

# PRIME DEVELOPMENT OPPORTUNITY IN SOUTHWEST WINNIPEG

## 1280 WAVERLEY STREET



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 **CUSHMAN &  
WAKEFIELD**  
Winnipeg

# PROPERTY HIGHLIGHTS

**(+/-) 35,000 SF AVAILABLE**

## **Prime Exposure & Visibility**

Located along Waverley Street with direct exposure to McGillivray Boulevard, this property benefits from exceptional visibility and strong daily traffic counts of approximately 29,100 vehicles. The prominent frontage ensures consistent exposure to both commuter and local traffic, positioning the site as a highly recognizable destination.

## **New Build Opportunity**

1280 Waverley Street offers a rare opportunity to develop a modern, purpose-built suburban office property. The new construction allows for efficient design, contemporary finishes, and flexibility to accommodate a flagship user seeking a long-term, high-quality presence.

## **Flagship Location in Southwest Winnipeg**

Situated in one of Winnipeg's most desirable and rapidly growing suburban markets, the property is ideally positioned to serve Southwest Winnipeg. The surrounding area features strong residential density immediately to the west, supporting long-term demand and visibility.

## **Excellent Access & Connectivity**

The site is easily accessible via Waverley Street and Buffalo Place, with close proximity to McGillivray Boulevard and Kenaston Boulevard. This strategic location provides efficient access to major transportation routes and seamless connectivity to the broader Winnipeg market.

## **Prime Signage Opportunities**

The property offers outstanding signage potential along Waverley Street, maximizing brand presence and visibility. Prominent signage opportunities make this an ideal location for a corporate or professional office user seeking strong market recognition.

## **Amenity-Rich Surroundings**

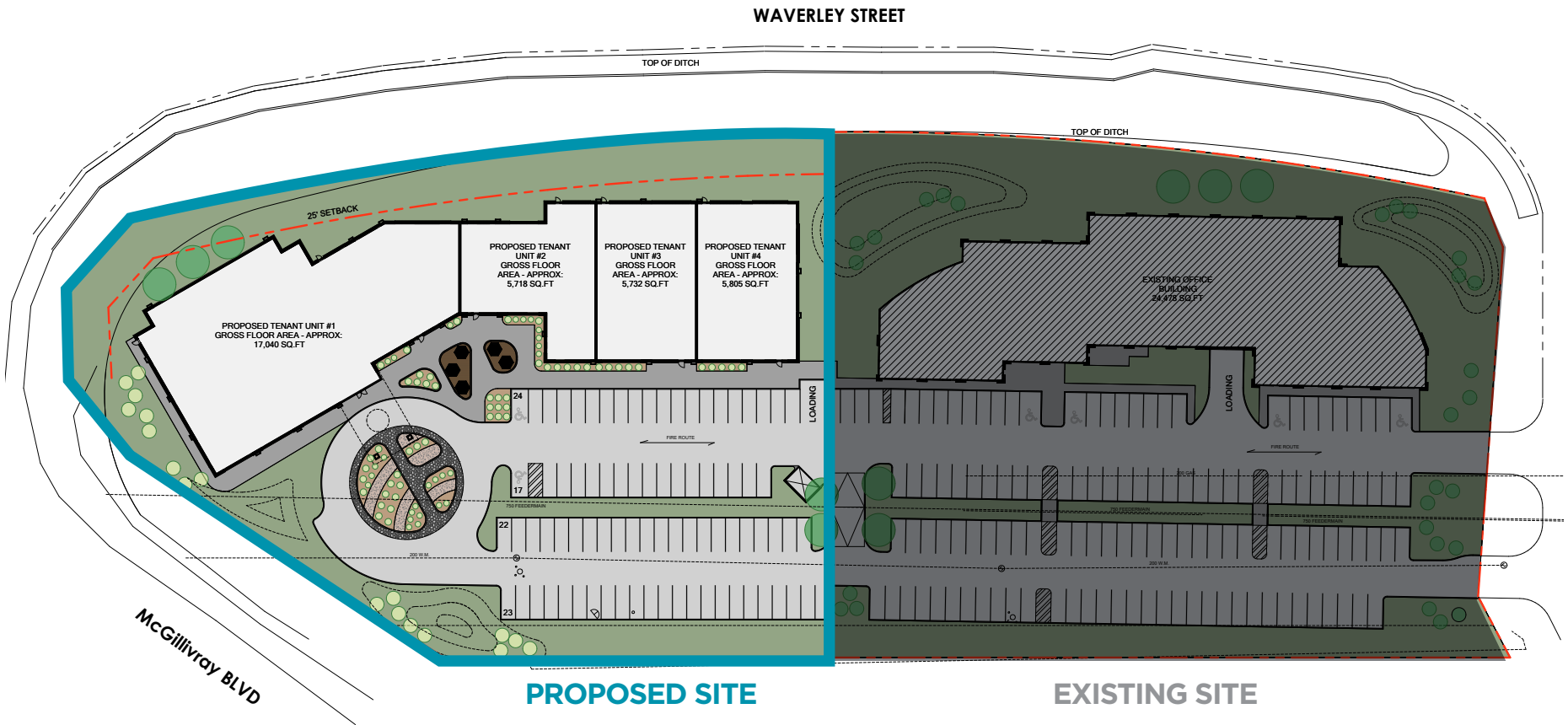
Located near a wide range of retail, dining, and service amenities along McGillivray and Kenaston Boulevard, the property provides convenience for employees and clients alike. The amenity-rich environment enhances the overall appeal of this suburban office location.

