

1845 ST. MATTHEWS AVENUE

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Investment Team

THE OPPORTUNITY

The Cushman & Wakefield Winnipeg Investment Team (“CWWIT”) is pleased to offer for sale a 100% interest in 1845 St. Matthews Avenue, Winnipeg, MB (“the Property”). This unique opportunity features a (+/-) 20,044 square foot light manufacturing facility ideally suited for a variety of industrial or commercial uses. Formerly operated as a specialty paint shop, the Property offers a robust infrastructure with open-span production space, generous power capacity, and ceiling heights conducive to flexible operations.

Strategically located with convenient access to major transportation routes, the Property is being offered vacant, allowing immediate occupancy or repositioning. With ample room for customization and redevelopment, the Property presents a compelling opportunity for owner-users or investors seeking a well-located asset with strong utility and upside potential.

The Property is being offered for sale on an as-is where-is basis through a court-ordered receivership process. More information on the receivership can be found [HERE](#).



PROPERTY DETAILS

Municipal Address	1845 St. Matthews Avenue
Gross Leasable Area (sf)	(+/-) 20,044 sq. ft.
Floors	1
Year Built	1961 & 1964
Zoning	M1 - Manufacturing - Light
Site Area (acres)	0.94
Loading	Two Grade Level Doors
Taxes	\$37,840.59 (2025)

SALE PRICE: \$2,500,000



Vacant Possession

Ready for immediate occupancy or customized build-out.



M1 Zoning

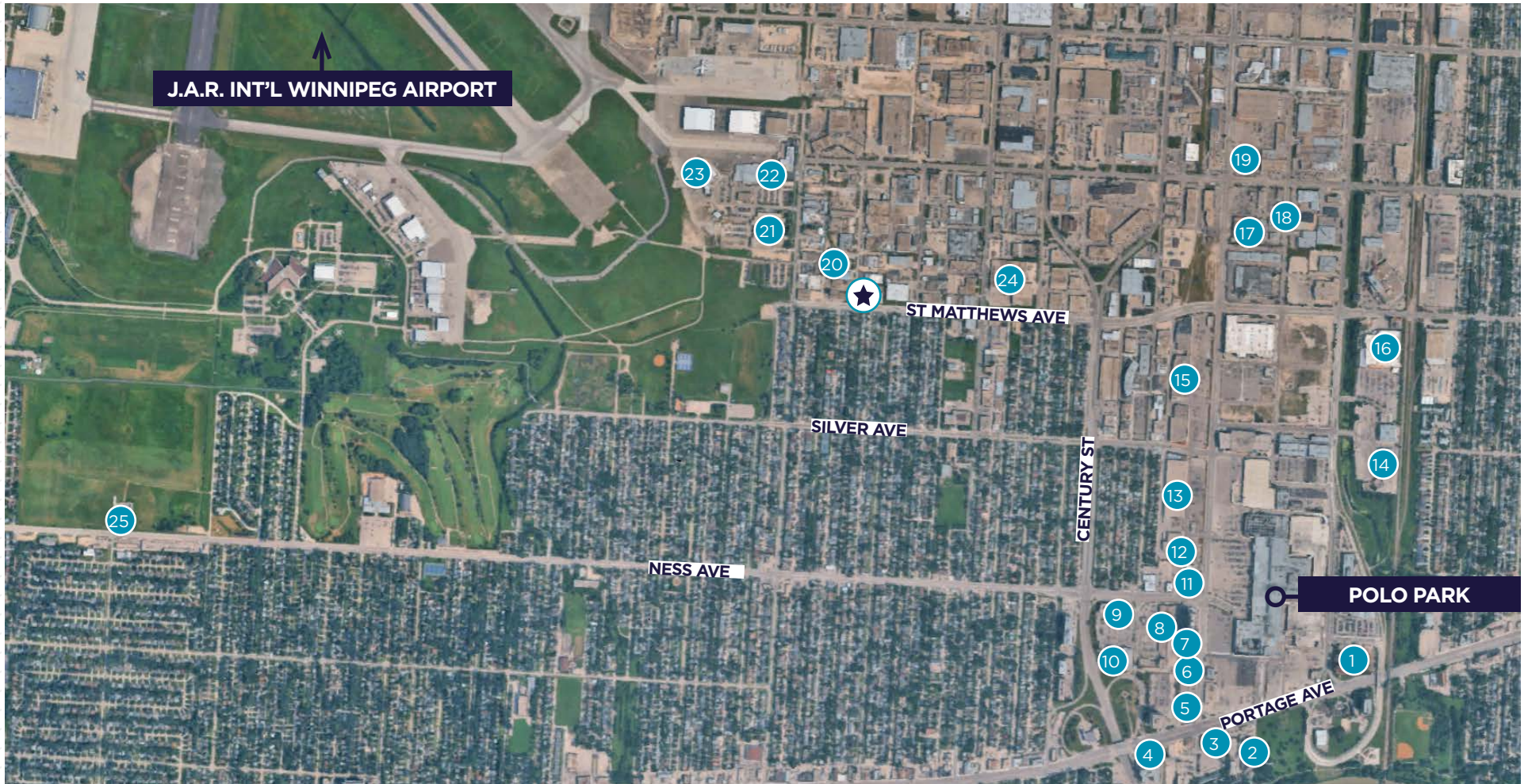
Permits a wide range of light industrial and commercial uses, offering flexibility for owner-users and investors.



