

1017 McPHILLIPS STREET

WINNIPEG, MANITOBA



SINGLE-TENANT NECESSITY RETAIL INVESTMENT OPPORTUNITY



THE OFFERING

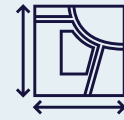
MMI Group Inc., operating as Cushman & Wakefield Winnipeg (“the “Advisor”) is pleased to offer for sale a 100% freehold interest in 1017 McPhillips Street (the “Property”). The Property is a single-tenant pharmacy-anchored retail asset fully leased to Shoppers Drug Mart, providing investors with stable, long-term income backed by one of Canada’s strongest national covenants. Positioned along a high-visibility arterial corridor in northwest Winnipeg, the Property benefits from strong surrounding residential density, consistent daily traffic, and limited direct competition, supporting tenant performance and retention. With minimal management requirements and durable cash flow, the Property represents a low-risk, defensive retail investment in a mature and established trade area.



ASSET OVERVIEW



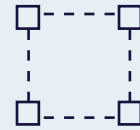
SHOPPERS REALTY INC.
TENANT



(+/-) 1.7 ACRES
SITE AREA



2005
YEAR BUILT



16,929 SF
GROSS LEASABLE AREA



86 STALLS
PARKING



4.5 YEARS
TERM REMAINING



FREE & CLEAR
FINANCING



\$406,331
YEAR 1 NOI



\$6,500,000
ASKING PRICE



Defensive, Pharmacy-Anchored Retail

Essential-service tenancy with consistent performance through all market cycles, reinforcing income durability and reducing rollover risk.

100% Leased to Shoppers Drug Mart

Secure, long-term income backed by one of Canada's strongest national covenants, providing investors with stable and predictable cash flow.

High-Visibility Arterial Location

Strategically positioned along McPhillips Street, a major north-south corridor with strong daily traffic volumes and direct access to surrounding residential neighbourhoods.

Established Trade Area with Dense Population

The Property benefits from mature residential density, limited competing pharmacy offerings, and strong household demand drivers.

Minimal Management Requirements

Simple, single-tenant structure with low operational intensity, ideal for passive or out-of-province investors seeking stable yield.

Attractive Long-Term Hold

Strong tenant retention profile, reliable income stream, and strategic location support long-term value preservation and downside protection.

LOCATION OVERVIEW

Located at the geographic centre of Canada, the Winnipeg Census Metropolitan Area is home to approximately 865,000 residents, making it the seventh-largest CMA in the country and the economic anchor of Manitoba. The city serves as a major transportation and logistics hub, supported by Winnipeg Richardson International Airport, CentrePort Canada (North America's largest tri-modal inland port), and direct access to national CN and CP rail networks and the Trans-Canada Highway. This connectivity positions Winnipeg as a critical node in domestic and international trade flows.

Winnipeg's economy is broad-based and resilient, with strength across manufacturing, aerospace, agribusiness, financial services, health care, education, and public administration. The region supports a labour force of more than 530,000 workers, drawing from a diverse and growing population. Winnipeg benefits from strong post-secondary institutions including the University of Manitoba, the University of Winnipeg, and Red River College Polytechnic, which provide industry-aligned training and research capacity that support key sectors such as advanced manufacturing, food processing, transportation, and digital industries.

Winnipeg's Economic Indicators¹

Subject	Indicator	Geography	2024	2025F	2026F	2027F	2028F
Demographics	Population (000's)	Canada ¹	41,114	41,329	41,145	41,510	41,877
		City of Winnipeg ²	843	854	855	857	859
	Population % Change	Canada ¹	2.9%	0.5%	-0.4%	0.9%	0.9%
		City of Winnipeg ²	3.4%	1.2%	0.1%	0.2%	0.3%
Gross Domestic Product (GDP)	GDP % Change	Canada ¹	1.6%	1.1%	0.9%	2.5%	2.1%
		Winnipeg CMA ³	1.1%	1.4%	1.1%	2.9%	2.3%
Labour Market	Employment (000's)	Canada ¹	20,722	20,914	20,959	21,222	21,465
		Winnipeg CMA ³	496	508	508	513	519
	Unemployment Rate	Canada ¹	6.4%	7.2%	6.7%	6.2%	6.0%
		Winnipeg CMA ³	5.6%	6.5%	6.2%	6.0%	5.9%

