



**CUSHMAN &
WAKEFIELD**
Winnipeg

AVAILABILITY REPORT

MAY 2026

**Please click a listing type to navigate*

INDUSTRIAL



FOR LEASE
FOR SALE

OFFICE



FOR LEASE
FOR SALE

RETAIL



FOR LEASE
FOR SALE

INVESTMENT



FOR SALE

LAND



FOR LEASE
FOR SALE

INDUSTRIAL FOR LEASE

25 PAQUIN ROAD

(+/-) 46,018 SF AVAILABLE

PROPERTY HIGHLIGHTS




- (+/-) 38,621 sf ground floor area with (+/-) 7,397 sf of second floor office space
- Secure, fenced outdoor compound area
- Excellent access/egress
- 1 dock loading door
- 3 grade loading doors
- Zoned M2
- Original building built in 1988 with a (+/-) 11,616 sf addition built in 1993
- Addition has steel roof, remainder of roof recently replaced
- Original building has 18' clear ceiling height and addition has 20' clear ceiling height
- Majority of HVAC equipment recently replaced
- Fully sprinklered
- 600 AMP 3 Phase main electrical service

CONTACT




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*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING		MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
					GRADE	DOCK				
21 MURRAY PARK ROAD										
	CHRIS MACSYMIC 204 928 5019	M1	BUILD-TO-SUIT	7,840 - 15,680		6		\$14.95	TBD	<ul style="list-style-type: none"> Build-to-suit opportunity in the heart of Murray Industrial Park Located on Murray Park Rd between Sturgeon Rd and Moray St Close proximity to Winnipeg Richardson International Airport and major transportation routes Six (6) 12'x14' grade loading doors 24' clear ceiling height Zoned M2
	KARIN THIELMANN 204 470 4715									
289 KING STREET										
	BRANDI ELOQUENCE 204 996 3425	M	MAIN FLOOR 3RD FLOOR	3,727 156-4,093				\$7.99 \$6.00	\$3.15 \$3.15	<ul style="list-style-type: none"> Built in 1895, 289 King Street is steps from the Exchange District and downtown amenities. The building features exposed brick, timber, and Tyndall stone, offering character space suitable for office, studio, showroom, and warehouse users. Layouts are flexible and can accommodate a variety of business needs. Amenities include on-site parking, sheltered loading, a freight elevator, third floor tenant lounge, and full sprinkler coverage. Flexible lease terms and generous incentives are available for qualified tenants, making this a versatile option for businesses seeking downtown accessibility with character.
17 GEE TEE WAY - RM OF SPRINGFIELD										
	RYAN MUNT 204 928 5015	MG	1	2,944		1	16'-19'	\$14.95	\$3.00	<p>CLICK HERE TO TAKE A VIRTUAL TOUR</p> <ul style="list-style-type: none"> Join a quickly growing industrial park just 5 minutes from the Perimeter Highway in the RM of Springfield Choose between 10,120 sf of built out office/warehouse space or up to 5,888 sf of shell space 4 drive through grade doors with electric openers in unit 3 Floor drains in the warehouse (+/-) 16' to 19' clear ceiling height Fenced compound space available
		MG	2	2,944		1	16'-19'	\$14.95	\$3.00	
		MG	1 & 2	5,888		2	16'-19'	\$14.95	\$3.00	
		MG	3	10,120		4	16'-19'	\$15.95	\$3.00	




**Please click the property image for more details.*

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING		MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
					GRADE	DOCK				
1196 FIFE STREET										
	CHRIS MACSYMIC 204 928 5019	M2		1.4 ACRES				\$4,175.00 NET MONTHLY PER ACRE		<ul style="list-style-type: none"> M2 Zoned compound for lease in the heart of Inkster Industrial Park Site is fully-fenced and gated with security cameras Net lease plus taxes and utilities Well-situated in close proximity to major transportation routes Available immediately
STEELE BUSINESS PARK PHASE II										
	STEPHEN SHERLOCK 204 928 5011 RYAN MUNT 204 928 5015		1-2	10,915		2	28'	TBD	\$4.38	<p>LAST UNIT REMAINING</p> <ul style="list-style-type: none"> Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air) Brand new construction Excellent exposure on CentrePort Canada Way All major amenities nearby Quick access to major highways and key corridors <p>* POTENTIAL FOR ADDITIONAL DOCK LOADING OR GRADE LOADING</p>
326 SAULTEAUX CRESCENT										
	CHRIS HOURIHAN 204 934 6215	M2		10,975	1	1	18'	\$9.95	\$3.73	<ul style="list-style-type: none"> Located in Murray Park Industrial Park, situated on the corner of Murray Park Road and Saulteaux Crescent Close proximity to major trucking routes, CentrePort, and the Winnipeg Richardson International Airport Abundance of parking on-site in front of and behind units Ideally suited for groups looking for a mix of office and/or showroom and warehouse space 326 Saulteaux Crescent is a 50/50 split of office warehouse with one 8'x10' grade loading door and one 8'x10' dock loading door. Buildout consists of 7 offices, boardroom, breakout room, open office area and a large kitchen




*Please click the property image for more details.

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					GRADE	DOCK				
<p>1000 WAVERLEY STREET</p> 	<p>RYAN MUNT 204 928 5015</p> <p>KARIN THIELMANN 204 470 4715</p>		A	16,370 - 21,468	1			\$18.50	\$7.55	<ul style="list-style-type: none"> Fully developed Office/Flex space Excellent exposure along Waverley St between Wilkes Ave and McGillivray Blvd Great natural light with modern improvements Ample parking available with 70-80 stalls per unit available Easy access to public transit with many amenities nearby Utilities are included!
<p>109 HIGGINS AVENUE</p> 	<p>BRANDI ELOQUENCE 204 996 3425</p>			20,804				\$5.50 GROSS		<ul style="list-style-type: none"> Located in central Winnipeg in close proximity to the Disraeli Freeway and Waterfront Drive Ideal for warehouse/storage space Loading area features 2 elevated loading doors and 2 grade level doors 3 Phase, 600 Volt electrical service Fully fenced compound area accommodates ample on site parking and exterior storage Zoned M2
<p>1475 DUBLIN AVE</p> 	<p>STEPHEN SHERLOCK 204 799 5526</p> <p>CHRIS HOURIHAN 204 995 0225</p>			3,719				LEASED	LEASED	<ul style="list-style-type: none"> Nicely developed corner unit with lots of natural light Spacious office area featuring large, bright open workspaces, four private offices, meeting rooms, kitchen area, and storage rooms Warehouse space with two 10' x 10' grade-level loading doors Sublease expires June 30, 2028



*Please click the property image for more details.

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					GRADE	DOCK				
3000 MCCREARY ROAD										
	STEPHEN SHERLOCK 204 799 5526 RYAN MUNT 204 928 5015			2,500 - 34,000				CONTACT AGENT	\$4.75	<p>READY FOR TENANT FIXTURING</p> <ul style="list-style-type: none"> Brand new flex space now under construction Great exposure just north of the controlled intersection of McGillivray Boulevard and McCreary Road Just outside of city of Winnipeg limits in the RM of MacDonald No City of Winnipeg business taxes High quality pre-cast construction with 20' clear ceiling height All loading door openings are 10' x 14' to allow for grade level loading, dock level loading or windows Two 11,500 sf clearspan sections and two 13,000 sf clearspan sections with bay sizes starting at 2,500 sf
865 BRADFORD STREET										
	RYAN MUNT 204 298 1905	M2		18,913	1	2	16.5'	COND SOLD	COND SOLD	<ul style="list-style-type: none"> Rare opportunity to own or lease a single-tenant warehouse with existing office improvements in St. James Industrial Approximately 14,908 SF of warehouse space and 4,005 SF of office space featuring five private offices and showroom space (+/-) 16.5' ceiling Column spacing (+/-) 30' x 22.5' Covered dock level loading and ramped grade access Two dock doors, one 8' x 10' and one 10' x 10' One ramped grade door 14' wide x 10' tall Large loading area - 31% site coverage Easy access to trucking and distribution routes
359 JOHNSON AVE										
	STEPHEN SHERLOCK 204 799 5526	M1	I & J	2,400	1			\$8.95	\$6.86	<ul style="list-style-type: none"> Located on the corner of Johnson Avenue and Levis Street close to Chalmers Ave and Watt Street Office/warehouse space with open area, 1 private office, kitchen area and open warehouse space Warehouse space has 1 grade level loading door and a set of double main doors Zoned: M1 Available immediately

**Please click the property image for more details.*

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					GRADE	DOCK				
KEEWATIN SQUARE										
	CHRIS HOURIHAN 204 995 0225	M1	1	1,575				LEASED	LEASED	<ul style="list-style-type: none"> Property fronts Keewatin Street in northwest Winnipeg near Inkster Industrial Park Close proximity to CentrePort, the Winnipeg International Airport, and downtown Winnipeg Quick access to Route 90, Inkster Boulevard, and the Perimeter Highway Unit 2-350 Keewatin (1,612 sq. ft.) includes 2 private offices, an open office area, a rear storage/open area, and a washroom. Loading is available through a double-wide man door and hallway at the rear Excellent on-site parking Available for immediate occupancy Zoned M1
			7 & 8	8,483				\$10.95	\$4.3	
			300	4,920 + 1,190 SF (MEZZ)			\$10.95	\$4.3		
			316	3,000			\$10.95	\$4.3		
55 STATION ROAD - THOMPSON, MB										
	RYAN MUNT 204 298 1905			8,500				\$14.00	\$4.50	<ul style="list-style-type: none"> Located at the high exposure intersection of Nelson Road and Station Road in Thompson, MB One grade-level loading door for easy access Large lot with outdoor space for parking or storage, approximately 45 parking stalls currently on site Located just off Highway 6 in the amenity hub of Thompson, MB. Potential for customization to suit tenant needs
	KARIN THIELMANN 204 470 4715									
4 BAYVIEW WAY MCGILLIVRAY BUSINESS PARK COMMERCIAL CONDOS										
	RYAN MUNT 204 928 5015	ML	2	1,350	1		18'	\$18.50	<ul style="list-style-type: none"> Located just South of McGillivray Boulevard Flexible design option to combine adjacent or back-to-back units, providing drive-through access No City of Winnipeg Business Taxes 8 Units available Construction underway, ready for occupancy Spring 2025 Zoned ML, allowing multitude of uses 	
			5	1,350	1		18'	\$18.50		
	CHRIS MACSYMIC 204 997 6547		6	1,350	1		18'	\$18.50		
	KARIN THIELMANN 204 470 4715									

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					GRADE	DOCK				
1470 WILLSON PLACE										
	STEPHEN SHERLOCK 204 799 5526	M2		10,105		6		\$12.95	\$6.63	<ul style="list-style-type: none"> • Shell warehouse ready for office/storefront buildout • Column free clear span building • Located in the heart of SW Winnipeg one of the cities most desirable areas with convenient access to Waverley Street and McGillivray Boulevard • Ideal for light manufacturing, machine shop, warehousing, etc. with heavy duty air make up system • Insulated to R20 • Landlord will entertain both long an short term tenancies (minimum 6 months) • Six grade level overhead doors (five 20'x16' and one 16'x14') • (+/-) 18' - 21' clear ceiling height • (+/-) 6,500 sf fenced compound • 400 AMP 600 volt power • Also available (+/-) 4,522 sf office space for lease • Zoned M2
943 KAPELUS DRIVE										
	COLIN GRATTON 204 471 1270 LYDAWN MCGARRY 204 801 6967		1	SUBLEASE 2,000				\$2,700/MTH	\$5.80	<ul style="list-style-type: none"> • Flexible warehouse/office layout suitable for a variety of light industrial manufacturing, distribution and warehousing uses • Conveniently located close to major routes including the North Perimeter and McPhillips St • Ample on-site parking for staff and visitors • Finished Main Floor office space including washroom & extra storage • (+/-) 1,500 sf Warehouse + Bonus Mezzanine • One (1) 14' x 16' OH Grade Door • Zoning: Commercial Highway • Head lease expires December 31, 2028

**Please click the property image for more details.*

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					GRADE	DOCK				
385 EAGLE DRIVE - ROSSER MB										
	RYAN MUNT 204 298 1905	I2		22,573	11		18'-21.5'	\$18.95	TBD	<ul style="list-style-type: none"> 385 Eagle Drive sits on (+/-)2.31 acres in CentrePort Canada, one of North America's fastest-growing logistics hubs. The property offers prime access to major highways, rail, and air cargo routes. The flexible layout suits automotive, fleet, service, or industrial uses, including truck sales, maintenance, fleet operations, and parts distribution. The site features a functional yard and storage areas for large vehicles, equipment, and commercial inventory. Built in 2010, it supports a wide range of industrial operations. The office buildout includes reception, 10 private offices, open workspace, 2 washrooms, lunch area, and locker rooms. Additional features include floor drains throughout the warehouse, a wash bay, air makeup, and an existing 6600 lbs crane. Ten 14'x16' grade loading doors and one 10'x10' door provide ample access. Ceilings range from 18-21.5 ft with 3-phase 200A 600V electrical service. The property has no City of Winnipeg business taxes and I2 Industrial zoning. Excellent visibility and convenient ingress/egress serve heavy vehicles, suppliers, and customers along major Winnipeg transportation routes.
	CHRIS MACSYMIC 204 997 6547									
	BRETT INTRATER 204 999 1238									
1555 DUBLIN AVENUE										
	RYAN MUNT 204 298 1905	M2	10	2,800 - 4,300				\$12.95	\$6.79	<ul style="list-style-type: none"> Located in Winnipeg's St. James Industrial area Excellent access to Route 90, Inkster Boulevard, and the Perimeter Highway Close proximity to restaurants, service stations, and industrial suppliers Endcap unit with excellent natural light throughout Mix of private office and open work area with kitchenette and two washrooms Landlord open to potential for grade-level loading Easy access from all directions Ample on-site parking for staff and visitors Zoning: M3