Strategic Location

Positioned in close proximity to JAR International Airport near major transportation routes, enhancing logistics efficiency.

AMENITIES MAP

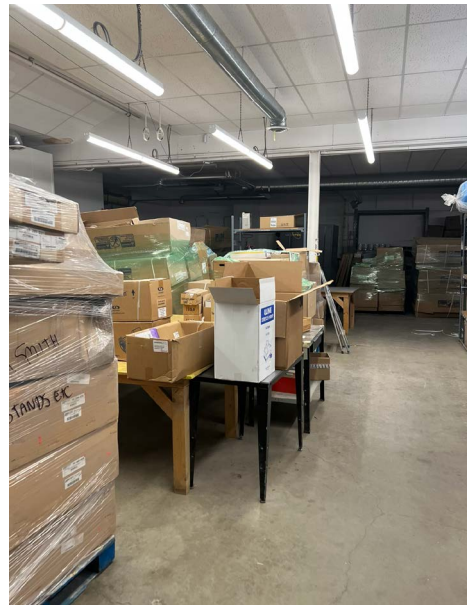


- | | | | |
|------------------------------|-----------------------------|---------------------------------|---------------------------------|
| 1 THE ORIGINAL PANCAKE HOUSE | 8 MADISON SQUARE | 15 SAVE ON FOODS | 22 CHICKEN DELIGHT |
| 2 OLIVE GARDEN | 9 SHELL | 16 HOME DEPOT | 23 PERIMETER AVIATION |
| 3 DYNACARE LABORATORY | 10 SAFEWAY | 17 STAPLES | 24 SPEEDWORLD INDOOR KART TRACK |
| 4 VICOUNT GORT HOTEL | 11 BOSTON PIZZA | 18 JOLLIBEE | 25 TIM HORTONS |
| 5 YE'S BUFFET | 12 ASSINIBOINE CREDIT UNION | 19 SMITTY'S RESTAURANT & LOUNGE | |
| 6 WENDY'S | 13 CANADIAN TIRE | 20 HALF PINTS BREW COMPANY | |
| 7 TONY ROMA'S | 14 MONTANA'S BBQ & BAR | 21 STANDARDAERO | |