## **Zoning & Development Profile**

Zoned M1, the site allows for a variety of office and compatible commercial uses, providing flexibility for development and occupancy strategies.



# PROPOSED SITE PLAN

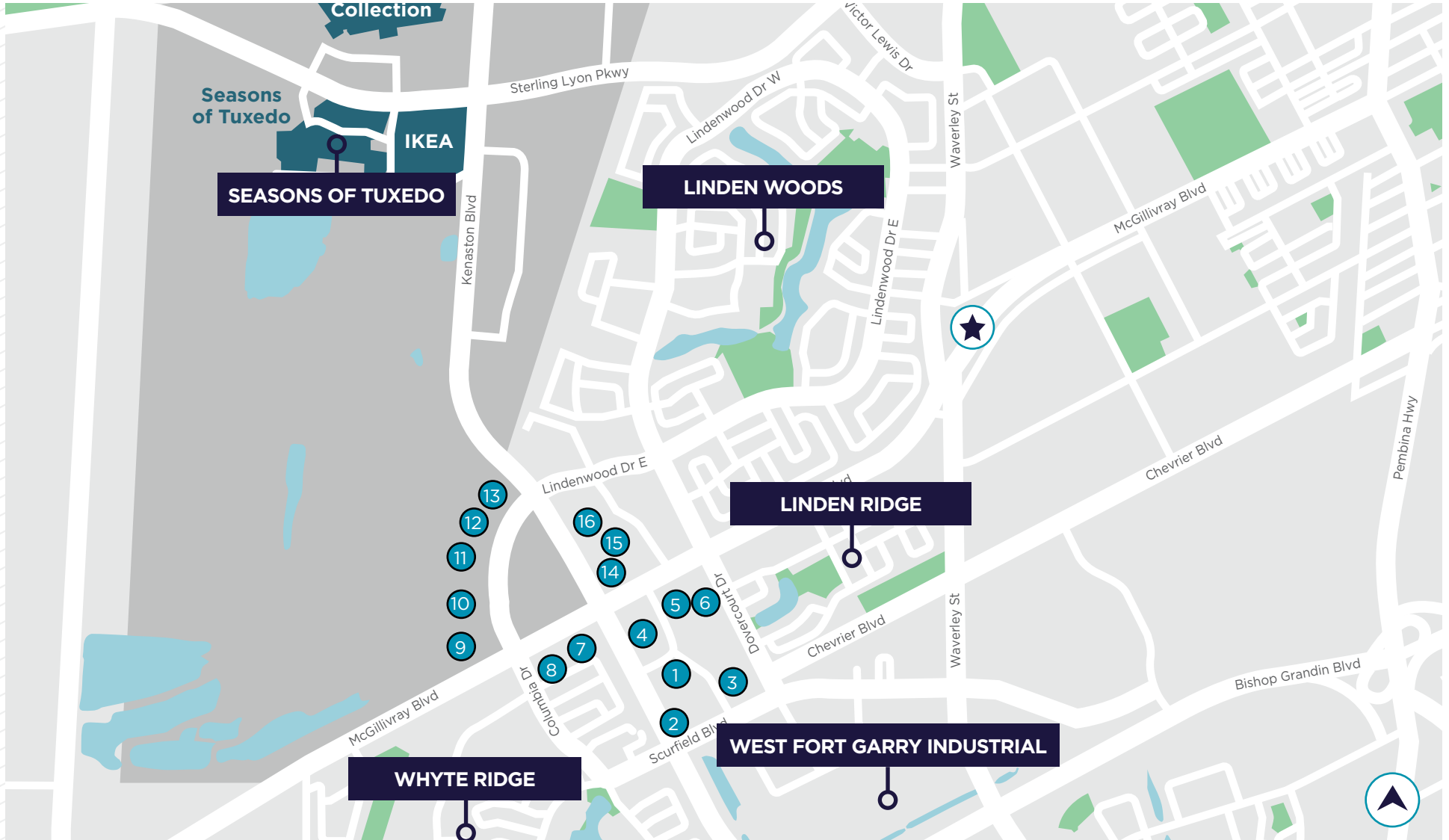


# AERIAL RENDERINGS



# AREA AMENITIES

- |   |                        |    |                               |
|---|------------------------|----|-------------------------------|
| 1 | RONA+                  | 9  | COSTCO                        |
| 2 | BEN & FLORENTINE       | 10 | COSTCO GAS STATION            |
| 3 | PETSMART               | 11 | CLAY OVEN                     |
| 4 | THE CANADIAN BREWHOUSE | 12 | INDIGO                        |
| 5 | STARBUCKS              | 13 | JOEY                          |
| 6 | THE KEG STEAKHOUSE     | 14 | CHILLI CHUTNEY STREET KITCHEN |
| 7 | A&W                    | 15 | WALMART                       |
| 8 | CINEPLEX ODEON         | 16 | THE HOME DEPOT                |





## CONTACT

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