INDUSTRIAL FOR SALE

814 MAIN ST, 207 & 209 JARVIS AVE

(+/-) 20,340 SF AVAILABLE




PROPERTY HIGHLIGHTS

- Redevelopment opportunity in downtown Winnipeg suited for housing, medical boarding, or community support uses
- Former plans suggest opportunity for 52 Micro Units & 8 Suites
- Originally constructed in 1908
- Dock loading access
- Fully sprinklered throughout
- Varied clear ceiling heights:
 - 1st floor: 20'
 - 2nd floor: 16'
 - 3rd floor: 12'
- Recent building improvements include:
 - New boiler installed in 2008
 - Tar & gravel roof replaced in 2017
 - 7 new electrical panels



CONTACT

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**Please click the property image for more details.*

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
<p>4 BAYVIEW WAY MCGILLIVRAY BUSINESS PARK COMMERCIAL CONDOS</p> 	<p>RYAN MUNT 204 928 5015</p> <p>CHRIS MACSYMIC 204 997 6547</p> <p>KARIN THIELMANN 204 470 4715</p>	ML		1,350 (PER UNIT)	1	18'	STARTING AT \$385,000	<ul style="list-style-type: none"> • Located just South of McGillivray Boulevard • Flexible design option to combine adjacent or back-to-back units, providing drive-through access • No City of Winnipeg Business Taxes • 8 Units available • Construction underway, ready for occupancy in June 2026 • Zoned ML, allowing multitude of uses
<p>1000 WAVERLEY STREET</p> 	<p>RYAN MUNT 204 928 5015</p> <p>KARIN THIELMANN 204 470 4715</p>	M2	151,651 SF	58,464 SF ON 3.48 ACRES	1	5 (CAN BE REINSTALLED)	CONTACT AGENT	<ul style="list-style-type: none"> • Fully developed office flex 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)
<p>57025 ROAD 169 W. KOLA, MB</p> 	<p>CHRIS MACSYMIC 204 997 6547</p>	GD	3.14	23,883 SF	13	16'	\$6,000,000	<ul style="list-style-type: none"> • Cross grade facility complete with warehouse, service area, wash bay, built out office and outbuildings for storage • Main building heated with natural gas (indoor boiler) • Additional air unit and exhaust system • Freshwater Cistern (In Ground) – 3000 Gallons • 2 Compartment Septic Tank connected to sewer for building – 3500 Gallons • Zoning: General Development



**Please click the property image for more details.*

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
ROCKALL PARK COMMERCIAL CONDOS PHASE II								
	RYAN MUNT 204 928 5015 KARIN THIELMANN 204 470 4715	IB		1,170 (PER UNIT)	1	18'	STARTING AT \$345,000	<ul style="list-style-type: none"> New state-of-the-art commercial condominium complex located just west of the Perimeter Highway and south of Roblin Boulevard Excellent access to the Perimeter Highway and Roblin Blvd with future access from Wilkes Ave Ideal for small business uses including light industrial, contractors, or showroom space and hobbist uses such as storage for cars, boats, RVs, and more No City of Winnipeg business taxes Option to combine adjacent units to create drive through access Site fully serviced with water, sewer, gas, hydro, and BellMTS fibre internet Paved, fenced, and secured site with an asphalt compound area Unit customization menu list available upon request
1845 ST. MATTHEWS AVENUE								
	BRETT INTRATER 204 934 6229 RYAN MUNT 204 298 1905 KARIN THIELMANN 204 470 4715		0.94	20,044 SF			PRICE REDUCED \$2,950,000	<ul style="list-style-type: none"> The Cusman & Wakefield Winnipeg Investment Team ("CWWIT") is pleased to offer for sale a 100% interest in 1845 St. Matthews Avenue, Winnipeg, MB ("the Property"). The Property features approximately 20,044 square feet of light manufacturing space, ideally suited for a variety of industrial or commercial uses. Formerly operated as a specialty paint shop, the facility offers robust infrastructure, including open-span production space, generous power capacity, and ceiling heights conducive to flexible operations. Strategically located with convenient access to major transportation routes. The building is being offered vacant, allowing for immediate occupancy or repositioning. Ample room for customization and redevelopment, presenting a compelling opportunity for owner-users or investors seeking a well-located asset with strong utility and upside potential.




*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING GRADE DOCK		MAX CLR HT (+/-)	SALE PRICE	COMMENTS
1447 HIGHWAY 75 - RM OF RITCHOT MB 	RYAN MUNT 204 298 1905 CHRIS MACSYMIC 204 997 6547		25	15,004	6	3		\$6,000,000	<p>Former Trucking Facility</p> <ul style="list-style-type: none"> Office Building SF: (+/-) 3,664 Warehouse Building SF: (+/-) 11,340 Fenced and gated yard space Additional revenue from Xplornet cell tower Weigh scale included Approximately 80 electrified staff parking stalls Zoning: AL - Agricultural Limited Zone Conditional use in place for industrial use
UNIT 506-508 - 1200 SHERWIN ROAD 	RYAN MUNT 204 298 1905	M2		6,513	1	2	16'	COND SOLD	<p>Located in the well-established Sherwin Park, this industrial condo at 1200 Sherwin Road offers exceptional functionality and convenience for a wide range of businesses. The property provides efficient warehouse space complemented by a private office, dock and grade-level loading, with excellent access to Route 90 and major transportation routes. With close proximity to the Winnipeg James Armstrong Richardson International Airport and ample on-site parking, this condo is ideally positioned for companies seeking a versatile, well-maintained space in a high-demand industrial corridor.</p> <ul style="list-style-type: none"> Excellent access to Route 90, major transportation corridors, and Winnipeg James Armstrong Richardson International Airport Ideal for warehousing, light manufacturing, distribution, or service-based businesses Flexible open-concept warehouse layout Dock and grade-level loading (+/-) 625 sf office area with 1 private office, 1 washroom and open work area 2 dock level loading doors (8' x 10'), one with a leveller 1 grade level loading door (14' x 10') 16'3" clear ceiling height Ample on-site parking Move-in ready opportunity for owner-occupiers or investors

**Please click the property image for more details.*

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING GRADE DOCK		MAX CLR HT (+/-)	SALE PRICE	COMMENTS
UNIT 511-512 - 1200 SHERWIN ROAD									
	RYAN MUNT 204 298 1905 KARIN THIELMANN 204 470 4715	M2		5,103	1	1	16'	\$1,200,000	<ul style="list-style-type: none"> Recently Renovated: Modernized office and commissary space with upgraded finishes and layout. Outdoor Amenities: Dedicated exterior seating area—ideal for staff breaks or customer-facing operations. Dual Loading Access: <ul style="list-style-type: none"> One 8' x 14' grade-level ramped door One 8' x 10' dock-height door Efficient for varied logistics and delivery needs. Generous Clear Height: 16'4" ceiling allows for racking, storage, or light industrial use. Flexible Use Case: Suitable for food production, light manufacturing, distribution, or hybrid office/industrial operations. Turnkey Opportunity: Move-in ready with infrastructure in place—perfect for owner-users or investors.
53 HIGGINS AVE									
	BRANDI ELOQUENCE 204 996 3425		2.04	73,523	2	2	13' - 22'	\$4,300,000	<p>Unique multi-storey office/warehouse plus industrial complex situated in Winnipeg's North Point Douglas area, just minutes from Downtown and major transport routes. This rare, character-rich property offers both owner-operator use and redevelopment potential. The original building features built-out main floor offices, warehousing on floors two through four, and an original flour storage tower on floors five and six offering exceptional city views. The additional warehouse was originally designed with a curve to accommodate a rail spur. Current operations include fenced compound in this space.</p>

*Please click the property image for more details.

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865 BRADFORD STREET									
 <p>CONDITIONALLY SOLD</p>	RYAN MUNT 204 298 1905	M2	1.39	18,913	1	2	16.5'	COND SOLD	<ul style="list-style-type: none"> Rare opportunity to own or lease a single-tenant warehouse with existing office improvements in St. James Industrial Approximately 14,908 SF of warehouse space and 4,005 SF of office space featuring five private offices and showroom space (+/-) 16.5' ceiling Column spacing (+/-) 30' x 22.5' Covered dock level loading and ramped grade access Two dock doors, one 8' x 10' and one 10' x 10' One ramped grade door 14' wide x 10' tall Large loading area - 31% site coverage Easy access to trucking and distribution routes
814 MAIN ST, 207 & 209 JARVIS AVE									
 <p>NEW</p>	COLIN GRATTON 204 471 1270			20,340			20'	\$800,000	<ul style="list-style-type: none"> Redevelopment opportunity in downtown Winnipeg suited for housing, medical boarding, or community support uses Former plans suggest opportunity for 52 Micro Units & 8 Suites Originally constructed in 1908 Dock loading access Fully sprinklered throughout Varied clear ceiling heights: 1st floor: 20' 2nd floor: 16' 3rd floor: 12' Recent building improvements include: New boiler installed in 2008 Tar & gravel roof replaced in 2017 7 new electrical panels
25 PAQUIN ROAD									
 <p>NEW</p>	STEPHEN SHERLOCK 204 799 5526 RYAN MUNT 204 298 1905			46,018				\$6,900,000	<ul style="list-style-type: none"> (+/-) 38,621 sf ground floor area with (+/-) 7,397 sf of second floor office space Secure, fenced outdoor compound area Excellent access/egress 1 dock loading door 3 grade loading doors Zoned M2 Original building built in 1988 with a (+/-) 11,616 sf addition built in 1993 Addition has steel roof, remainder of roof recently replaced Original building has 18' clear ceiling height and addition has 20' clear ceiling height Majority of HVAC equipment recently replaced Fully sprinklered 600 AMP 3 Phase main electrical service

OFFICE FOR LEASE

31-47 SCURFIELD BLVD

(+/-) 1,367 SF - (+/-) 7,551 SF AVAILABLE

PROPERTY HIGHLIGHTS

- 31-47 Scurfield Boulevard offers a prime leasing opportunity in Winnipeg's established southwest business corridor. This versatile office/industrial property benefits from excellent accessibility to Waverley Street, McGillivray Boulevard, and Kenaston Boulevard, providing convenient connectivity across the city. With both building and prominent pylon signage available, tenants can take advantage of strong visibility in a high-traffic commercial node. Ideal for a range of professional and light industrial users, this location combines functionality with exposure in a sought-after area.

CONTACT



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Stephen Sherlock

Vice President
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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS	
379 BROADWAY							
	CHRIS HOURIHAN 204 934 6215	101	1,996	\$21.00	\$15.22	<ul style="list-style-type: none"> • Prime downtown location surrounded by a variety of amenities, including vibrant summer food trucks on Broadway • Immediate access to the RBC Convention Centre and Skywalk, connecting you to the heart of downtown • Excellent public transportation options for seamless commuting • Elevator access and full handicap accessibility throughout the building • Professionally managed for worry-free operations • Ideal for law offices or other professional service firms • Functional layout includes a welcoming reception area, four private offices, one washroom, and multiple open workspaces • Conveniently close to Manitoba Courts—perfect for legal professionals • Heavy daily traffic exposure, with up to 22,900 vehicles passing by the corner of Edmonton Street and Broadway 	
	COLIN GRATTON 204 471 1270	303	1,657	\$11.75	\$15.22		
155 CARLTON STREET							
	BRETT INTRATER 204 934 6229	306/307	3,260	\$16.50	\$14.58		<ul style="list-style-type: none"> • Located on the Northeast corner of Carlton St and York Ave • Directly across from the RBC Convention Centre • Connection to downtown's climate-controlled skywalk and concourse systems • 24/7 security on site • Ample parking available at Lakeview Square Parkade
		1404/1405	7,531	\$16.50	\$14.58		
		1502	10,028	\$16.50	\$14.58		
	RYAN MUNT 204 928 5015	1550	1,822	\$16.50	\$14.58		
		1620	2,097	\$16.50	\$14.58		
		1901	7,632	\$16.50	\$14.58		




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ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
755 HENDERSON HIGHWAY						
	CHRIS HOURIHAN 204 934 6215	UNIT 205 THIRD FLOOR	2,465 5,750	\$23.00 \$20.00	\$7.32 \$7.32	<ul style="list-style-type: none"> • Located in Northeast Winnipeg • In close proximity to downtown and Chief Peguis Trail • Building features floor to ceiling windows • Main entrance features glass atrium with three storey glazing and elevator access. • Available immediately
333 MAIN STREET						
	RYAN MUNT 204 928 5015	4TH FLOOR 10TH FLOOR 11TH FLOOR	SUBLEASE 7,720 7,720 7,720 23,160	TBD TBD TBD	\$15.86 \$15.86 \$15.86	<ul style="list-style-type: none"> • 3 full floors available on the 4th, 10th and 11th floor • Floorplates are approximately 7,720 sf • Connection to downtown's climate controlled skywalk and concourse systems • Direct elevator lobby exposure • Headlease expiry: December 27th, 2026
155 CARLTON STREET UNIT 1620						
	BRETT INTRATER 204 934 6229 RYAN MUNT 204 928 5015	1620	SUBLEASE 1,659	\$15.00	\$14.58	<ul style="list-style-type: none"> • Turnkey Office Space for Sublease • Layout features 3 private offices, boardroom and a kitchenette • Headlease expiry: March 31, 2028 • Available immediately




