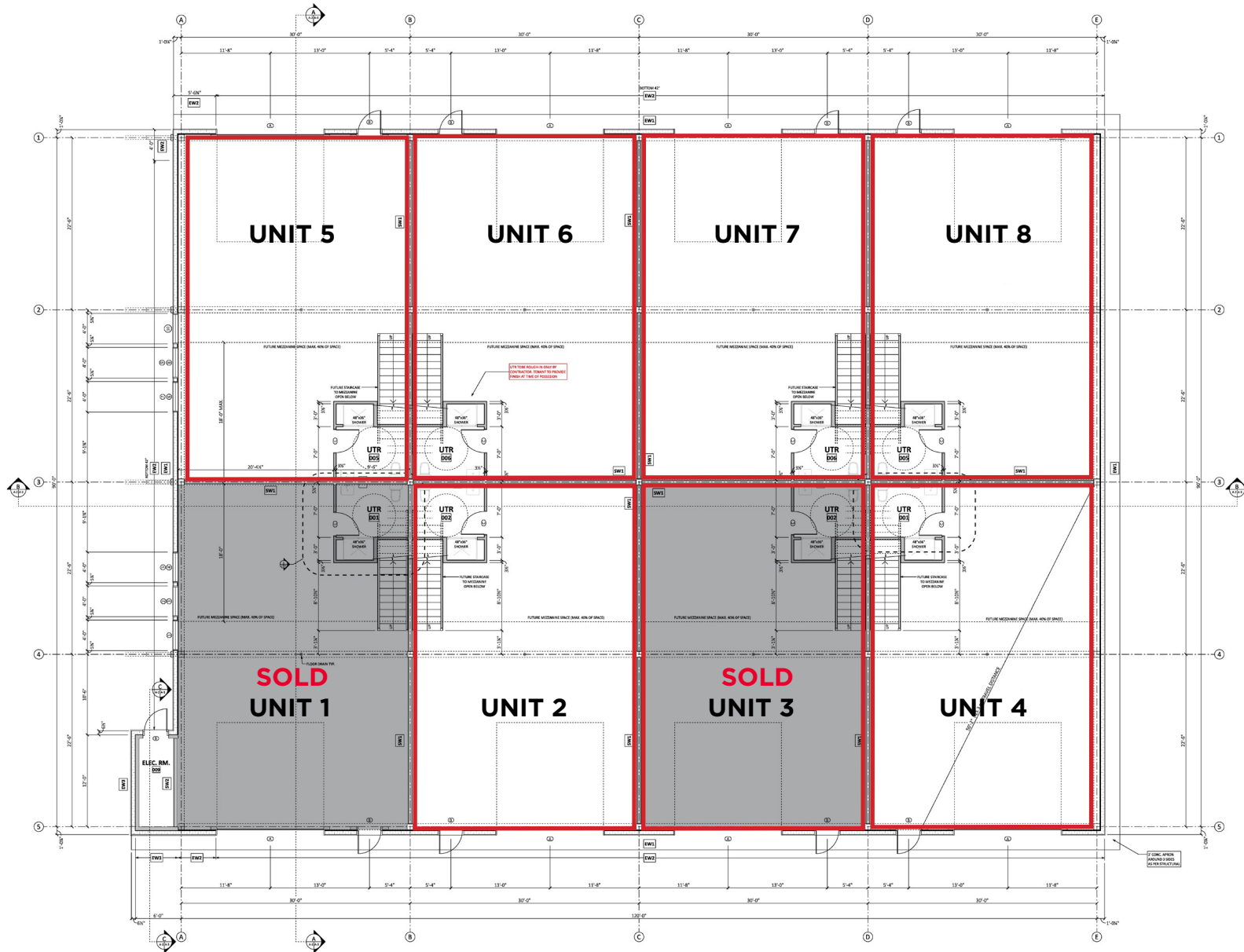


# SITE PLAN





# FLOOR PLAN

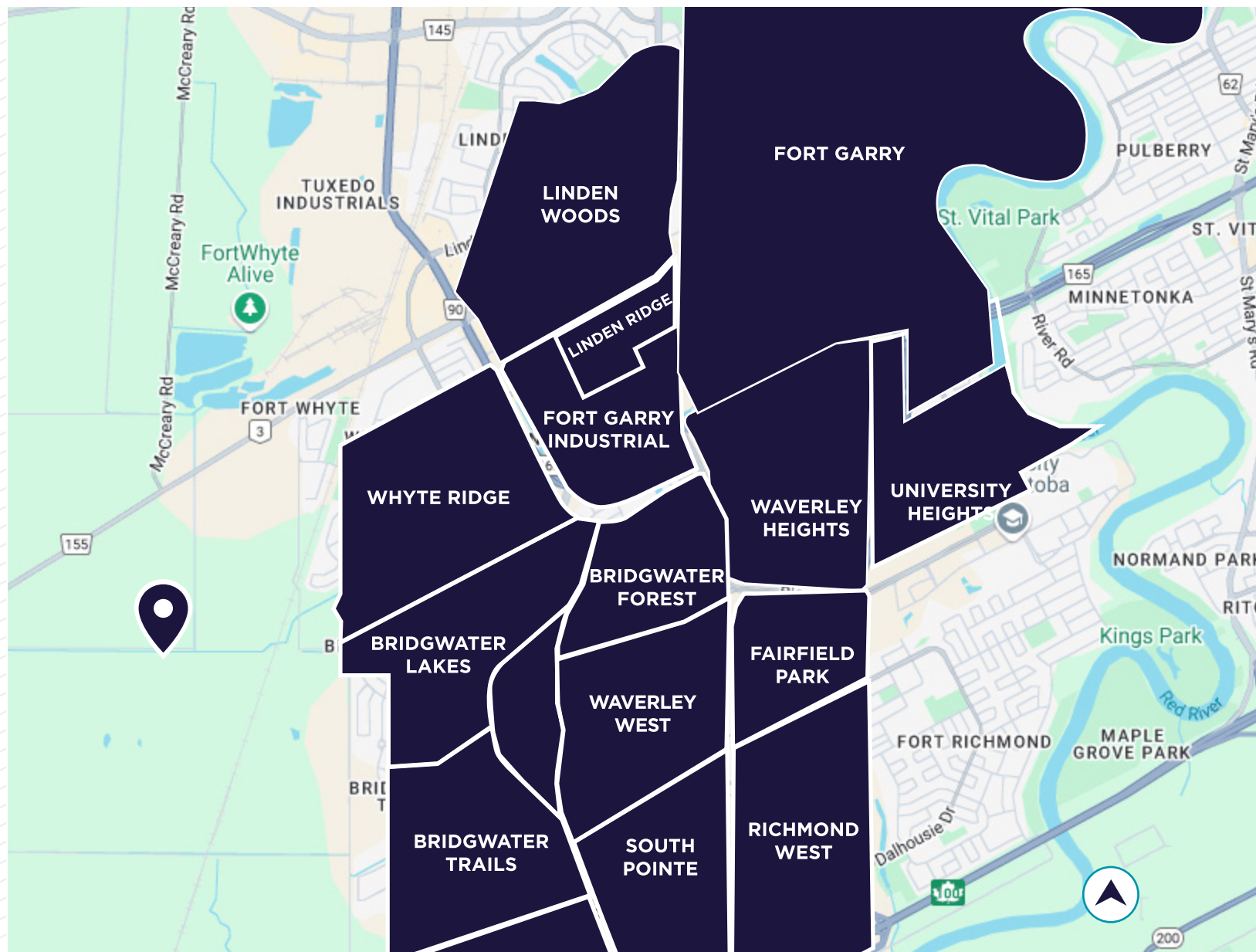


# AREA AMENITIES





# RESIDENTIAL NEIGHBORHOODS



## POPULATION

17
Within 1 KM
8,489.5
Within 2 KM
37,792
Within 3 KM



## HOUSEHOLD INCOME

\$131,000.00
Within 1 KM
\$121,620.63
Within 2 KM
\$110,891.23
Within 3 KM



## TOTAL HOUSEHOLDS

5.7
Within 1 KM
2,917
Within 2 KM
12,778
Within 3 KM



## AVG. AGE

44
Within 1 KM
39
Within 2 KM
37
Within 3 KM

# BENEFITS OF OWNERSHIP

<b>Growing Equity</b> By investing in real estate, you will be able to create equity.	OWN	LEASE	<b>No Value Generated</b> While renting, you cannot create equity through property, thus no long term economic benefits are attained.
<b>Rental Hikes</b> No concern of rental hikes.	OWN	LEASE	<b>Rental Hikes</b> Rental hikes are beyond our control and left to the Landlord and market to decide.
<b>Management Fees</b> Decided by the condo board which you can elect to be a part and participate in annual meetings.	OWN	LEASE	<b>Management Fees</b> Controlled by the Landlord/ Management company, beyond your control.
<b>Upgrades Add Value</b> Improvements completed will increase the value of your investment, thus increasing the equity value.	OWN	LEASE	<b>Improving Space Adds Cost</b> Improvements become part of the space resulting in possible rent increase.
