



Investment Team

FOR SALE

400 Fort Whyte Way

RM OF MACDONALD

High Quality Flex Industrial
Owner-User Opportunity With
Strong Holding Income



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FOR SALE

400 Fort Whyte Way

THE OPPORTUNITY

On behalf of our client, MMI Asset Management, CW Stevenson Inc. o/a Cushman & Wakefield | Stevenson is pleased to market for sale a 100% freehold interest in 400 Fort Whyte Way, RM of MacDonald, Manitoba (the "Property").

The Property consists of 63,910 Sq. Ft. of rentable area over three single-story buildings located on 4.46 Acres. It is conveniently located in the RM of MacDonald, immediately west of the City of Winnipeg and the Southwest quadrant with new light controlled intersection access soon to be installed.

The Property is an extremely well-maintained asset, having benefited from current professional ownership and property management. The vacancy at 400 Fort Whyte Way allows for an owner-user to immediately take advantage of the Property for its own use, while enjoying consistent cash flows from strong covenant tenants in the adjacent buildings.

Building 1: **\$4.155M (\$230/sf)**
Building 2: **\$5.025M (\$190/sf)**
Building 3: **\$4.82M (\$240/sf)**
Entire Property: **\$14M (\$219/sf)**

BUILDING DETAILS

Description	3 Multi-Tenant flex industrial buildings
Location	McGillivray Boulevard and McCreary Road
Land Area	4.46 Acres
Zoning	ML - Industrial Light
Building 1	(+/-) 18,062 sf
Building 2	(+/-) 25,787 sf
Building 3	(+/-) 20,061 sf
Total Building Area	63,910 sf
Site Coverage	31%
Clear Height	20'
Loading	Building 1 - 4 Grade Building 2 - None Building 3 - None
Property Taxes	\$168,617.12



Owner-User Opportunity with strong, long term holding income and stable cash flows



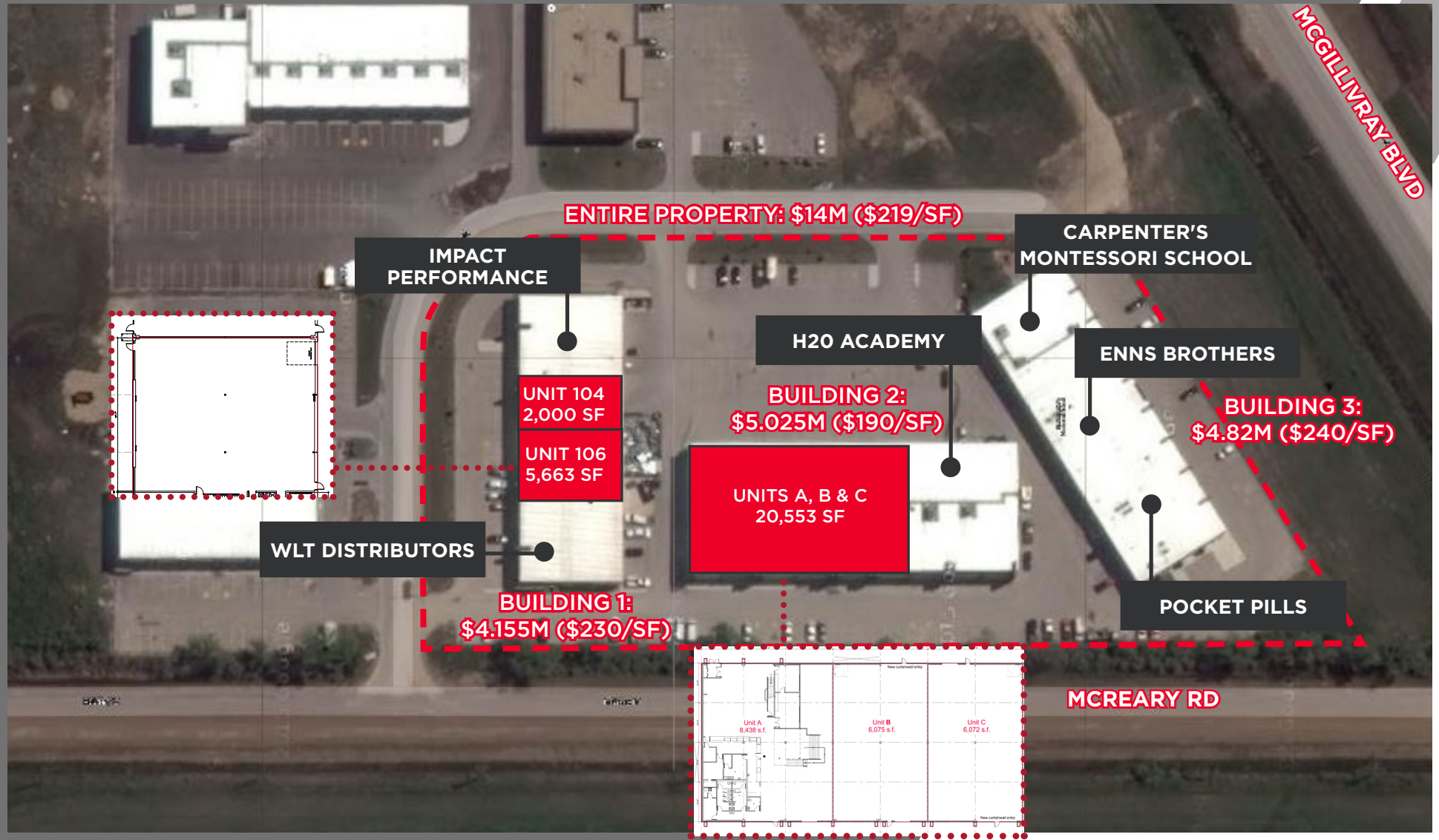
Well located in the Rural Municipality of MacDonald immediately west of the City of Winnipeg and the booming Southwest quadrant