**Please click the property image for more details.*

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<p>90 MARKET AVENUE</p> 	<p>CHRIS HOURIHAN 204 934 6215</p> <p>COLIN GRATTON 204 471 1270</p>		17,232	\$15.00 GROSS		<ul style="list-style-type: none"> • Located in the East Exchange District with close proximity to the Manitoba Museum, Centennial Concert Hall, and the Royal Manitoba Theatre Centre • Ideal for commercial use • Large parking lot on-site available for customers and employees • Flexible space options – The building is currently demised into 8 units, and the landlord is willing to alter the floorplan or create single-tenant options • Perfect for many professional office uses, or a classroom style setting
<p>98 MARKET AVENUE</p> 	<p>COLIN GRATTON 204 471 1270</p> <p>CHRIS HOURIHAN 204 934 6215</p>		2,400	\$16.00	TBD	<ul style="list-style-type: none"> • Blank canvas ready for tenant design and fit-up • Main floor of a modern design 6 storey, 64 suite property • Tucked away in the East Exchange District within close proximity to an array of amenities • Amazing walkability, close to local spots including Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Ave Pumphouse, The Forks and much more • Zoned D
<p>21 MURRAY PARK ROAD</p> 	<p>CHRIS MACSYMIC 204 928 5019</p> <p>KARIN THIELMANN 204 470 4715</p>	BUILD-TO-SUIT	7,840 - 15,680	\$14.95	TBD	<ul style="list-style-type: none"> • Office space located on Murray Park Rd in the heart of Murray Industrial Park • In close proximity to Winnipeg Richardson International Airport and major transportation routes • Interior layout includes a large boardroom, private offices, an open work area, and a kitchenette • Ample parking on-site

**Please click the property image for more details.*

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<p>1470 WILLSON PLACE</p> 	<p>STEPHEN SHERLOCK 204 799 5526</p>	B	4,522	\$19.95	\$6.63	<ul style="list-style-type: none"> Fully developed office space available for lease Build out features multiple private offices, shared working space, a boardroom and a kitchenette Plenty of on-site parking Located in the heart of south west Winnipeg, one of the city's most desirable areas with convenient access to Waverley Street and McGillivray Boulevard Easy access to the Southwest Rapid Transitway Also available (+/-) 10,105 sf warehouse space for lease Zoned M2
<p>100 PAQUIN ROAD</p> 	<p>RYAN MUNT 204 928 5015</p> <p>COLIN GRATTON 204 471 1270</p>	SECOND FLOOR	11,262	\$15.00 GROSS		<ul style="list-style-type: none"> Located in the St. Boniface Industrial Park on the east side of Winnipeg, with easy access to Lagimodiere Boulevard, Plessis Road and the Perimeter Highway Abundance of natural light throughout office space creating a desirable work environment Excellent on-site electrified parking Convenient access to major public transportation routes Consists of reception, kitchen, 2 boardrooms, large open areas and over 10 offices Outdoor patio space available for tenants 50+ parking stalls available Flexible lease options available
<p>MB CLINIC - 790 SHERBROOK STREET</p> 	<p>BRANDI ELOQUENCE 204 934 6246</p> <p>BRETT INTRATER 204 934 6229</p> <p>LYDAWN MCGARRY 204 801 6967</p>	UNIT 110	952	\$28.00	\$16.34	<ul style="list-style-type: none"> Join one of Canada's largest private multi-specialty medical clinics at Winnipeg's state-of-the-art Manitoba Clinic Conveniently located adjacent to the Health Sciences Centre with direct access to Notre Dame Avenue Perfect for paramedical services such as physiotherapy, chiropractic, massage, acupuncture, infusion, etc. Direct access to parkade from building with monthly parking available Amenities include a cafe and secure bicycle storage Shell space ready for tenant customization Join complimentary businesses including Shoppers Drug Mart, Winnipeg Hearing Centres, Visual Eyes Optometry and more




**Please click the property image for more details.*

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
5120 ROBLIN BOULEVARD						
	<p>RYAN MUNT 204 928 5015</p> <p>KARIN THIELMANN 204 470 4715</p>	D	909	\$2,000 GROSS/ MONTH		<ul style="list-style-type: none"> • Building signage opportunities available • Excellent location for a neighborhood office in the heart of Charleswood • Great exposure on Roblin Boulevard located between Harstone Road and Pepperloaf Crescent • Join Taverna Rodos Restaurant & Lounge, Signature Pizza & Salads and Royal Bank • Professionally managed • Zoned C
STERLING LYON BUSINESS PARK - 900 LORIMER BOULEVARD						
	<p>STEPHEN SHERLOCK 204 928 5011</p> <p>RYAN MUNT 204 928 5015</p>	MAIN FLOOR	2,500 - 6,264	\$25.00	\$10.50	<ul style="list-style-type: none"> • Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and Waverley • Site has a variety of amenities in the neighborhood • Rare opportunity in a brand new office building in SW Winnipeg • Ample parking; both surface and heated underground parking available
1000 WAVERLEY STREET						
	<p>RYAN MUNT 204 928 5015</p> <p>KARIN THIELMANN 204 470 4715</p>	A	16,370 - 21,468	\$18.50	\$7.55	<ul style="list-style-type: none"> • Fully developed Office/Flex space • Excellent exposure along Waverley St between Wilkes Ave and McGillivray Blvd • Great natural light with modern improvements • Ample parking available with 70-80 stalls per unit available • Easy access to public transit with many amenities nearby • Utilities are included!



*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS	
363 BROADWAY							
	RYAN MUNT 204 928 5015	1 (MAIN FLOOR UNIT)	3,511	\$24.00	\$15.78	<p>BUILDING SIGNAGE OPPORTUNITY</p> <ul style="list-style-type: none"> 15-Storey Class B Office space for lease located in Winnipeg's amenity-rich Broadway corridor on the Northwest corner of Broadway and Carlton Street Close proximity to the RBC Convention Centre, Provincial Law Courts and Manitoba Legislature with easy access to the climate-controlled Skywalk System Convenient transit access with a stop directly out front of the building as well as all along Broadway with service to the 23 and 24 lines connecting all major transfer points 24/7 on-site security 5 elevators, recently upgraded 3 levels of heated underground parking with on-site car wash Valet service available BOMA Best silver certified 	
		200	13,027	\$16.50	\$15.78		
	BRETT INTRATER 204 934 6229	510	4,668	\$16.50	\$15.78		
		605	4,630	\$16.50	\$15.78		
		610	2,273	\$16.50	\$15.78		
		800	3,778	\$16.50	\$15.78		
		812	1,608	\$16.50	\$15.78		
		815	1,362	\$16.50	\$15.78		
		830	4,851	\$16.50	\$15.78		
		902	1,706	\$16.50	\$15.78		
1130	1,363	\$16.50	\$15.78				
1415	1,454	\$16.50	\$15.78				
1000 LORIMER BLVD							
	STEPHEN SHERLOCK 204 799 5526	2 & 3	5,586	\$20.95	\$8.47	<ul style="list-style-type: none"> Located on Lorimer Boulevard off of Sterling Lyon Parkway in close proximity to Kenaston, Wilkes and Waverley Excellent opportunity in a newer facility allowing for flexible use of space Site has a variety of amenities in the neighborhood Space includes: <ul style="list-style-type: none"> 20 private offices 4 small meeting rooms (which could easily be offices) One small boardroom (12' x 14') One large mezzanine boardroom (15'4" x 29'6") 3 washrooms (mens, womens, unisex) 2 open work areas Reception area Kitchen/ lunchroom area 	
	RYAN MUNT 204 298 1905						
55 DONALD STREET							
	RYAN MUNT 204 298 1905		3,954	\$10.00	\$14.17		<ul style="list-style-type: none"> Main floor space with efficient floorplate with attractive improvements in place Interior layout features 10 offices, 1 boardroom, open work area, a kitchenette, and a fully accessible UTR restroom Ample parking available on site Secure access via key fob entry Available immediately
	CHRIS HOURIHAN 204 995 0225						



*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1926 MAIN STREET						
	RYAN MUNT 204 298 1905 KARIN THEILMANN 204 470 4715	A	SUBLEASE 1,540	\$13.90	\$7.55	<ul style="list-style-type: none"> Retail/Office opportunity on Main Street between Leila Avenue and Partridge Avenue Interior features one private office, large open area and a kitchenette Three reserved parking stalls at rear of the building with street parking in front Excellent access to major public transportation routes Head lease expiry June 30, 2026
21 MURRAY PARK ROAD - UNIT D						
	CHRIS MACSYMIC 204 997 6547 KARIN THIELMANN 204 470 4715		4,471	COND LEASED	COND LEASED	<ul style="list-style-type: none"> The space is comprised of approximately 80% built out office and 20% open warehouse Corner unit with an abundance of natural light Office layout features two private offices, boardroom, open work area, open storage area and a kitchenette Warehouse features 15' clear ceilings, one 8'x12' grade loading door and bonus mezzanine space for additional storage Fully Sprinklered Ample parking available on-site Available January 2025
319-321 PORTAGE AVE						
	BRETT INTRATER 204 999 1238 CHRIS MACSYMIC 204 928 5019		2,000 - 6,890	\$18.00		<ul style="list-style-type: none"> Single Storey Retail/Mixed-Use Commercial Building with excellent branding opportunity along Portage Avenue Ideal for a variety of users who can leverage on the strategic location within the Sport, Hospitality & Entertainment District (SHED) in the heart of Downtown Winnipeg Located directly across from Canada Life Centre along a major bus route Layout features two large open areas and a mezzanine with a kitchenette and open area ideal for additional storage Two points of entry off of Portage Avenue. Potential to demise into multiple tenancies Ample natural light



**Please click the property image for more details.*

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
220 PORTAGE AVE 	BRETT INTRATER 204 934 6229 KARIN THIELMANN 204 470 4715	910	3,501	\$18.00	\$18.60	<ul style="list-style-type: none"> • 17-storey office tower located on the corner of Portage Avenue and Fort Street, just west of Portage and Main • Convenient transit access with service to 59 transit routes connecting all major transfer points • Skywalk connectivity allowing for year-round climate-controlled access to 25 buildings, including Winnipeg Square, Canada Life Centre, and the Sport, Hospitality & Entertainment District (SHED) • Clients can take advantage of the Winnipeg Square parkade, offering heated, underground, secured hourly and monthly parking as well as bike storage • Professionally managed • On-site security and janitorial services • On-site café • LEED Platinum Certification • Extensive renovation completed in 2017
		1000	10,322	\$18.00	\$18.60	
		1100	2,366	\$18.00	\$18.60	
		1130	1,844	\$18.00	\$18.60	
		1220	1,617	\$18.00	\$18.60	
359 JOHNSON AVE 	STEPHEN SHERLOCK 204 799 5526	I & J	2,400	\$8.95	\$6.86	<ul style="list-style-type: none"> • Located on the corner of Johnson Avenue and Levis Street close to Chalmers Ave and Watt Street • Office/warehouse space with open area, 1 private office, kitchen area and open warehouse space • Warehouse space has 1 grade level loading door and a set of double main doors • Zoned: M1 • Available immediately



**Please click the property image for more details.*

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<p>1475 DUBLIN AVE</p> 	<p>STEPHEN SHERLOCK 204 799 5526</p> <p>CHRIS HOURIHAN 204 995 0225</p>		3,719	LEASED	LEASED	<ul style="list-style-type: none"> Nicely developed corner unit with lots of natural light Spacious office area featuring large, bright open workspaces, four private offices, meeting rooms, kitchen area, and storage rooms Warehouse space with two 10' x 10' grade-level loading doors Sublease expires June 30, 2028
<p>1555 DUBLIN AVENUE</p> 	<p>RYAN MUNT 204 298 1905</p>	10	2,800 - 4,300	\$12.95	\$6.33	<ul style="list-style-type: none"> Located in Winnipeg's St. James Industrial area Excellent access to Route 90, Inkster Boulevard, and the Perimeter Highway Close proximity to restaurants, service stations, and industrial suppliers Endcap unit with excellent natural light throughout Mix of private office and open work area with kitchenette and two washrooms Landlord open to potential for grade-level loading Easy access from all directions Ample on-site parking for staff and visitors Zoning: M3

**Please click the property image for more details.*

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<p>1305 PEMBINA HWY</p> 	<p>BRETT INTRATER 204 999 1238</p> <p>KARIN THIELMANN 204 470 4715</p>		<p>SUBLEASE 6,952</p>	<p>CONTACT AGENT</p>	<p>CONTACT AGENT</p>	<ul style="list-style-type: none"> • Positioned at one of Winnipeg's most prominent intersections, this former financial institution offers exceptional visibility and accessibility • Located beside FreshCo. and surrounded by established commercial activity, the site presents a rare opportunity for businesses seeking a prestigious address with strong traffic flow and redevelopment potential. • 11 Private Offices - Ideal for individual practitioners or small teams • 2 Boardrooms – Perfect for meetings, workshops, or collaborative sessions • Spacious Washrooms • Clean and modern facilities for staff and clients • Kitchenette Potential - Flexible space with plumbing access for future installation • Safe Removed – Clean slate for customization and layout optimization • Drive-Thru Opportunity – Subject to municipal approval; great for service-based operations • 600A 120/208V 3-Phase Electrical Service – Robust power capacity for medical, wellness, or tech-based use
<p>1 LOMBARD PLACE</p> 	<p>BRANDI ELOQUENCE 204 996 3425</p> <p>RYAN MUNT 204 298 1905</p>	<p>1535</p>	<p>SUBLEASE 2,852</p>	<p>LEASED</p>	<p>LEASED</p>	<ul style="list-style-type: none"> • Fully furnished and move-in ready • Corner suite with natural light and views on two sides, including iconic Portage & Main • Interior improvements completed in 2022 • All furniture included: sit-stand desks, new appliances, large screen TV, boardroom table and more • Welcoming reception and waiting area leading into a bright, modern workspace • One private office plus three breakout/phone rooms for focused work • Large boardroom accommodating approximately ten people • Open work area with cubicle space for ten employees • Full kitchen and dedicated lunch room for team use • Headlease expires September 30, 2028



*Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
768 NOTRE DAME AVE						
	CHRIS HOURIHAN 204 995 0225		1,200	\$1,525/MTH	\$4.75	<ul style="list-style-type: none"> • High exposure along the busy street of Notre Dame Avenue, with 41,100 cars driving by per day • Beautifully built out with a reception area, 3 offices, 2 washrooms, lower level boardroom and additional lower level storage • Extremely well suited for health services considering the proximity to Winnipeg's Health Science Centre, Children's Hospital as well as lawyers, accountants and other professional services • Windows and doors have automatic shutters installed for added building security as well as alarm system and front door electronic buzzer entry • 3 parking stalls included at the rear of the premises with motion detected lighting
	COLIN GRATTON 204 471 1270					
289 KING STREET						
	BRANDI ELOQUENCE 204 996 3425	MAIN FLOOR	3,727	\$7.99	\$3.15	<ul style="list-style-type: none"> • Built in 1895, 289 King Street is steps from the Exchange District and downtown amenities. • The building features exposed brick, timber, and Tyndall stone, offering character space suitable for office, studio, showroom, and warehouse users. Layouts are flexible and can accommodate a variety of business needs. • Amenities include on-site parking, sheltered loading, a freight elevator, third floor tenant lounge, and full sprinkler coverage. • Flexible lease terms and generous incentives are available for qualified tenants, making this a versatile option for businesses seeking downtown accessibility with character.
		3RD FLOOR	156-4,093	\$6.00	\$3.15	



**Please click the property image for more details.*

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
67 SCURFIELD BLVD						
	CHRIS MACSYMIC 204 997 6547 RYAN MUNT 204 298 1905		25,745	\$21.95	\$21.95	<ul style="list-style-type: none"> This institutional-quality, suburban office building is located in the highly desirable Southwest Winnipeg area. The property is in close proximity to the amenity-rich Kenaston-McGillivray retail corridor and boasts ample parking and is adjacent to public transportation drop offs. The property will be available April 1, 2026. Approximately 25,745 sq. ft. of versatile space, currently occupied by the Manitoba Institute of Trades and Technology (MITT). Situated in the highly accessible Fort Garry Industrial Park, just off Kenaston Boulevard and Waverley Street. Well-designed mix of classrooms, offices, training areas, and open multi-purpose spaces – easily adaptable for office, institutional, or training facility use. High-quality improvements, bright interiors, and extensive power/data capacity suitable for a wide range of professional users. Generous surface parking to accommodate staff, students, and visitors. Excellent visibility along Scurfield Blvd with prominent signage opportunities. Close to major routes including Abinodji Mikanah and the Perimeter Highway for efficient city-wide access. Surrounded by retail, restaurants, fitness centres, and service businesses within the Kenaston Commons corridor. Available Immediately Professionally managed and ready for occupancy or tenant-specific improvements.
1460 CLARENCE AVE						
	RYAN MUNT 204 298 1905 CHRIS MACSYMIC 204 997 6547		6,553	\$9.95	\$8.06	<ul style="list-style-type: none"> Available immediately Located in southwest Winnipeg on Clarence Avenue off of Waverley Street with easy access to McGillivray Boulevard Nicely developed office space with 9 private offices, open work area, lunch room, washrooms and storage space Excellent natural light throughout Many restaurants and other amenities in close proximity







**Please click the property image for more details.*

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1020 LORIMER BLVD						
	RYAN MUNT 204 298 1905	206	SUBLEASE 2,906	\$25.00	\$13.97	<ul style="list-style-type: none"> • Prime office space at River Heights/Linden Woods/Tuxedo tripoint – Winnipeg’s most affluent, densely populated areas. • 15-min drive to Winnipeg James Armstrong Richardson International Airport and downtown core. • Exceptional accessibility to Linden Woods, River Heights, Tuxedo, and Outlet Collection Winnipeg. • Surrounded by strong retail corridors for shopping, errands, and dining. • Close to major thoroughfares and nearby transit routes. • Ideal for medical, professional, and general office users. • Established medical tenant base enhances visibility and referrals. • Layout and natural lighting create patient-friendly environment. • High-income demographics support clinics, wellness, and professional services. • Abundant natural light throughout. • Surface and underground parking for staff/visitors. • 2+ acre site with easy access, good traffic flow, campus-style setting. • Shell condition; customizable tenant improvements possible. • High-income catchment area with residential growth for long-term stability. • Dense rooftops provide built-in client/patient base. • Zoning: M2. • Headlease expiry: February 28, 2027.
	CHRIS MACSYMIC 204 997 6547					
1020 LORIMER BLVD						
	STEPHEN SHERLOCK 204 799 5526	403	1,493	\$30.00	\$15.22	<ul style="list-style-type: none"> • Located in Winnipeg’s desirable River Heights/Linden Woods/Tuxedo tripoint; 15-min drive to airport and downtown. • Short walk to Outlet Collection Winnipeg; ideal for medical/professional offices. • Surrounded by affluent neighborhoods, retail corridors, dining, transit, and major thoroughfares. • Existing medical tenants enhance visibility/referrals; patient-friendly layout with natural light. • Ample surface/underground parking on 2+ acre campus-style site. • High-income area with dense residential growth ensures strong demand/stability.
	RYAN MUNT 204 298 1905	404	2,916	\$25.00	\$15.22	

**Please click the property image for more details.*

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1280 WAVERLEY STREET						
	RYAN MUNT 204 928 5015		35,000	CONTACT AGENT	CONTACT AGENT	<ul style="list-style-type: none"> • Located on Waverley Street with direct McGillivray Boulevard exposure; 29,100 daily vehicles ensure high visibility to commuters and locals. • New build opportunity at 1280 Waverley for modern suburban office with efficient design, contemporary finishes, and flagship flexibility. • Flagship site in fast-growing Southwest Winnipeg; strong residential density west supports long-term demand. • Easy access via Waverley/Buffalo; near McGillivray/Kenaston for seamless Winnipeg connectivity. • Prime signage on Waverley maximizes brand visibility for corporate/professional users. • Near McGillivray/Kenaston retail, dining, services for employee/client convenience. • Zoned M1 for flexible office/commercial uses.
31-47 SCURFIELD BLVD						
	RYAN MUNT 204 928 5015	35	3,300	\$19.95	\$9.30	<ul style="list-style-type: none"> • 31-47 Scurfield Boulevard offers a prime leasing opportunity in Winnipeg's established southwest business corridor. This versatile office/industrial property benefits from excellent accessibility to Waverley Street, McGillivray Boulevard, and Kenaston Boulevard, providing convenient connectivity across the city. With both building and prominent pylon signage available, tenants can take advantage of strong visibility in a high-traffic commercial node. Ideal for a range of professional and light industrial users, this location combines functionality with exposure in a sought-after area.
		39	2,884	\$21.95	\$9.30	
		41	1,367	\$22.95	\$9.30	
	STEPHEN SHERLOCK 204 799 5526	39 & 41	4,251	\$21.95	\$9.30	

**Please click the property image for more details.*

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<p>1821 MAIN STREET</p>  	<p>COLIN GRATTON 204 471 1270</p> <p>RYAN MUNT 204 928 5015</p>		612	\$1,600 GROSS (MONTHLY)		<ul style="list-style-type: none"> Main-floor office/retail opportunity located on Main Street, ideally positioned between Jefferson Avenue and Leila Avenue Well-suited for professional service users, including law firms, accounting practices, and similar businesses Functional layout offering an open-concept workspace with shared common areas Two reserved parking stalls available at the rear of the property Prominent, high-visibility signage opportunity on the building façade Conveniently located minutes from Kildonan Park and in close proximity to a variety of restaurants and retail amenities
<p>187 ST MARY'S ROAD</p>  	<p>COLIN GRATTON 204 471 1270</p> <p>LYDAWN MCGARRY 204 801 6967</p> <p>CHRIS HOURIHAN 204 995 0225</p>		3,551	\$18.00	\$9.80	<ul style="list-style-type: none"> Turnkey suburban office space, ideal for owner-users 3,551 sq. ft. featuring eight private offices, large boardroom, reception area, kitchenette, and two washrooms Additional 1,003 sq. ft. of basement space Located on major public transportation routes Five-minute drive to downtown Three tandem parking stalls, with additional street parking available
<p>900 CORYDON AVE</p>  	<p>COLIN GRATTON 204 471 1270</p> <p>CHRIS HOURIHAN 204 995 0225</p>		1,848	\$28.00	TBD	<ul style="list-style-type: none"> High exposure stand alone building the corner of Corydon Ave and Wentworth St Prime Location for Retail or Office users Newly upgraded in 2021 with high-end, luxury finishes throughout Interior features, two offices, kitchenette, washroom and open showroom High level of foot traffic Excellent access to major public transportation routes 2 parking stalls - 4 Tandem Zoning: RMFM - Res - Multi-Family

OFFICE FOR SALE

55 DONALD STREET

(+/-) 22,667 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Rare opportunity to acquire a high-exposure, boutique-style office building located on the fringe of downtown Winnipeg. The property benefits from excellent visibility, convenient in/out access, prominent building signage, and close proximity to major arterial routes and downtown amenities
- Flexible layout with improvements for immediate occupancy or easy reconfiguration.
- Private offices, boardrooms, open areas, kitchenette, and accessible washroom per floor.
- Two parking lots with 48 total stalls. Key fob entry for safety and control. Perfect for owner-occupiers, or investors. Turnkey and available now.

CONTACT

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Chris Hourihan

Associate Vice President




Christopher Hourihan Personal Real Estate Corporation

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C 204 995 0225

chris.hourihan@cwinnipeg.com

**Please click the property image for more details.*

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
<p>1000 WAVERLEY STREET</p> 	<p>RYAN MUNT 204 928 5015</p> <p>KARIN THIELMANN 204 470 4715</p>		<p>58,464 SF ON 3.48 ACRES</p>	CONTACT AGENT	\$166,804.55	<ul style="list-style-type: none"> Fully developed office flex 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)
<p>1038 PORTAGE AVE</p> 	<p>CHRIS HOURIHAN 204 934 6215</p>		6,850	\$1,100,000	\$22,682.58	<ul style="list-style-type: none"> Amazing exposure and building signage opportunities along Portage Avenue Sale/leaseback option or vacant possession Excellent neighbourhood and surrounding area, close to many amenities and Polo Park Shopping Node Second floor office space includes new flooring, new ceiling and LED lights Shared vestibule, separate temperature controls and separately metered utilities allows for easy division of the main floor and second floor for two tenant occupancy Additional monthly income from billboard signage
<p>323 PORTAGE AVE</p> 	<p>BRETT INTRATER 204 999 1238</p> <p>CHRIS MACSYMIC 204 928 5019</p>		49,820	\$2,650,000	\$72,313.50	<ul style="list-style-type: none"> 3-Storey Office/Retail/Mixed-Use Commercial Building For Sale Unique Investor or Owner/Occupier Opportunity Great potential for conversion to self storage or other alternative uses Ideally located directly across from the Canada Life Centre in the heart of the Sport, Hospitality & Entertainment District (SHED) in Downtown Winnipeg (+/-) 38,640 sf spanning 3-Storeys plus additional (+/-) 11,180 sf basement Zoning: M - Multiple Use

**Please click the property image for more details.*

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
<p>52 ADELAIDE STREET</p> 	<p>COLIN GRATTON 204 471 1270</p> <p>BRETT INTRATER 204 934 6229</p>		9,060	\$1,795,000.00	\$10,886.84	<p>CLICK HERE TO TAKE A VIRTUAL TOUR</p> <ul style="list-style-type: none"> • Unique 3-storey heritage building constructed in 1910 for Douglas & Co.'s fur manufacturing business, located in the heart of Winnipeg's Exchange District • High-end turnkey retail/office spaces, luxury penthouse suite and finished lower level perfect for owner-occupier opportunity • Functional vintage-style elevator servicing all floors • Private side lane with secured gate offering 5 tandem parking stalls • Significant recent capital investments • High-end imported fixtures from Bali, including stone sinks and a stone bathtub • Flooring reclaimed from the Church of Christ Scientist in Osborne Village • Steps from countless amenities around Downtown and the Exchange District
<p>65 DEWDNEY AVE</p> 	<p>CHRIS HOURIHAN 204 995 0225</p>		11,450	COND SOLD	COND SOLD	<ul style="list-style-type: none"> • Rare owner-occupier opportunity in the Point Douglas neighbourhood • Riverfront location with unobstructed views of the Red River and downtown skyline • Fully built out, move-in ready, and sold with high-quality office furnishings • Abundant natural light throughout both floors with oversized windows and river-facing offices • Ideal for professional users, creative firms, or owner-operated businesses • Located just minutes from downtown with easy access to major arteries and ample on-site parking • Main floor buildout: <ul style="list-style-type: none"> • Vestibule with key-fob enabled entrance, reception area, kitchen, meeting space, large Boardroom, 6 river-view offices, 1 small office/podcast room, 2 washrooms, storage/shop space with a grade loading door (10' x 9'), which offers the opportunity to renovate and expand • Second floor buildout: <ul style="list-style-type: none"> • Open meeting area, kitchenette, 15 offices (7 with river-views), boardroom, gender-neutral washroom with 3 stalls • 1,659 sq. ft. of additional raw space that is aesthetically concealed and does not require immediate renovations, but offers the opportunity to renovate and expand



**Please click the property image for more details.*

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
<p>21-23 MAIN ST, FISHER BRANCH MB</p> 	<p>COLIN GRATTON 204 471 1270</p> <p>LYDAWN MCGARRY 204 801 6967</p>		4,368	\$375,000	TBD	<ul style="list-style-type: none"> Well maintained single story office building featuring two units Potential to lease out both units or owner-occupy the building Nicely improved and maintained office improvements Ample parking both at the front and the rear of the building Unit 1 features 5 exam rooms, 1 storage room, and reception area Unit 2 features a large communal work area and 8 private offices Common area space includes a large boardroom, kitchenette and washrooms Rear entrance with access to staff parking
<p>50 SCURFIELD BLVD</p>  <p>CONDITIONALLY SOLD</p>	<p>CHRIS HOURIHAN 204 995 0225</p>		11,511	COND SOLD	COND SOLD	<ul style="list-style-type: none"> Located in the heart of Southwest Winnipeg fronting Scurfield Boulevard, between McGillivray Boulevard and Waverley Street. Situated between some of Winnipeg's most affluent neighbourhoods and surrounded by nearby retail and service-oriented amenities Phenomenal parking with 106 parking stalls Turn-key Worship Centre, with adaptability for various office uses after renovations Building and pylon signage opportunities (existing pylon sign infrastructure in place, with pylon sign removed) Excellent security with exterior and interior security system installed. Site to be fully fenced/gated (construction ongoing) Zoned M2

