

HIGHLY DESIRABLE SUBURBAN OFFICE LOCATED
IN SOUTHWEST WINNIPEG

UNIT 1B - 1250 WAVERLEY STREET



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PROPERTY HIGHLIGHTS

AVAILABLE SF: (+/-) 1,665 SF

Well-located suburban office in Southwest Winnipeg offering excellent exposure on Waverley Street (+/-) 29,100 vehicles/day), immediate access via Waverley and Buffalo Place, and close proximity to McGillivray and Kenaston Boulevard amenities—featuring a professionally built-out space ideal for medical, financial, and professional users.

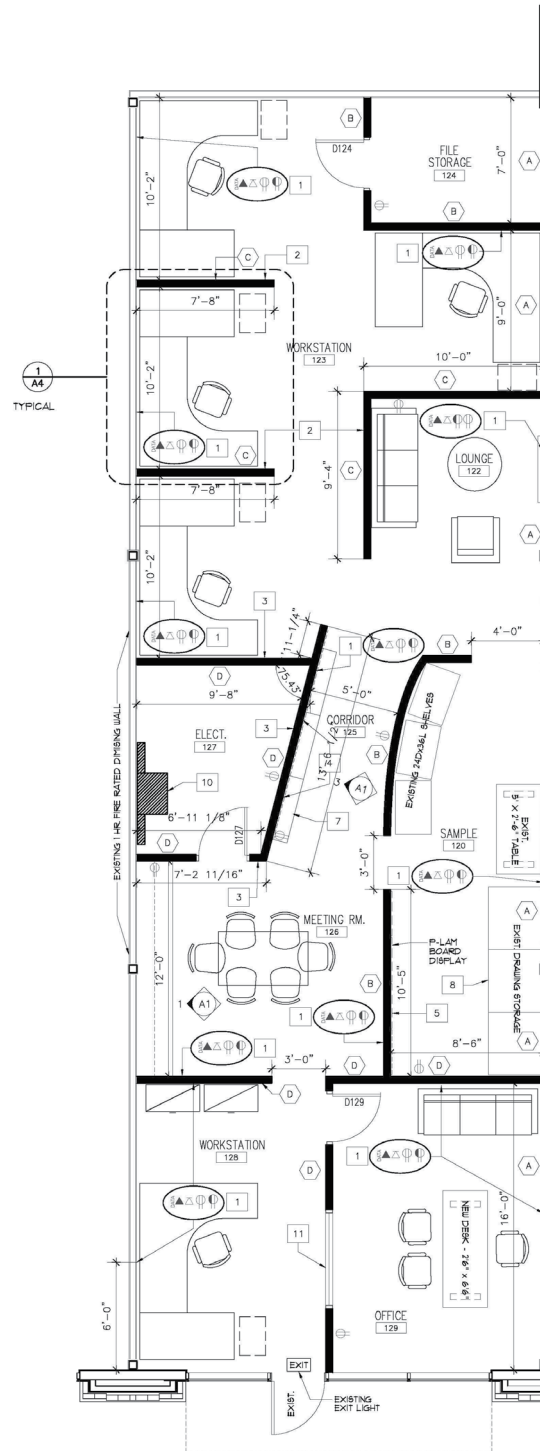
- **Move-In Ready Opportunity:** Efficiently designed 1,665 sq. ft. office space available for immediate occupancy.
- **Functional Layout:** Features one private office, boardroom, open work area, reception, kitchenette/lunchroom, washroom, and dedicated storage.
- **Professional Environment:** Ideal for medical, financial, or other professional service users seeking a well-appointed workspace.
- **Excellent Accessibility & Exposure:** Prominently located at the signalized intersection of Waverley Street and Buffalo Place, offering strong visibility and convenient access.
- **Strategic Southwest Location:** Situated just off Waverley Street near McGillivray Boulevard, providing connectivity to major routes and surrounding amenities.
- **Ample On-Site Parking:** Generous parking available for staff and visitors.
- **Furniture may be available**