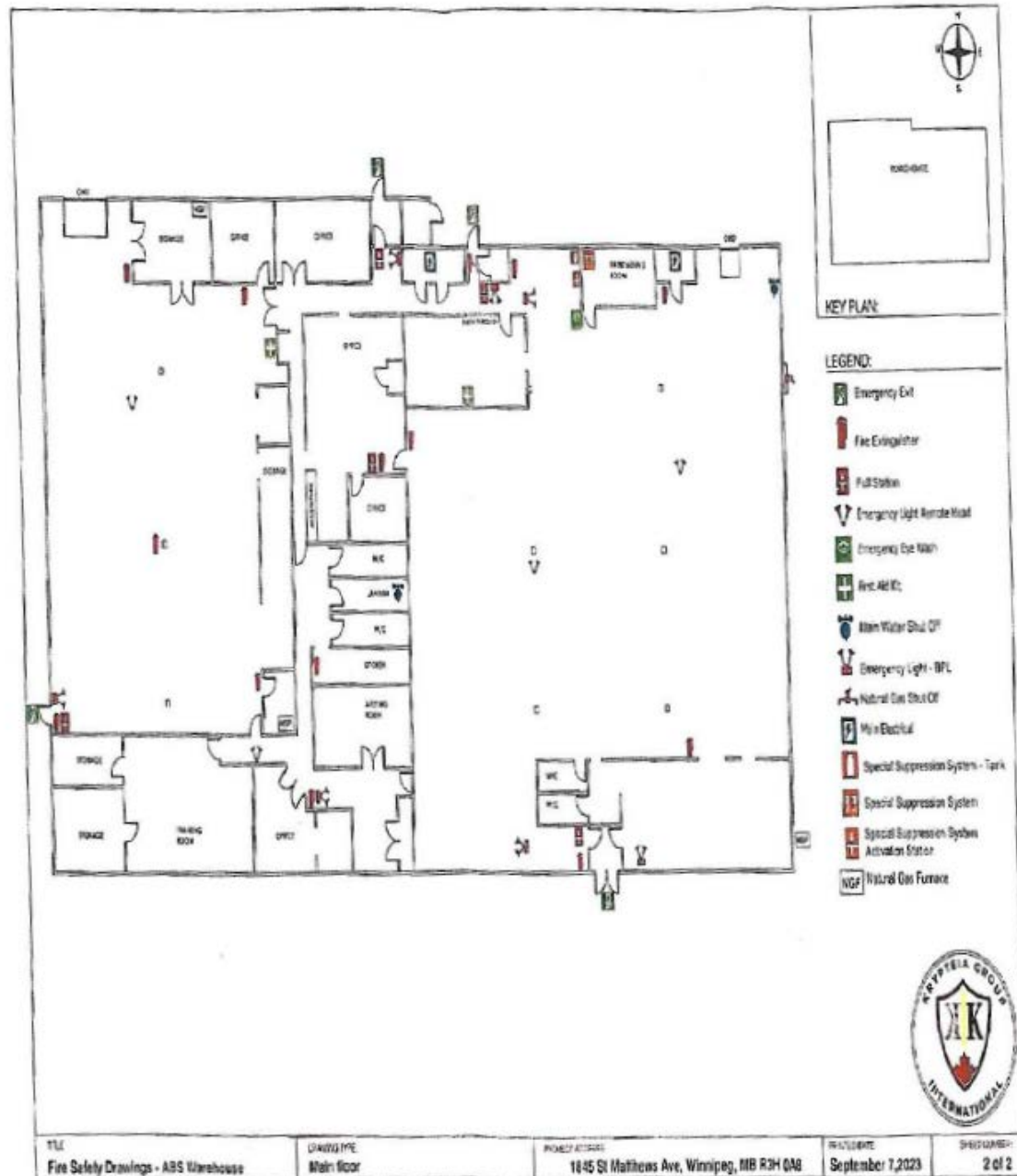
PROPERTY IMAGES



PROPERTY IMAGES



FLOOR PLAN



WINNIPEG INDUSTRIAL MARKET OVERVIEW

Winnipeg continues to demonstrate steady momentum across its real estate sectors, supported by a resilient local economy and strategic central location. The city's industrial market remains in high demand, driven by strong logistics fundamentals and limited new supply, while vacancy rates remain low across key submarkets. According to Cushman & Wakefield's Q1 2025 MarketBeat, the market posted a 2.7% overall vacancy rate, down from 3.0% in the prior quarter—reflecting sustained demand and tightening availability. A total of 477,000 sq. ft. was absorbed in the quarter, with strong tenant activity concentrated in the Northwest and Northeast submarkets.

Average net asking rents increased slightly to \$10.67 per sq. ft., while gross rents rose to \$15.09 per sq. ft., highlighting elevated occupancy costs as competition for quality space continues. Despite subdued development activity, Winnipeg's strategic location and reliable logistics infrastructure remain attractive for occupiers and investors seeking long-term performance.

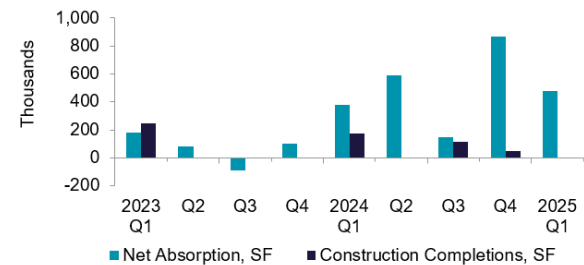
Commercial activity is bolstered by Winnipeg's role as a regional distribution hub, with access to major highways, rail lines, and the CentrePort Canada inland port. Investor interest remains strong, especially for well-located, functional assets with value-add potential. Despite broader macroeconomic headwinds, Winnipeg's affordability, stable growth, and infrastructure investments continue to attract both local and institutional capital.



OVERALL VACANCY & ASKING RENT



SPACE DEMAND / DELIVERIES



MARKET FUNDAMENTALS

	YOY Chg	Outlook
2.7% Vacancy Rate	▼	▼
477K YTD Net Absorption, SF	▲	▲
\$10.67 Asking Rent, PSF <small>(Overall, All Property Classes)</small>	▲	▲

ECONOMIC INDICATORS

	YOY Chg	Outlook
508.6K Winnipeg Employment	▲	▲
5.9% Winnipeg Unemployment Rate	▲	▼
6.7% Canadian Unemployment Rate <small>Source: Statistics Canada</small>	▲	▲



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