

**FOR SALE**

# 1000 Waverley Street

Turnkey Owner-Occupied Opportunity  
With Additional Investment Income

**Ryan Munt**  
**Executive Vice President**

Ryan Munt Personal Real Estate Corporation  
T 204 928 5015  
C 204 298 1905  
ryan.munt@cwstevenson.ca



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(+/-) 58,468 sf with (+/-) 200 parking stalls

## PROPERTY HIGHLIGHTS

- Fully developed office space ideally situated in the highly desirable Southwest Winnipeg
- One unit available for immediate possession with additional revenue and growth opportunity
- Exceptional parking offering with (+/-) 200 stalls
- Excellent high-exposure building signage and large monument sign opportunity along Waverley Street
- City of Winnipeg transit stops going North and South located directly outside
- Zoned M2
- Property Tax: \$166,804.55 (2025)

Unit	Square Footage	Availability
Unit A	21,468 sf	Vacant
Unit C	12,175 sf	Leased
Unit D	24,825 sf	Leased

**LIST PRICE: CONTACT AGENT**

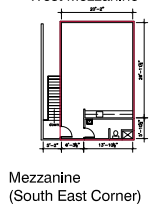
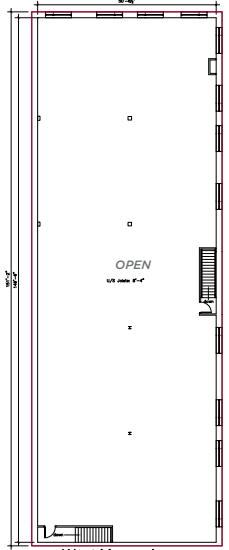
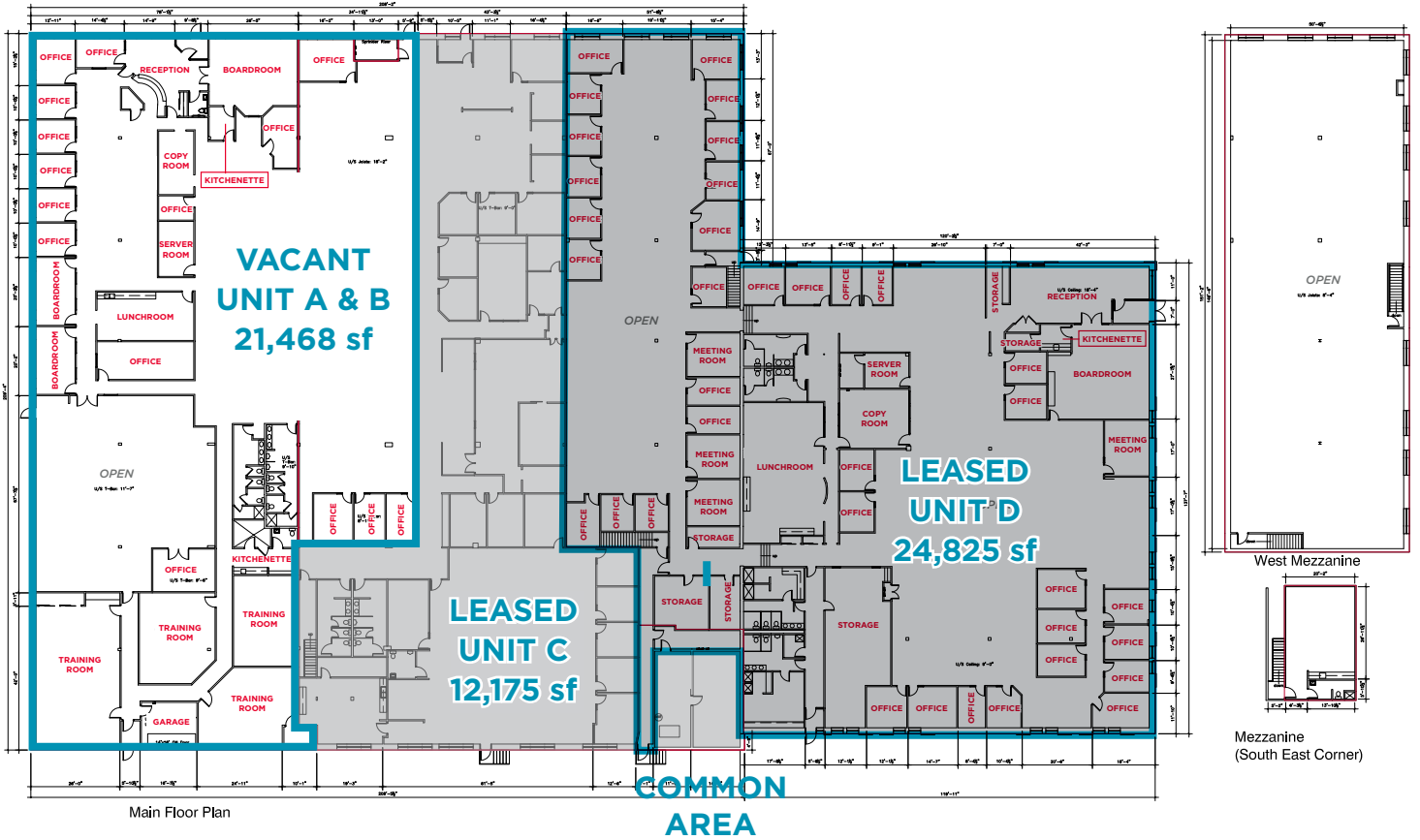