**Please click the property image for more details.*

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
<p>319-321 PORTAGE AVE</p> 	<p>BRETT INTRATER 204 999 1238</p> <p>CHRIS MACSYMIC 204 928 5019</p>		6,889	\$1,500,000	\$17,310.01	<ul style="list-style-type: none"> • Single Storey Retail/Mixed-Use Commercial Building with excellent branding opportunity along Portage Avenue • Ideal for a variety of users who can leverage on the strategic location within the Sport, Hospitality & Entertainment District (SHED) in the heart of Downtown Winnipeg • Located directly across from Canada Life Centre along a major bus route • Layout features two large open areas and a mezzanine with a kitchenette and open area ideal for additional storage • Two points of entry off of Portage Avenue. Potential to demise into multiple tenancies • Ample natural light
<p>55 DONALD STREET</p> 	<p>RYAN MUNT 204 298 1905</p> <p>CHRIS HOURIHAN 204 995 0225</p>		22,667	\$5,750,000	\$69,940.29	<ul style="list-style-type: none"> • Rare opportunity to acquire a high-exposure, boutique-style office building located on the fringe of downtown Winnipeg. The property benefits from excellent visibility, convenient in/out access, prominent building signage, and close proximity to major arterial routes and downtown amenities • Flexible layout with improvements for immediate occupancy or easy reconfiguration. • Private offices, boardrooms, open areas, kitchenette, and accessible washroom per floor. • Two parking lots with 48 total stalls. • Key fob entry for safety and control. • Perfect for owner-occupiers, or investors. Turnkey and available now.
<p>187 ST MARY'S ROAD</p> 	<p>COLIN GRATTON 204 471 1270</p> <p>LYDAWN MCGARRY 204 801 6967</p> <p>CHRIS HOURIHAN 204 995 0225</p>		3,551	\$1,295,000	\$20,584.57	<ul style="list-style-type: none"> • Turnkey suburban office space, ideal for owner-users • 3,551 sq. ft. featuring eight private offices, large boardroom, reception area, kitchenette, and two washrooms • Additional 1,003 sq. ft. of basement space • Located on major public transportation routes • Five-minute drive to downtown • Three tandem parking stalls, with additional street parking available

**Please click the property image for more details.*

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
<p>187 ST MARY'S ROAD</p> 	<p>COLIN GRATTON 204 471 1270</p> <p>CHRIS HOURIHAN 204 995 0225</p>		3,781	\$745,000.00	\$16,322.52	<ul style="list-style-type: none"> • Prime suburban location in close proximity to Polo Park Shopping Centre and surrounding amenities • Excellent visibility and exposure along Ness Avenue • Features fully built out office/showroom space with existing improvements • Value add opportunity to reconfigure layout to suit a variety of users including office, retail, personal and professional services.
<p>900 CORYDON AVE</p> 	<p>COLIN GRATTON 204 471 1270</p> <p>CHRIS HOURIHAN 204 995 0225</p>		1,848	\$950,000.00	\$14,045.34	<ul style="list-style-type: none"> • High exposure stand alone building the corner of Corydon Ave and Wentworth St • Prime Location for Retail or Office users • Newly upgraded in 2021 with high-end, luxury finishes throughout • Interior features, two offices, kitchenette, washroom and open showroom • High level of foot traffic • Excellent access to major public transportation routes • 2 parking stalls - 4 Tandem • Zoning: RMFM - Res - Multi-Family

RETAIL FOR LEASE

98 MARKET AVENUE

(+/-) 1,200 SF UNITS

PROPERTY HIGHLIGHTS



- Blank canvas ready for tenant design and fit-up
- Main floor of a modern design 6 storey, 64 suite property
- Tucked away in the East Exchange District within close proximity to an array of amenities
- Amazing walkability, close to local spots including Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Avenue Pumphouse, The Forks and much more

CONTACT

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**Please click the property image for more details.*

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
379 BROADWAY							
	CHRIS HOURIHAN 204 934 6215		101	1,996	\$21.00	\$15.22	<ul style="list-style-type: none"> • Prime downtown location surrounded by a variety of amenities, including vibrant summer food trucks on Broadway • Immediate access to the RBC Convention Centre and Skywalk, connecting you to the heart of downtown • Excellent public transportation options for seamless commuting • Elevator access and full handicap accessibility throughout the building • Professionally managed for worry-free operations • Ideal for law offices or other professional service firms • Functional layout includes a welcoming reception area, four private offices, one washroom, and multiple open workspaces • Conveniently close to Manitoba Courts—perfect for legal professionals • Heavy daily traffic exposure, with up to 22,900 vehicles passing by the corner of Edmonton Street and Broadway
	COLIN GRATTON 204 471 1270		303	1,657	\$11.75	\$15.22	
98 MARKET AVENUE							
	COLIN GRATTON 204 471 1270	D		2,400	\$16.00	TBD	<ul style="list-style-type: none"> • Blank canvas ready for tenant design and fit-up • Main floor of a modern design 6 storey, 64 suite property • Tucked away in the East Exchange District within close proximity to an array of amenities • Amazing walkability, close to local spots including Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Avenue Pumphouse, The Forks and much more
	CHRIS HOURIHAN 204 934 6215						

**Please click the property image for more details.*

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<p>185 SMITH STREET</p> 	<p>COLIN GRATTON 204 471 1270</p> <p>KARIN THEILMANN 204 470 4715</p>	M		2,345	\$5,000/MTH		<ul style="list-style-type: none"> • Prime storefront in Smith Street Lofts, below a luxury 251-unit apartment complex with 20,000 sf of amenities • Excellent visibility: faces Southwest with views of Smith Street traffic and Millennium Library Park • High foot and vehicle traffic, especially during Canada Life Centre events • Impressive features: 13' exposed ceilings, industrial concrete finishes, architectural lighting, floor-to-ceiling glazing • Convenient location: adjacent to apartment complex main entrance, with covered canopy and landscaped vestibule • Flexible adjacent courtyard space, suitable for private outdoor patio/garden • Prime downtown Winnipeg location, serving as the development's main showpiece • Zoned M
<p>1926 MAIN STREET</p> 	<p>RYAN MUNT 204 298 1905</p> <p>KARIN THEILMANN 204 470 4715</p>		A	<p>SUBLEASE</p> <p>1,540</p>	\$13.90	\$7.55	<ul style="list-style-type: none"> • Retail/Office opportunity on Main Street between Leila Avenue and Partridge Avenue • Interior features one private office, large open area and a kitchenette • Three reserved parking stalls at rear of the building with street parking in front • Excellent access to major public transportation routes • Head lease expiry June 30, 2026



*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
15 PROGRESS WAY							
	CHRIS HOURIHAN 204 995 0225		I 2	3,400 3,400	LEASED \$24.00	LEASED \$5.00	<ul style="list-style-type: none"> Join a new 6,000 sq. ft. medical clinic in a beautifully-designed building, ready for tenant fixturing Conveniently situated off McGillivray Boulevard, near one of Winnipeg's fastest growing residential hubs and only 4km from the retail amenities located at Kenaston & McGillivray Located off a light-controlled intersection in McGillivray Business Park in the RM of Macdonald, allowing for no business tax Brand-new construction providing energy-efficiency and lower operating costs Ample parking with 57 stalls on site Zoned ML, allowing for a multitude of uses to take advantage of the clinic's high-traffic nature
620-626 ELLICE AVE							
	BRANDI ELOQUENCE 204 996 3425			763	\$1,495 PER MONTH GROSS		<ul style="list-style-type: none"> Prime space on the main floor of Mansfield Court Join Winnipeg's West End, a hub for quaint storefronts, multi-cultural cuisine and locally owned businesses Located close to the West End Cultural Centre and Feast Bistro, along with many other restaurants and amenities High level of foot traffic attracting a steady stream of customers and patrons Unit features a customizable floor plan with a kitchenette, its own hot water tank, hot & cold water hookup and two 240 volt plugs
106 BROWNING BLVD							
	RYAN MUNT 204 298 1905	C2	B	2,249	\$15.00	\$5.76	<ul style="list-style-type: none"> Retail Space Ideal for Daycare or Medical Use outdoor Space Potential Ample on-site surface parking for staff and clients Many amenities nearby along Portage Avenue Situated in the neighbourhood of Westwood, with excellent access to major routes including Portage Avenue and the Perimeter Highway Zoning: C2

*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
768 NOTRE DAME AVE							
	CHRIS HOURIHAN 204 995 0225			1,200	\$1,525/MTH	\$4.75	<ul style="list-style-type: none"> • High exposure along the busy street of Notre Dame Avenue, with 41,100 cars driving by per day • Beautifully built out with a reception area, 3 offices, 2 washrooms, lower level boardroom and additional lower level storage • Extremely well suited for health services considering the proximity to Winnipeg's Health Science Centre, Children's Hospital as well as lawyers, accountants and other professional services • Windows and doors have automatic shutters installed for added building security as well as alarm system and front door electronic buzzer entry • 3 parking stalls included at the rear of the premises with motion detected lighting
	COLIN GRATTON 204 471 1270						
1305 PEMBINA HWY							
	BRETT INTRATER 204 999 1238			SUBLEASE 6,952	CONTACT AGENT	CONTACT AGENT	<ul style="list-style-type: none"> • Positioned at one of Winnipeg's most prominent intersections, this former financial institution offers exceptional visibility and accessibility • Located beside FreshCo. and surrounded by established commercial activity, the site presents a rare opportunity for businesses seeking a prestigious address with strong traffic flow and redevelopment potential. • 11 Private Offices - Ideal for individual practitioners or small teams • 2 Boardrooms – Perfect for meetings, workshops, or collaborative sessions • Spacious Washrooms • Clean and modern facilities for staff and clients • Kitchenette Potential - Flexible space with plumbing access for future installation • Safe Removed – Clean slate for customization and layout optimization • Drive-Thru Opportunity – Subject to municipal approval; great for service-based operations • 600A 120/208V 3-Phase Electrical Service – Robust power capacity for medical, wellness, or tech-based use
	KARIN THIELMANN 204 470 4715						

**Please click the property image for more details.*

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<p>293 KAPELUS DRIVE</p> 	<p>RYAN MUNT 204 298 1905</p> <p>CHRIS MACSYMIC 204 997 6547</p> <p>KARIN THEILMANN 204 470 4715</p>			759 - 9,638	\$25.00	TBD	<ul style="list-style-type: none"> • High-visibility location with direct access to the North Perimeter Highway and quick connectivity to Winnipeg and surrounding areas • Positioned within West St. Paul's growing residential corridor, generating steady local traffic • Established commercial node anchored by national brands such as Tim Hortons • Located in one of the region's fastest-growing municipalities, supported by ongoing residential and infrastructure development • Units available from ±759 to ±1,207 square feet • Available for sale or lease • Option for 14' x 14' grade loading door or storefront glazing • 134 on-site parking stalls (over 5 stalls per 1,000 square feet) • Pylon and building signage opportunities available • Zoning: CH – Commercial Highway • Fully serviced with gas, hydro, sewer, and water • Shared on-site garbage and recycling facilities • Ceiling height: To be determined
<p>1500-1510 BISON DRIVE</p> 	<p>CHRIS HOURIHAN 204 995 0225</p> <p>TAVLEEN DEOL 204 999 7303</p>			956 - 1,296	\$30.00	\$12.00	<ul style="list-style-type: none"> • Within walking distance to Save-On-Foods, Manitoba Liquor Mart, Shoppers Drug Mart, and a variety of established neighbouring businesses. • Steps from the future South Winnipeg Recreation Campus – made to service over 120,000 residents, with opening anticipated in late 2027. • Surrounded by thousands of newly developed residential units within walking distance, providing a strong built-in customer base. • Prominent, high-visibility boutique retail frontage with ceiling height of 15 ft (clear). • Flexible suite sizes with customizable layout configurations to accommodate a variety of business concepts. • Ideal but not limited to medical, personal services, professional offices, restaurants, cafés, and other complementary retail uses. • Patio spaces pre-approved for commercial tenants! • Generous on-site parking, including covered stalls conveniently located adjacent to the building for tenant's customers or staff. • Additional underground parking available. • Ample complimentary street parking nearby. • Access to shared common areas.