<b>Long Term Benefits</b> Property becomes an investment under your control, giving you an option to sell with or without your business for rent to a user for additional income.	OWN	LEASE	<b>No Value Carried Forward</b> No economic benefits will be carried forward once the lease ends and you no longer occupy the unit.

# LEASING VS. OWNERSHIP

LEASE	Year 1	Year 2	Year 3	Year 4	Year 5
Net Rent psf	\$17.50	\$17.75	\$18.00	\$18.25	\$18.50
Annual Rental Payments	\$23,625	\$23,963	\$24,300	\$24,638	\$24,975
Monthly Rental Payments	\$1,969	\$1,997	\$2,025	\$2,053	\$2,081

OWN					
Mortgage Estimates					
Interest	\$22,813	\$22,411	\$21,985	\$21,532	\$21,050
Principle Repayment	\$6,422	\$6,823	\$7,250	\$7,703	\$8,184
Annual Mortgage Payment	\$29,235	\$29,235	\$29,235	\$29,235	\$29,235
Monthly Mortgage Payment	\$2,436	\$2,436	\$2,436	\$2,436	\$2,436
Monthly Principle Reduction	\$535	\$569	\$604	\$642	\$682
Net Monthly Ownership Cost	\$1,901	\$1,868	\$1,832	\$1,794	\$1,754

*MONTHLY COMPARISON					
Lease	\$1,969	\$1,997	\$2,025	\$2,053	\$2,081
Own	\$1,901	\$1,868	\$1,832	\$1,794	\$1,754

\* Excludes operating costs, taxes and reserve fund contribution

*ASSUMPTIONS:	
Unit Size sf	1,350
Unit Sale Price psf	\$270.37
Purchase Price	\$365,000
Loan to Value Ratio	100%
*Mortgage Available	\$365,000
Mortgage Rate 5 Year Term	6.25%
Mortgage Amortization (years)	25
Mortgage Term (years)	5

\*The above is used for illustration purposes and actual numbers may vary.







## CONTACT

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