Opportunity to acquire an institutional quality property well below replacement cost

For Sale
400 Fort Whyte Way

SITE PLAN



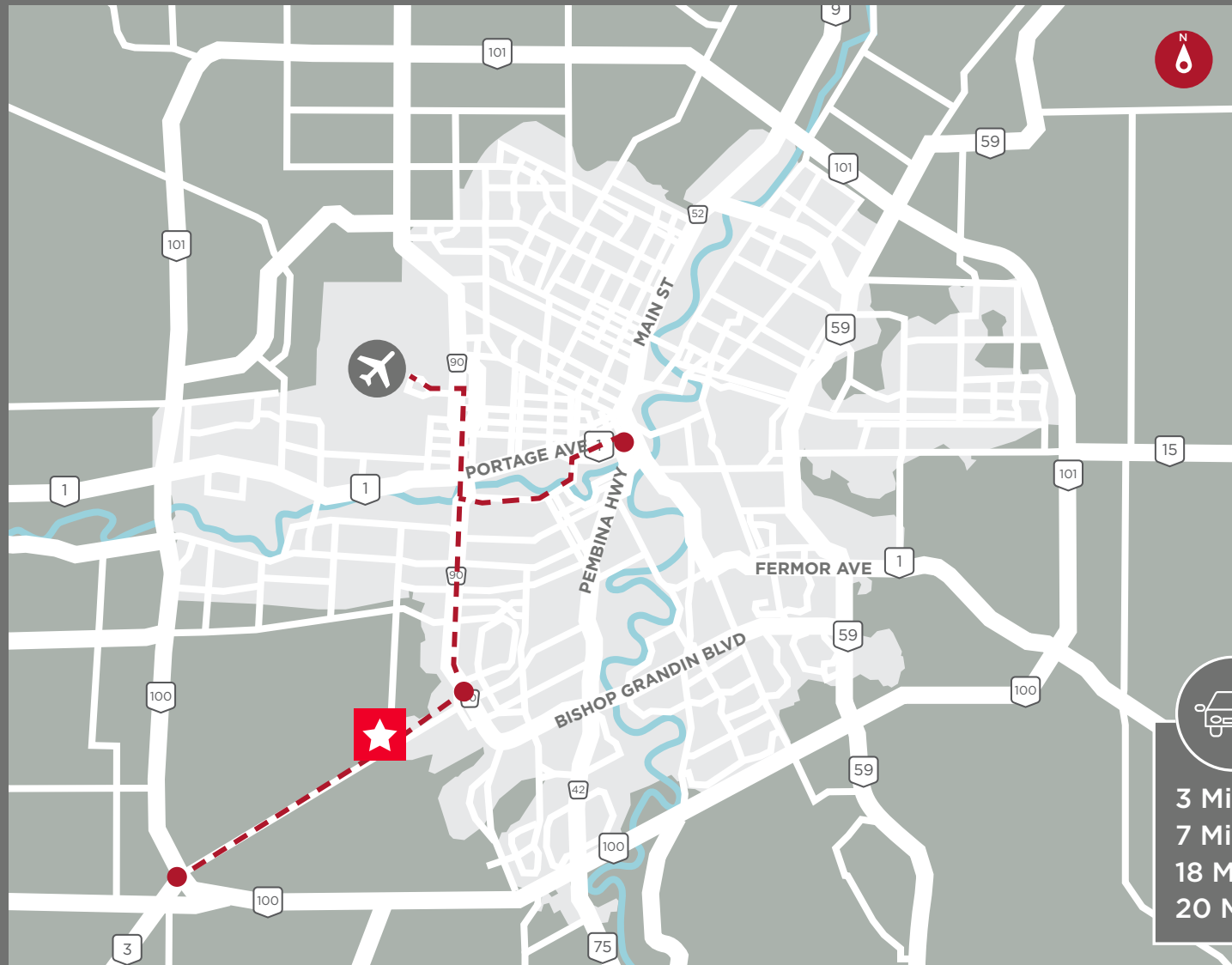
For Sale

400 Fort Whyte Way



Investment Team

DRIVE TIME MAP



189,000+
POPULATION
Live Within the
Trade Area



\$107,000+
AVG. INCOME



181,000+
**DAYTIME
POPULATION**



3 Minutes to Kenaston & McGillvary
7 Minutes to the Perimeter
18 Minutes to Downtown
20 Minutes to the Airport

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For Sale

400 Fort Whyte Way



OFFERING PROCESS

Offers to be reviewed by the Vendor as received.

Submissions to be delivered to the following address:

CW Stevenson Inc.
55 Donald Street Unit 200

Attention:

Brett Intrater

brett.intrater@cwstevenson.ca

Offers to be reviewed by the Vendor as received.

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 Investment 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.



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