**Please click the property image for more details.*

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
<p>187 ST MARY'S ROAD</p> 	<p>COLIN GRATTON 204 471 1270</p> <p>LYDAWN MCGARRY 204 801 6967</p> <p>CHRIS HOURIHAN 204 995 0225</p>			3,551	\$18.00	\$9.80	<ul style="list-style-type: none"> • Turnkey suburban office space, ideal for owner-users • 3,551 sq. ft. featuring eight private offices, large boardroom, reception area, kitchenette, and two washrooms • Additional 1,003 sq. ft. of basement space • Located on major public transportation routes • Five-minute drive to downtown • Three tandem parking stalls, with additional street parking available
<p>900 CORYDON AVE</p> 	<p>COLIN GRATTON 204 471 1270</p> <p>CHRIS HOURIHAN 204 995 0225</p>			1,848	\$28.00	TBD	<ul style="list-style-type: none"> • High exposure stand alone building the corner of Corydon Ave and Wentworth St • Prime Location for Retail or Office users • Newly upgraded in 2021 with high-end, luxury finishes throughout • Interior features, two offices, kitchenette, washroom and open showroom • High level of foot traffic • Excellent access to major public transportation routes • 2 parking stalls - 4 Tandem • Zoning: RMFM - Res - Multi-Family

RETAIL FOR SALE

293 KAPELUS DRIVE

(+/-) 759 SF - (+/-) 9,638 SF Available

PROPERTY HIGHLIGHTS

- High-visibility location with direct access to the North Perimeter Highway and quick connectivity to Winnipeg and surrounding areas
- Positioned within West St. Paul's growing residential corridor, generating steady local traffic
- Established commercial node anchored by national brands such as Tim Hortons
- Located in one of the region's fastest-growing municipalities, supported by ongoing residential and infrastructure development
- Units available from ±759 to ±1,207 square feet
- Available for sale or lease
- Option for 14' x 14' grade loading door or storefront glazing
- 134 on-site parking stalls (over 5 stalls per 1,000 square feet)
- Pylon and building signage opportunities available
- Zoning: CH - Commercial Highway
- Fully serviced with gas, hydro, sewer, and water
- Shared on-site garbage and recycling facilities

CONTACT

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*Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p>344 GERTRUDE AVENUE</p>  <p>CONDITIONALLY SOLD</p>	<p>RYAN MUNT 204 298 1905</p> <p>BRETT INTRATER 204 999 1238</p>			5,040		COND SOLD	<ul style="list-style-type: none"> • Turnkey full-service car wash with excess land • Significant future re-development potential • Situated within Corydon-Osborne Secondary Plan, designated • Recent Phase 1 ESA available, Phase 2 ESA not recommended
<p>323 PORTAGE AVE</p> 	<p>BRETT INTRATER 204 999 1238</p> <p>CHRIS MACSYMIC 204 928 5019</p>			49,820		\$2,650,000	<ul style="list-style-type: none"> • 3-Storey Office/Retail/Mixed-Use Commercial Building For Sale • Unique Investor or Owner/Occupier Opportunity • Great potential for conversion to self storage or other alternative uses • Ideally located directly across from the Canada Life Centre in the heart of the Sport, Hospitality & Entertainment District (SHED) in Downtown Winnipeg • (+/-) 38,640 sf spanning 3-Storeys plus additional • (+/-) 11,180 sf basement • Zoning: M – Multiple Use
<p>319 PORTAGE AVE</p> 	<p>BRETT INTRATER 204 934 6229</p>			6,889		\$1,500,000	<ul style="list-style-type: none"> • Single Storey Retail/Mixed-Use Commercial Building with excellent branding opportunity along Portage Avenue • Ideal for a variety of users who can leverage on the strategic location within the Sport, Hospitality & Entertainment District (SHED) in the heart of Downtown Winnipeg • Located directly across from Canada Life Centre along a major bus route • Layout features large two large open areas and a mezzanine with a kitchenette and open area ideal for additional storage • Two points of entry off of Portage Avenue • Ample natural light

**Please click the property image for more details.*

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
1825 MAIN STREET	 <p>BRETT INTRATER 204 999 1238</p> <p>KARIN THIELMANN 204 470 4715</p>			3,464		\$600,000	<ul style="list-style-type: none"> Former bank building built in 1920 Main floor commercial with upper level apartment suite 3 parking stalls at rear Great exposure and signage opportunities Main floor: <ul style="list-style-type: none"> 2,134 sf retail space Open space caters to multitude of uses Bonus basement space includes 2 washrooms, plenty of storage Second floor: <ul style="list-style-type: none"> 3 bedroom, 1 bathroom apartment with updated kitchen Newer windows
293 KAPELUS DRIVE	 <p>RYAN MUNT 204 298 1905</p> <p>CHRIS MACSYMIC 204 997 6547</p> <p>KARIN THEILMANN 204 470 4715</p>			759 - 9,638		\$345,000	<ul style="list-style-type: none"> High-visibility location with direct access to the North Perimeter Highway and quick connectivity to Winnipeg and surrounding areas Positioned within West St. Paul's growing residential corridor, generating steady local traffic Established commercial node anchored by national brands such as Tim Hortons Located in one of the region's fastest-growing municipalities, supported by ongoing residential and infrastructure development Units available from ±759 to ±1,207 square feet Available for sale or lease Option for 14' x 14' grade loading door or storefront glazing 134 on-site parking stalls (over 5 stalls per 1,000 square feet) Pylon and building signage opportunities available Zoning: CH – Commercial Highway Fully serviced with gas, hydro, sewer, and water Shared on-site garbage and recycling facilities

**Please click the property image for more details.*

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p>187 ST MARY'S ROAD</p> 	<p>COLIN GRATTON 204 471 1270</p> <p>CHRIS HOURIHAN 204 995 0225</p>			3,781		\$745,000.00 \$16,322.52	<ul style="list-style-type: none"> • Prime suburban location in close proximity to Polo Park Shopping Centre and surrounding amenities • Excellent visibility and exposure along Ness Avenue • Features fully built out office/showroom space with existing improvements • Value add opportunity to reconfigure layout to suit a variety of users including office, retail, personal and professional services.
<p>900 CORYDON AVE</p> 	<p>COLIN GRATTON 204 471 1270</p> <p>CHRIS HOURIHAN 204 995 0225</p>			1,848		\$950,000.00 \$14,045.34	<ul style="list-style-type: none"> • High exposure stand alone building the corner of Corydon Ave and Wentworth St • Prime Location for Retail or Office users • Newly upgraded in 2021 with high-end, luxury finishes throughout • Interior features, two offices, kitchenette, washroom and open showroom • High level of foot traffic • Excellent access to major public transportation routes • 2 parking stalls - 4 Tandem • Zoning: RMFM - Res - Multi-Family
<p>1871 NESS AVE</p> 	<p>COLIN GRATTON 204 471 1270</p> <p>CHRIS HOURIHAN 204 995 0225</p>			3,781		\$745,000.00 \$16,322.52	<ul style="list-style-type: none"> • Prime suburban location in close proximity to Polo Park Shopping Centre and surrounding amenities • Excellent visibility and exposure along Ness Avenue • Features fully built out office/showroom space with existing improvements • Value add opportunity to reconfigure layout to suit a variety of users including office, retail, personal and professional services • Excellent signage opportunity along Ness Ave

INVESTMENT FOR SALE

884 GROSVENOR / 20 WENTWORTH

(+/-) 3,680 SF Available

PROPERTY HIGHLIGHTS

- Located in Winnipeg's desirable River Heights neighbourhood
- Well-maintained duplex offering stable rental income and redevelopment potential
- Prominent corner lot ideal for future multifamily intensification
- Strong candidate for RMF-L rezoning (4-5 storey apartment)
- Capacity for approximately 11-13 residential units
- Corner configuration supports efficient site layout and access
- Located in a mature area with ongoing infill growth
- Immediate income from two high-quality rental units
- Strong long-term hold with redevelopment upside
- All-electric building for simplified operations
- Share sale via bare trust structure (potential land transfer tax savings)
- Reliable tenants with premium finishes and amenities
- Central River Heights location near schools, parks, retail, and transit
- High rental demand and enduring neighbourhood appeal
- Premier area for future multifamily development

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**Please click the property image for more details.*

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
SMITH STREET PARKADE						
	<p>BRETT INTRATER 204 934 6229</p> <p>CHRIS MACSYMIC 204 928 5019</p>		M	29,237 SF	\$9,795,000	<ul style="list-style-type: none"> Number of stalls: 430 (over 5 levels) 3 Minute walk to nearest climate controlled walkway entrance Rare opportunity to own large-scale parking structure in downtown Winnipeg Acquire well below replacement-cost Significant recent investment in the asset
1000 WAVERLEY STREET						
	<p>RYAN MUNT 204 928 5015</p> <p>KARIN THIELMANN 204 470 4715</p>		M2	151,651 SF	CONTACT AGENT	<ul style="list-style-type: none"> Fully developed office flex 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)
531 QUEENS AVE E - BRANDON, MB						
	<p>CHRIS MACSYMIC 204 928 5019</p> <p>BRETT INTRATER 204 999 1238</p>		HMU	1.15	\$4,750,000	<ul style="list-style-type: none"> Cusman & Wakefield Winnipeg Investment Team ("CWWIT") is pleased to offer for sale a 100% freehold interest in a recently constructed multi family asset totalling (21) units located in Brandon, MB at 531 Queens Avenue East ("Queens"). Queens features 21 3-bedroom stacked townhome units located across four buildings which are efficiently designed fronting Queens Avenue between Driftwood Crescent and Elderwood Drive in Brandon, MB. Located in Southeast Brandon and designed exclusively as three bedroom units located in a quiet family neighbourhood adjacent to Green Acres School, offering pristine park settings and family amenities for tenants.






**Please click the property image for more details.*

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p>512 PRINCESS AVE - BRANDON, MB</p> 	<p>CHRIS MACSYMIC 204 928 5019</p> <p>BRETT INTRATER 204 999 1238</p>		RMD	.48	\$4,050,000	<ul style="list-style-type: none"> Cusman & Wakefield Winnipeg Investment Team (“CWWIT”) is pleased to offer for sale a 100% freehold interest in a recently constructed multi family asset totalling (24) units located in Brandon, MB at 512 Princess Avenue (“Princess”). Princess is an infill 3-Storey walk up rental building located at the southwest corner of Princess Avenue and 5th Street in Brandon, MB. This modern, well located asset features 24 2-bedroom units and is walking distance from Brandon University, Assiniboine Community College and Brandon’s Central Business District.
<p>501 BRAECREST DRIVE - BRANDON, MB</p> 	<p>CHRIS MACSYMIC 204 928 5019</p> <p>BRETT INTRATER 204 999 1238</p>		CG	3.81	\$26,000,000	<ul style="list-style-type: none"> Cusman & Wakefield Winnipeg Investment Team (“CWWIT”) is pleased to offer for sale a 100% freehold interest in a recently constructed multi family asset located in Brandon, MB at 501 Braecrest Drive (“Hilltop”), on behalf of the Vendor(s). Hilltop is a 6 building 108 Unit rental complex located at the corner of Braecrest Drive and Swanson Avenue in the Highland Park subdivision in North Brandon. This amenity rich area is minutes from the Coral Centre, Brandon’s largest mixed retail destination development anchored by Walmart and Home Depot as well as Brandon’s Community Sportsplex.


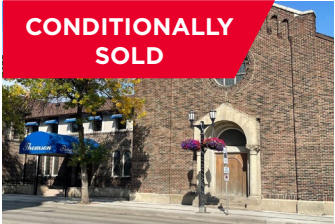
**Please click the property image for more details.*

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p>52 ADELAIDE STREET</p> 	<p>COLIN GRATTON 204 471 1270</p> <p>BRETT INTRATER 204 934 6229</p>			9,060 SF	\$1,795,000.00	<p>CLICK HERE TO TAKE A VIRTUAL TOUR</p> <ul style="list-style-type: none"> • Unique 3-storey heritage building constructed in 1910 for Douglas & Co.'s fur manufacturing business, located in the heart of Winnipeg's Exchange District • High-end turnkey retail/office spaces, luxury penthouse suite and finished lower level perfect for owner-occupier opportunity • Functional vintage-style elevator servicing all floors • Private side lane with secured gate offering 5 tandem parking stalls • Significant recent capital investments • High-end imported fixtures from Bali, including stone sinks and a stone bathtub • Flooring reclaimed from the Church of Christ Scientist in Osborne Village • Steps from countless amenities around Downtown and the Exchange District
<p>365 OSBORNE STREET</p> 	<p>BRETT INTRATER 204 934 6229</p> <p>CHRIS MACSYMIC 204 997 6547</p>		M2	4.21		<ul style="list-style-type: none"> • On behalf of our client, Artis REIT, The Cusman & Wakefield Winnipeg Investment Team ("CWWIT") is pleased to market for sale a 100% freehold interest in 365 Osborne Street in Winnipeg, MB (the "Property"), a two-storey freestanding office building 100% leased to Bell Canada. • The property spans 75,986 sq. ft. and was purpose-built in 2007 as a call centre for MTS, a predecessor of Bell Canada. Ideally located just south of Confusion Corner on over 4 acres, the Property offers convenient direct access from Osborne Street (through a traffic signalled intersection), ample onsite parking, and excellent proximity to Winnipeg Transit Bus Service, including the Osborne Station Rapid Transit Terminal. • Only minutes north, Osborne Village is known for its mix of residential, commercial and retail spaces and is significantly growing in both population and purpose-built rental housing, further enhancing the area's long-term investment potential.



*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p>618 SPENCE STREET</p> 	<p>BRANDI ELOQUENCE 204 996 3425</p>			8,805 SF	CONTACT AGENT	<ul style="list-style-type: none"> • Professionally managed apartment building. • Built in 2018 with 6 turnkey suites, low-maintenance operations, and stable income. • Features assumable CMHC financing at below-market rates for immediate cash flow. • Conveniently located near downtown Winnipeg, Health Sciences Centre, and amenities. • Full occupancy with no immediate capital needs; mix of 1, 2, and 3-bedroom units. • A rare investment opportunity in Winnipeg's strong rental market.
<p>DBM INDUSTRIAL PORTFOLIO</p>   	<p>CHRIS MACSYMIC 204 997 6547</p> <p>BRETT INTRATER 204 999 1238</p> <p>KARIN THIELMANN 204 470 4715</p>			68,000 SF	CONTACT AGENTS	<ul style="list-style-type: none"> • 100% interest in a three-property industrial portfolio. • Properties located in three Canadian markets: <ul style="list-style-type: none"> • 65 Vail Court, Sussex, NB • 725-727 Martindale Road, Sudbury, ON • 1055 Fleury Street, Regina, SK • Approximately 68,000 sq. ft. of fully leased industrial space. • Single AAA covenant tenant in high-demand industrial nodes. • Exposure to strong regional economic diversity. • Reliable long-term income with an average remaining lease term over 4.5 years. • Tenant mainly self-manages and covers capital expenditures, minimizing owner oversight.
<p>83 & 87 SMITH STREET</p> 	<p>BRETT INTRATER 204 934 6229</p> <p>CHRIS MACSYMIC 204 928 5019</p> <p>KARIN THIELMANN 204 470 4715</p>			5,995 SF	UNCOND SOLD	<ul style="list-style-type: none"> • The Cusman & Wakefield Winnipeg Investment Team ("CWWIT") is pleased to offer for sale a 100% freehold interest in two multifamily residential properties located in downtown Winnipeg, MB at 83-87 Smith Street (the "Properties"). • The offering includes: <ul style="list-style-type: none"> • A three-storey, 39-unit brick apartment block constructed in 1930. • A two-storey, six-unit walk-up built in 1899. • Together, the Properties represent a rare opportunity to acquire two adjacent character buildings with significant upside potential. • The Properties are being offered on an "as-is, where-is" basis.