1. Oxford Economics, September 2025 National Outlook for Canada 2. City of Winnipeg Economic Development & Policy calculations 3. Oxford Economics, June 2025 National Outlook for Canada

WINNIPEG

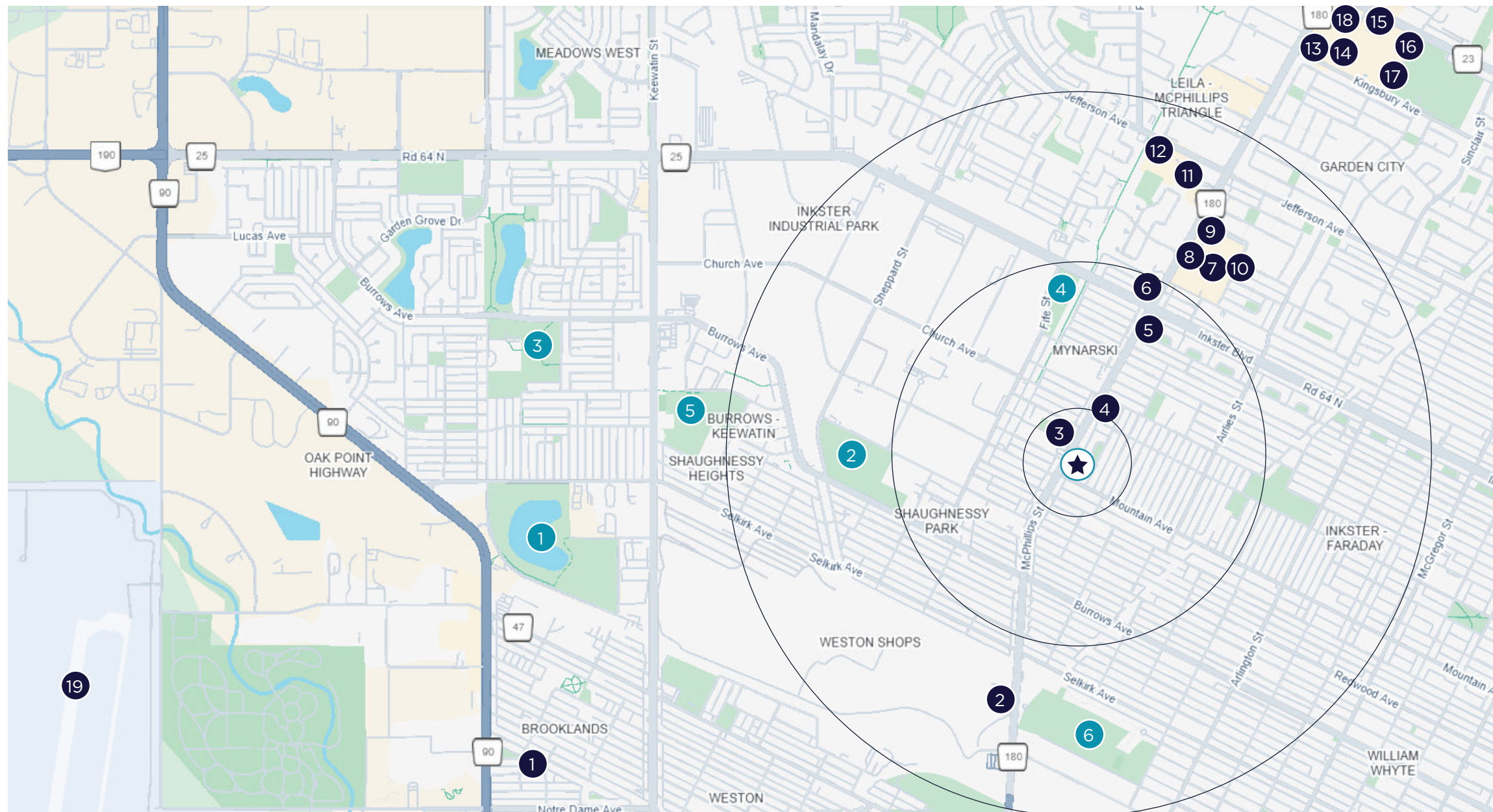
Population growth in Winnipeg has remained steady, driven primarily by net international migration, which has helped expand the labour pool and support household formation. The city's relative affordability compared to major Canadian markets continues to attract newcomers and retain local talent. Residential construction activity has been robust in recent years, with multi-unit development responding to both demographic growth and evolving housing preferences.