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### MAIN FLOOR PLAN

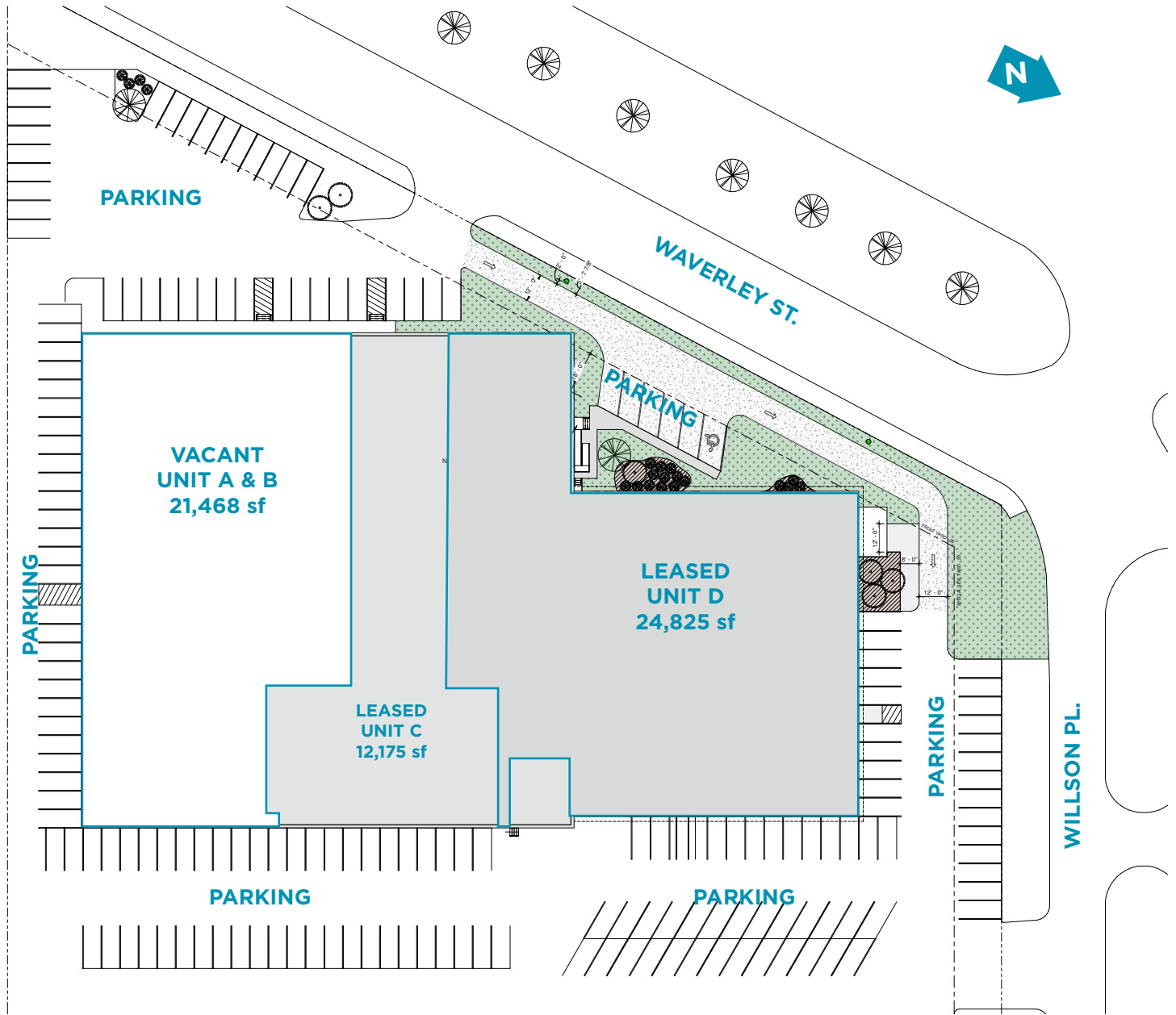


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### SITE PLAN



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**STRUCTUBE**

RECORD ROOM

MONTANA'S

**FATBURGER**

Cabela's

World's Finest Outfitters

Tim Hortons

Shell

McDonald's

adidas

bar BURRITO

Saba Fifth Avenue

OFF 5TH

STARBUCKS COFFEE

Bell

CHATTERS HAIR BEAUTY SALON

BOSS HUGO BOSS

OLD NAVY

DSW

CHACHI'S

H&M

WINNERS

TOMMY HILFIFGER

COSTCO WHOLESALE

RONA

Sobeys

SUBWAY

Indigo

Esso

LIQUOR MART

Booster Juice

bulk barn

Bell MTS

JOEY RESTAURANTS

GOLF TOWN

BP

STARBUCKS COFFEE

CIBC

NUBURGER

ups

Petland

Walmart

DOLLARAMA

Scotiabank

Delta 9 CANNABIS

EB GAMES

QDOBA MEXICAN EATS

Smitty's

HOMESENSE

SAFeway

THE HOME DEPOT

PET SMART

THE CANADIAN BREWHOUSE

Marshall's

The BRICK

STARBUCKS COFFEE

McDonald's

SUBWAY

THE KEG STEAKHOUSE • BAR

DOLLAR TREE

LOWE'S

M&M MEAT SHOPS

DQ

CO-OP

Ben & Florentine

### DEMOGRAPHICS

	POPULATION	MEDIAN AGE	AVERAGE HHI	TOTAL HOUSEHOLDS
1KM	4,174	48	\$146,833.91	1,707
3KM	49,042	43	\$107,706.96	21,168
5KM	148,431	41	\$113,324.96	64,588

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### AERIALS



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1000  
WAVERLEY STREET

1000



**CUSHMAN &  
WAKEFIELD**  
Winnipeg



**Stevenson**