**Please click the property image for more details.*

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p>1845 ST. MATTHEWS AVENUE</p> 	<p>BRETT INTRATER 204 934 6229</p> <p>RYAN MUNT 204 298 1905</p> <p>KARIN THIELMANN 204 470 4715</p>			20,044 SF	<p>PRICE REDUCED \$2,950,000</p>	<ul style="list-style-type: none"> The Cusman & Wakefield Winnipeg Investment Team (“CWWIT”) is pleased to offer for sale a 100% interest in 1845 St. Matthews Avenue, Winnipeg, MB (“the Property”). The Property features approximately 20,044 square feet of light manufacturing space, ideally suited for a variety of industrial or commercial uses. Formerly operated as a specialty paint shop, the facility offers robust infrastructure, including open-span production space, generous power capacity, and ceiling heights conducive to flexible operations. Strategically located with convenient access to major transportation routes. The building is being offered vacant, allowing for immediate occupancy or repositioning. Ample room for customization and redevelopment, presenting a compelling opportunity for owner-users or investors seeking a well-located asset with strong utility and upside potential.
<p>669 BROADWAY</p> 	<p>CHRIS MACSYMIC 204 997 6547</p> <p>BRETT INTRATER 204 999 1238</p> <p>KARIN THIELMANN 204 470 4715</p>			17,130 SF	<p>COND SOLD</p>	<ul style="list-style-type: none"> Strategic Urban Location Centrally positioned in Winnipeg with excellent visibility, transit access, and proximity to key amenities. The site offers strong connectivity and appeal for a range of future uses. C2 Zoning with Redevelopment Flexibility Zoned C2 (Commercial Community), supporting a wide mix of commercial and institutional uses. Potential exists for rezoning to high-density multi-family residential, subject to servicing capacity and municipal approvals. On-Site Parking & Functional Layout Features a combination of enclosed garage and surface parking, offering rare on-site convenience for a building of this vintage. Estimated capacity supports a variety of operational or redevelopment scenarios. Well-Maintained 1930 Structure A character-rich building with enduring craftsmanship, including a rare church-style auditorium. Maintained to a high standard, the property is suitable for continued use or adaptive reuse.

**Please click the property image for more details.*

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p>1000 ROSSER AVE - BRANDON, MB</p> 	<p>BRETT INTRATER 204 934 6229</p> <p>CHRIS MACSYMIC 204 997 6547</p> <p>KARIN THIELMANN 204 470 4715</p>			17,357 SF	\$1,950,000	<ul style="list-style-type: none"> 1000 Rosser Avenue offers investors the opportunity to acquire a stable, income-producing asset in the heart of Downtown Brandon. The property is fully leased to Bank of Montreal (BMO), one of Canada's largest and most established financial institutions. With strong corner exposure and excellent visibility, the asset provides secure income today and strategic flexibility at lease maturity. The site benefits from its location within Brandon's Downtown Mixed Use (DMU) zoning, supporting a wide range of commercial uses and offering long-term adaptability for investors.
<p>332 BANNATYNE AVE & 100 ADELAIDE ST</p> 	<p>BRETT INTRATER 204 934 6229</p> <p>STEPHEN SHERLOCK 204 799 5526</p>			34,300 SF	COND SOLD	<ul style="list-style-type: none"> Cushman & Wakefield Winnipeg ("CW Winnipeg") is pleased to present a rare opportunity to acquire a fully leased, modernized historical character office building in the heart of Downtown Winnipeg's Exchange District. Originally constructed in 1910 and expanded in 1946, located at 332 Bannatyne Avenue & 100 Adelaide Street (the "Property"), has undergone significant renovations completed in 2009, blending historic character with contemporary building systems and finishes. Featuring an impressive lobby and upgraded common areas, the Property offers a highly attractive environment for tenants and visitors alike. The Property also benefits from 48 on-site surface parking stalls, a notable advantage in this high-demand urban node, and exceptional walkability to the Exchange District's restaurants, shops, and amenities. The Property is being offered on an "as is, where is" basis.

*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p>THE ANVERS - 758 MCMILLAN AVE</p> 	<p>BRETT INTRATER 204 934 6229</p> <p>CHRIS MACSYMIC 204 997 6547</p> <p>KARIN THEILMANN 204 470 4715</p>			.4 ACRES	COND SOLD	<ul style="list-style-type: none"> The Cushman & Wakefield Winnipeg Investment Team (“CWWIT”) is pleased to present the opportunity to acquire a 100% freehold interest in The Anvers, a 27-unit character apartment building prominently located at 758 McMillan Avenue in Winnipeg’s highly desirable Corydon/McMillan neighbourhood. This offering represents a rare chance to secure a well-maintained, architecturally significant multifamily asset in one of the city’s most established and supply-constrained rental submarkets. The property provides stable in-place income with clear potential for value enhancement through suite upgrades and operational optimization. The Properties are being offered on an “as is, where is” basis
<p>884 GROSVENOR / 20 WENTWORTH</p> 	<p>BRETT INTRATER 204 934 6229</p> <p>CHRIS MACSYMIC 204 997 6547</p> <p>KARIN THEILMANN 204 470 4715</p>			3,680 SF	\$895,000	<ul style="list-style-type: none"> Located in Winnipeg’s desirable River Heights neighbourhood Well-maintained duplex offering stable rental income and redevelopment potential Prominent corner lot ideal for future multifamily intensification Strong candidate for RMF-L rezoning (4–5 storey apartment) Capacity for approximately 11–13 residential units Corner configuration supports efficient site layout and access Located in a mature area with ongoing infill growth Immediate income from two high-quality rental units Strong long-term hold with redevelopment upside All-electric building for simplified operations Share sale via bare trust structure (potential land transfer tax savings) Reliable tenants with premium finishes and amenities Central River Heights location near schools, parks, retail, and transit High rental demand and enduring neighbourhood appeal Premier area for future multifamily development

LAND FOR SALE

4 MAIN STREET W - ELIE MB

(+/-) 0.57 Acres Available




PROPERTY HIGHLIGHTS

- LOCATION
- Elie, Manitoba, is a small community located in the RM of Cartier approximately 30 kms West of Winnipeg with strong agricultural roots, particularly in grain and livestock production. Its location along major transportation routes supports agricultural processing, logistics, and a growing commercial sector, including small-scale manufacturing and services that cater to local and regional needs.
- POPULATION
- 705 - Source 2021 census
- SITE/PROPERTY DESCRIPTION
- Vacant commercial land on the North side of Main street surrounded by a mix of multi-family, commercial and recreation space.


CONTACT

Stephen Sherlock
Vice President
T 204 928 5011
C 204 799 5526
steve.sherlock@cwinnipeg.com

**Please click the property image for more details.*

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p>BRIDGWATER TRAILS</p> 	<p>BRETT INTRATER 204 934 6229</p> <p>CHRIS MACSYMIC 204 928 5019</p>	LOT 2	RMF-L	3.2	COND SOLD	<ul style="list-style-type: none"> • Located in highly-desirable Southwest Winnipeg • Direct access to Kenaston Boulevard, Winnipeg' most prominent north/south thoroughfare, connecting significant commercial growth nodes • These parcels greatly benefit from the amenity-rich Bridgewater Town Centre, the master planned premium town centre designed as the heart of the Bridgewater Neighbourhoods in Waverley West • Bridgewater Neighbourhoods are the fastest growing and highest value subdivision in Winnipeg (average MLS sale price \$50k+ per door above closest competing subdivision) • Consistent retail and multi-residential demand have driven unabated nearby growth
<p>46 RYAN WIRTH WAY - EAST ST. PAUL MB</p> 	<p>RYAN MUNT 204 928 5015</p>		CH	3.93	\$1,100,000	<ul style="list-style-type: none"> • Located just off the Perimeter Highway between Wenzel Street and McGregor Farm Road in the RM of East St. Paul • Potential for immediate construction • 670' of frontage along Perimeter Highway • Convenient access via a controlled intersection at the junction of Wenzel Street and the Perimeter Highway • No City of Winnipeg business taxes • Excellent exposure on the Perimeter Highway • Property Tax: TBD
<p>153 MAIN STREET NORTH, MINNEDOSA, MB</p> 	<p>CHRIS MACSYMIC 204 997 6547</p>		CC	0.3	\$60,000	<ul style="list-style-type: none"> • Roll Number: 45100.000 • Legal Description: 9/10-16-G

**Please click the property image for more details.*



ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
SOUTHWEST DEVELOPMENT LAND						
	BRETT INTRATER 204 999 1238	LOT 1 LOT 2	C3	3.69 3.84	\$825,000/ACRE \$825,000/ACRE	<ul style="list-style-type: none"> • Brand new development • C3 zoned southwest land • Growing area being surrounded by new homes and multi-family buildings • Excellent visibility from Kenaston Boulevard and access from Payworks Way • Ideal for office, flex industrial/office, car dealerships, self-storage and high-end commercial condos
	RYAN MUNT 204 928 5015					
	CHRIS MACSYMIC 204 928 5019					

2829 MCGREGOR FARM ROAD - EAST ST. PAUL MB






RYAN MUNT 204 928 5015		IG	8.95	\$2,700,000	<ul style="list-style-type: none"> • Located south of Schriemers Market Centre with easy access from Lagimodiere Boulevard • High exposure with prominent frontage along Lagimodiere Boulevard • Located 3 Minutes from the Perimeter Highway • Zoning IG - Industrial General • (+/-) 260 ft of frontage along McGregor Farm Road • Roll number: 94500 • Many commercial and industrial uses are permitted within the zoning <ul style="list-style-type: none"> • Light industrial use • Limited contractor service • Self Storage • Equipment rentals and sales • Eating and drinking establishment
BRETT INTRATER 204 934 6229					




**Please click the property image for more details.*

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p>RAILWAY AVENUE S & PARK ST - WASKADA MB</p> 	<p>BRANDI ELOQUENCE 204 996 3425</p>		CG	0.27	TBD	<p>LOCATION Waskada is an unincorporated urban community in the Municipality of Brenda – Waskada within the Canadian province of Manitoba. It is located in the southwest corner of the province, close to the United States and Saskatchewan borders. Traditionally a farming community, a recent oil boom has also brought economic activity to the area.</p> <p>POPULATION 161 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION Located on the corner of South Rail Avenue & Park Street, the property is surrounded by a mix of commercial and residential properties.</p>
<p>4 MAIN STREET W - ELIE MB</p> 	<p>STEPHEN SHERLOCK 204 928 5011</p>		CC	0.57	TBD	<p>LOCATION Elie, Manitoba, is a small community located in the RM of Cartier approximately 30 kms West of Winnipeg with strong agricultural roots, particularly in grain and livestock production. Its location along major transportation routes supports agricultural processing, logistics, and a growing commercial sector, including small-scale manufacturing and services that cater to local and regional needs.</p> <p>POPULATION 705 - Source 2021 census</p> <p>SITE/PROPERTY DESCRIPTION Vacant commercial land on the North side of Main street surrounded by a mix of multi-family, commercial and recreation space.</p>




**Please click the property image for more details.*

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
FIRST AVE, RESTON MB 	BRANDI ELOQUENCE 204 996 3425		UN	1.02	CONTACT AGENT	<p>LOCATION Reston is an unincorporated community recognized as a local urban district in southwestern Manitoba, located near the border of Saskatchewan on the west and North Dakota on the south. It is the largest community in the Rural Municipality of Pipestone, which also includes Sinclair, Cromer and Pipestone.</p> <p>POPULATION 659 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION Rectangular shaped lot just north of the CP rail lines and just south of 3rd street</p>
HWY 5 AT SECOND AVE EAST, ROBLIN MB 	STEPHEN SHERLOCK 204 799 5526		CH	0.61	CONTACT AGENT	<p>LOCATION Roblin is an unincorporated urban community in the Municipality of Roblin, Manitoba, Canada. It is located approximately 400 km northwest of Winnipeg. Prior to 1 January 2015, Roblin was designated as a town.</p> <p>POPULATION 1,603 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION Rectangular shaped lot, facing 1st Street South, with access of Highway 5</p>
202-3RD ST NE, PORTAGE LA PRAIRIE MB 	STEPHEN SHERLOCK 204 799 5526		M1	0.95	CONTACT AGENT	<p>LOCATION Portage la Prairie is a small city approximately 75 kilometers west of Winnipeg, along the Trans-Canada Highway</p> <p>POPULATION 13,270 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION Rectangular shape lot spanning from 3rd Street NE to 4th Street NE along Fisher Avenue East</p>




**Please click the property image for more details.*

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p>FIRST ST BAY NORTH, PINAWA MB</p> 	<p>BRANDI ELOQUENCE 204 934 6246</p>		<p>ML</p>	<p>0.78</p>	<p>COND SOLD</p>	<p>LOCATION Pinawa is a local government district and small community of 1,331 residents located in southeastern Manitoba, Canada. It is 110 kilometres north-east of Winnipeg.</p> <p>POPULATION 1,512 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION Rectangular shaped lot, fronting 1st Street Bay South, access off 211 Road</p>
<p>635 FRONT AVENUE - MANITOU MB</p> 	<p>STEPHEN SHERLOCK 204 928 5011</p>		<p>MG</p>	<p>1.02</p>	<p>TBD</p>	<ul style="list-style-type: none"> • Industrial land located in Manitou, Manitoba. Just east of Morden on Highway 3 • Vacant site zoned MG – Industrial General. • Site is bordered to the north by a rail line and agricultural land, to the south by residential/commercial mix and to the east and west is other industrial land
<p>AUGUSTA ROAD, RUSSELL MB</p> 	<p>STEPHEN SHERLOCK 204 799 5526</p>		<p>CM</p>	<p>1.20</p>	<p>CONTACT AGENT</p>	<p>LOCATION Russell is an unincorporated urban community in the Municipality of Russell-Binscarth in Manitoba, Canada. It is located along PTH 16 and PTH 83, and is at the western terminus of PTH 45. Russell is approximately 15km east of the Saskatchewan border and 340km NW of Winnipeg.</p> <p>POPULATION 1,740 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION Triangular shaped lot at the NW corner of Augusta Street and Shell River Avenue</p>