LEASE RATE: \$23.95 PSF

CAM & TAX: \$7.75 PSF (EST. 2026)
INCLUDING MGMT FEE



FLOOR PLAN



PROPERTY IMAGES



PROPERTY IMAGES



AMENITIES MAP

5 MINS
TO KENASTON BLVD

15 MINS
TO PERIMETER HWY

16 MINS
TO DOWNTOWN WINNIPEG

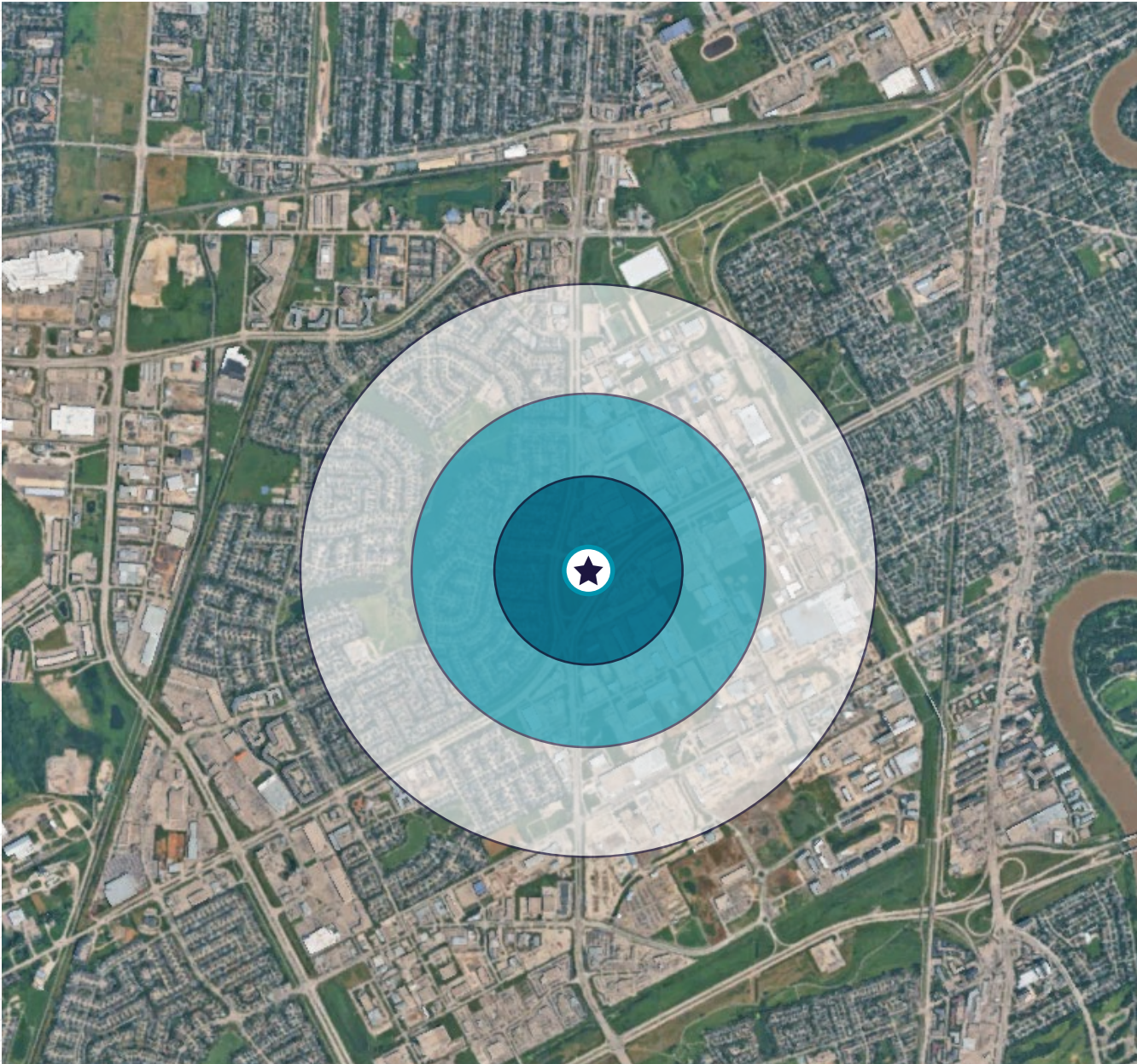


29,100
TRAFFIC COUNT



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

AREA DEMOGRAPHICS



POPULATION

3,838
Within 1 KM

48,114
Within 3 KM

136,598
Within 5 KM



HOUSEHOLD INCOME

\$191,206.7
Within 1 KM

\$111,767.8
Within 3 KM

\$118,470.3
Within 5 KM



TOTAL HOUSEHOLDS

1,357
Within 1 KM

19,675
Within 3 KM

56,056
Within 5 KM



CONTACT

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