Winnipeg continues to see significant public and private investment across infrastructure, health care, and industrial development. Recent commitments include expansions in aerospace manufacturing, agri-food processing, and logistics facilities tied to CentrePort Canada. Major health-care infrastructure projects and ongoing investment in transportation networks further reinforce Winnipeg's role as a stable, strategically located economic centre.

With its diversified economy, skilled workforce, and central location within national trade corridors, Winnipeg remains a key economic hub for the Prairies and a compelling market for long-term institutional investment.



DEMOGRAPHICS AND AREA AMENITIES



AMENITIES

- | | | | |
|----|--------------------------------|----|------------------------------|
| 1 | RRC Polytech | 10 | Fit4Less |
| 2 | McPhillips Station Casino | 11 | FreshCo |
| 3 | Four Crowns Restaurant & Bar | 12 | Value Village |
| 4 | BMO Bank of Montreal | 13 | Boston Pizza |
| 5 | McDonald's | 14 | Garden City Shopping Centre |
| 6 | KFC | 15 | Smitty's Restaurant & Lounge |
| 7 | Northgate Shopping Centre | 16 | Canadian Tire |
| 8 | Tim Hortons | 17 | Winners |
| 9 | Save-On-Foods | 18 | Popeyes Louisiana Kitchen |
| 19 | Winnipeg International Airport | | |

PARKS

- | | |
|---|------------------------|
| 1 | Woodsworth Park |
| 2 | Northwood Park |
| 3 | Tyndall Park |
| 4 | Frank Whyte Park |
| 5 | Shaughnessy Park |
| 6 | Old Exhibition Grounds |



POPULATION

11,222
1 KM Radius

87,541
3 KM Radius

201,768
5 KM Radius



HOUSEHOLD INCOME

\$91,579
1 KM Radius

\$82,919
3 KM Radius

\$83,022
5 KM Radius



OF HOUSEHOLDS

3,682
1 KM Radius

30,731
3 KM Radius

74,306
5 KM Radius



AVERAGE AGE

38
1 KM Radius

38
3 KM Radius

38
5 KM Radius

TRANSACTION GUIDELINES

Offer to be delivered to the following address:

CW Winnipeg
55 Donald Street Unit 200
Attention:
Brett Intrater
brett.intrater@cwinnipeg.com

Offers to be reviewed by the Vendor as received.

The Vendor reserves the right to negotiate with the prospective purchaser(s) who they deem the most attractive in their sole and absolute discretion.

The Vendor is not obligated to accept any Offers and reserves the right to reject any or all Offers received.

The Vendor, at any time prior to entering into an agreement, may request additional information from prospective purchasers. Failure to provide such information on a timely basis may result in the termination of discussions. The Vendor reserves the right to end the sale process in respect of the Property or to cease discussions with any and all purchasers at any time prior to accepting an Offer, without notice or liability.

This Offering Process is subject to change. Should the Vendor choose to make any changes, the Vendor and CW Winnipeg will inform all interested parties of such changes.

Data Room

Additional property due diligence information has been posted on the Cushman & Wakefield Sharefile data room website. Once prospective purchasers have executed a Confidentiality Agreement and have received a copy of this Confidential Investment Memorandum, they will be granted access to an online Sharefile data room. Please note an account may need to be created to access the data room.

Please contact Brett Intrater if you require any assistance in accessing the Data Room.





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