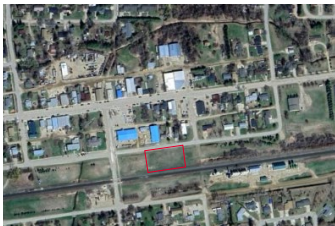
**Please click the property image for more details.*

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p>337 RAILWAY AVE SOUTH, GRANDVIEW MB</p> 	<p>BRANDI ELOQUENCE 204 934 6246</p>		I	0.67	CONTACT AGENT	<p>LOCATION Grandview is an unincorporated urban community in the Grandview Municipality within the Canadian province of Manitoba that held town status prior to January 1, 2015. It is located 45 kilometres west of the City of Dauphin along the Valley River. Grandview Manitoba is home to NHL's Ryan Pulock.</p> <p>POPULATION 808 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION Rectangular shaped lot, fronting Railway Avenue South, access off Main Street</p>
<p>8854 HIGHWAY 11 - LAC DU BONNET, MB</p> 	<p>BRANDI ELOQUENCE 204 996 3425</p>		HC	26.14	COND SOLD	<p>LOCATION 8854 Highway 11, Lac Du Bonnet, MB</p> <p>DEVELOPMENT POTENTIAL While agriculture remains a staple industry in the western portion of the municipality, hydroelectric generation, mining, harvesting of trees for lumber as well as pulp and paper and tourism have become important components of the local economy</p> <p>SITE/PROPERTY DESCRIPTION Directly accessed off Highway 11. Zoned Highway Commercial</p>
<p>250 STATION ROAD - THOMPSON, MB</p> 	<p>STEPHEN SHERLOCK 204 799 5526</p>		IH	1.37	COND SOLD	<p>LOCATION Thompson, Manitoba, known as the "Hub of the North," is a city in northern Manitoba surrounded by boreal forest. It serves as a regional center for mining, commerce, and healthcare. The city is accessible via PTH 391, the Thompson Airport and the Hudson Bay Railway, connecting Thompson to Winnipeg and Churchill. Thompson's trade area serves an estimated population of approximately 55,000 including the city and surrounding northern communities, which rely on it as a hub for goods, services, healthcare, and education.</p> <p>POPULATION 13,035 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION Vacant Industrial land with frontage on Gay Street featuring excellent access via the Hudson Bay Railway & Via Rail, along with a spur line running directly behind the property.</p>


**Please click the property image for more details.*

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
901 N RAILWAY AVE, SHOAL LAKE MB 	BRANDI ELOQUENCE 204 934 6246		I	0.05	CONTACT AGENT	<p>LOCATION Shoal Lake is a locality in the southwest of Manitoba, Canada. Originally incorporated as a town, Shoal Lake amalgamated with the Rural Municipality of Shoal Lake on January 1, 2011 to form the Municipality of Shoal Lake, which became the Rural Municipality of Yellowhead on January 1, 2015.</p> <p>POPULATION 652 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION Square shaped lot, facing North Railway Avenue Easy, access off Main Street</p>
809 N RAILWAY AVE, SHOAL LAKE MB 	BRANDI ELOQUENCE 204 934 6246		I	0.17	CONTACT AGENT	<p>LOCATION Shoal Lake is a locality in the southwest of Manitoba, Canada. Originally incorporated as a town, Shoal Lake amalgamated with the Rural Municipality of Shoal Lake on January 1, 2011 to form the Municipality of Shoal Lake, which became the Rural Municipality of Yellowhead on January 1, 2015.</p> <p>POPULATION 652 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION Square shaped lot, facing North Railway Avenue Easy, access off Main Street</p>
SOUTH RAILWAY AVE, SHOAL LAKE MB 	BRANDI ELOQUENCE 204 996 3425		I	0.53	CONTACT AGENT	<p>LOCATION Shoal Lake is a locality in the southwest of Manitoba, Canada. Originally incorporated as a town, Shoal Lake amalgamated with the Rural Municipality of Shoal Lake on January 1, 2011 to form the Municipality of Shoal Lake, which became the Rural Municipality of Yellowhead on January 1, 2015.</p> <p>POPULATION 652 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION Rectangular shaped lot, facing South Railway Avenue, access off 4th Avenue</p>




*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p>343 STATION ROAD - SHOAL LAKE, MB</p> 	<p>BRANDI ELOQUENCE 204 996 3425</p>			0.12	\$30,000	<ul style="list-style-type: none"> • Opportunity to acquire a 5,100 sf lot in the heart of Shoal Lake. • Excellent exposure on the main commercial thoroughfare. • Site is cleared and has access to municipal services, minimizing upfront development costs. • Ideal for a multitude of uses, including office, retail, restaurant, etc.
<p>104 3RD STREET NE, DAUPHIN, MB</p> 	<p>BRANDI ELOQUENCE 204 996 3425</p>		CC	0.9	COND SOLD	<p>LOCATION Dauphin is Manitoba's ninth largest community and serves as a hub to the province's Parkland Region. It is surrounded by rich, productive farmland, natural beauty and endless opportunity for outdoor recreation.</p> <p>POPULATION 8,368 as of the 2021 Canadian Census</p> <p>SITE/PROPERTY DESCRIPTION Rectangular lot located on the corner of 1st Avenue NE and 3rd Street NE, surrounded by commercial uses and fronting on a CN rail line.</p>
<p>86 NORTH RAILWAY STREET, MACGREGOR, MB</p> 	<p>BRANDI ELOQUENCE 204 996 3425</p>		I	0.53	CONTACT AGENT	<p>LOCATION MacGregor is a community in Manitoba found in the RM of North Norfolk. MacGregor is located approximately 130 km (81 mi) west of Winnipeg and 80 km (50 mi) east of Brandon. It is a farming community, with the biggest industry in the area being agriculture. The community is surrounded by farms, and the Trans-Canada Highway is located just north of town.</p> <p>POPULATION 962 as of 2021 Canadian Census.</p> <p>SITE/PROPERTY DESCRIPTION Well-located rectangular plot in a mixed use area offering direct access via North Railway Street East. Surrounding neighborhood consists mainly of industrial and residential uses.</p>




*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
<p>STATION LANE, ERIKSDALE, MB</p> 	<p>BRANDI ELOQUENCE 204 996 3425</p>		GC	0.64	COND SOLD	<p>LOCATION Eriksdale is a community in central Manitoba's Interlake Region, near Lake Manitoba's eastern shore. Situated at the crossroads of Highway 6 and Highway 68, it lies about 118 km (73 mi) north of Winnipeg and is part of the Rural Municipality of West Interlake. Agriculture remains the primary economic driver, complemented by a thriving winter fishing industry. Commercial fishing on Lake Manitoba also provides a significant source of income for some residents, reflecting the area's connection to both land and water-based livelihoods.</p> <p>POPULATION 837 (source 2016 Census)</p> <p>SITE/PROPERTY DESCRIPTION Vacant land located NW of the corner of Station Lane and Main Street in close proximity to the Eriksdale Museum</p>
<p>860 CENTRAL AVENUE, STE ROSE DU LAC, MB</p> 	<p>STEPHEN SHERLOCK 204 799 5526</p>		CC	1.38	COND SOLD	<p>LOCATION Ste. Rose du Lac, Manitoba, is a welcoming community in the Parkland region, located at the intersection of PTH 5 and 68, about 50 km east of Dauphin. Known as the "Cattle Capital of Manitoba," it serves as a regional hub for surrounding agricultural communities, offering essential services, health care, and commerce. With a strong French-Canadian heritage, Ste. Rose du Lac is accessible by highway and is known for its local attractions, including the Lourdes Grotto replica and nearby outdoor recreation opportunities.</p> <p>POPULATION 997 as of 2021 Canadian Census.</p> <p>SITE/PROPERTY DESCRIPTION 860 Central Avenue, Ste. Rose du Lac, MB is a commercial property with prominent frontage on Central Avenue, offering excellent visibility and direct access to provincial highways. Situated in the town's main business area, it provides a great opportunity for retail, service, or mixed-use development in a regional hub serving surrounding communities.</p>



**Please click the property image for more details.*

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
CENTREPORT SOUTH 	CHRIS HOURIHAN 204 995 0225			110.95	\$13,200,000	<ul style="list-style-type: none"> Cusman & Wakefield Winnipeg is pleased to act as the Vendor's exclusive agent in the sale of 110.95 acres of prime development land, strategically located along Sturgeon Road in CentrePort South, within the City of Winnipeg boundaries. This offering presents a compelling opportunity to secure a well-positioned site in one of Winnipeg's most dynamic and evolving industrial corridors, with close proximity to the Winnipeg James A. Richardson International Airport and quick access to CentrePort Canada Way, Route 90, and the Perimeter Highway. City servicing is anticipated by Fall 2026.
HWY 1 - RICHER, MB 	CHRIS MACSYMIC 204 997 6547			3.74	SOLD	<ul style="list-style-type: none"> 3.74 acre parcel available for sale excellent exposure on HWY #1 located east of Richer MB Zoning: TBC
EAST SIDE OF HIGHWAY #59 - ST. PIERRE - JOLYS, MB 	BRANDI ELOQUENCE 204 934 6246		AL	0.50	CONTACT AGENT	<p>LOCATION St Pierre Jolys is a village in the Canadian province of Manitoba, located 50 km southeast of Winnipeg on Highway 59 near the Rat River. It is surrounded by the Rural Municipality of De Salaberry, and the nearest communities to it are Steinbach, St. Malo, Morris and Niverville.</p> <p>POPULATION 1,305 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION Square shaped lot, fronting Sabourin Street (East Side Hwy 59), access off Cote Avenue</p>

*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
PHASE III STEELE BUSINESS PARK						
	STEPHEN SHERLOCK 204 799 5526 RYAN MUNT 204 298 1905			5.65	\$1,300,000 PER ACRE	<ul style="list-style-type: none"> • Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air) • Ready to build on industrial development site • Significant site improvements • Storm Sewer, water and land drainage work completed • Significant underground sewer work completed • Paved entryway and roadways for access completed • Sub base for concrete loading apron installed • Building footprint completed and installed for approximately 80,000 sf building
JAMAICA STREET, GLADSTONE MB						
	BRANDI ELOQUENCE 204 996 3425			0.69	CONTACT AGENT	<ul style="list-style-type: none"> • Opportunity to acquire a 0.69-acre lot at the end of a quiet residential block in Gladstone, MB. • Positioned between two established residential streets, with exposure to Highway 16, offering both privacy for residents and strong visibility for future marketing or resale. • The site is cleared and has access to municipal services, minimizing upfront development costs. • Located within a mature residential area with strong community character. • Ideal for a single-family build or potential multi-unit development (subject to zoning). • All future construction must be completed above grade.
6 RYAN WIRTH WAY - EAST ST. PAUL MB						
	BRETT INTRATER 204 999 1238 RYAN MUNT 204 298 1905 KARIN THEILMANN 204 470 4715			1.43	\$1,000,000	<ul style="list-style-type: none"> • High-exposure location with strong visibility to passing traffic • CH - Commercial Highway zoning offering a wide range of commercial uses • Located within the RM of East St. Paul • New signalized intersection at the Perimeter Highway providing direct access to Wenzel Road • Approved subdivision plan • Site Upgrades & Servicing: <ul style="list-style-type: none"> • Cleared and graded - fully prepared for development • 1200 A - 600V - 3 Phase Electrical Service • Geofabric and limestone base in place for stable site preparation • Due Diligence Materials • Clean Phase I ESA • Geotechnical report • Hydro service sketch

*Please click the property image for more details.

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS			
ST CLAUDE									
	CHRIS HOURIHAN 204 995 0225	1		1.67	\$50,000 PER ACRE	<ul style="list-style-type: none"> Fully serviced, zoned industrial lots available in St. Claude ready for development. Multiple lot sizes available to accommodate a wide range of commercial or industrial needs. Conveniently located just off of Highway 2, providing excellent accessibility. Vendor is open to build-to-suit options. 			
		2		1.67					
	STEPHEN SHERLOCK 204 799 5526	3		2.05					
		4		2.05					
		7		2.68					
		8		2.68					
		9		2.68					
		10		3.79					
		IRONWOOD EXCHANGE - HWY 59 & HWY 44							
			RYAN MUNT 204 298 1905	1			1.36	\$315,000.00	<ul style="list-style-type: none"> Ironwood Exchange is strategically located off Ashfield Road in the RM of St. Clements, at the highly visible corner of Highway 59 (Lagimodiere Boulevard) and Highway 44. This prominent intersection offers exceptional exposure to significant daily traffic volumes and regional commuters, with convenient access from both Highway 44 and Highway 59. Commercial Highway Zoning (CH) - The property is zoned CH - Commercial Highway, permitting a wide range of commercial uses. Tax Advantage Location - Situated outside the City of Winnipeg, Ironwood Exchange benefits from no City of Winnipeg business taxes, providing a meaningful operating cost advantage for owner-occupiers and tenants. Development-Ready Site - Subdivision is complete, and internal road construction is currently underway, positioning the property for near-term development. The site offers flexibility for a range of commercial and residential development concepts.
2				1.43	\$330,000.00				
3				1.58	\$365,000.00				
4				1.53	\$355,000.00				
7				1.41	\$325,000.00				
8				1.51	\$320,000.00				
9				1.65	\$350,000.00				

LAND FOR LEASE

1196 FIFE STREET



(+/-) 1.4 acres Industrial/Land for Lease, Available Immediately

PROPERTY HIGHLIGHTS

- M2 Zoned compound for lease in the heart of Inkster Industrial Park
- Site is fully-fenced and gated with security cameras
- Net lease plus taxes and utilities
- Well-situated in close proximity to major transportation routes

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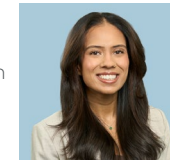
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