

AVAILABILITY REPORT

JULY 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 GRADE DOCK	MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
21 MURRAY PARK ROAD									
	CHRIS MACSYMIC 204 928 5019	M1	BUILD-TO-SUIT	7,840 - 15,680	6		\$14.95	TBD	- 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	3,727			\$7.99	\$3.15	- 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	
17 GEE TEE WAY - RM OF SPRINGFIELD									
	RYAN MUNT 204 928 5015	MG	1	2,944	1	16'-19'	\$14.95	\$3.00	CLICK HERE TO TAKE A VIRTUAL TOUR - 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		- 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		1-2	10,915		2	28'	TBD	\$4.38	LAST UNIT REMAINING - 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
	RYAN MUNT 204 928 5015					* POTENTIAL FOR ADDITIONAL DOCK LOADING OR GRADE LOADING				
326 SAULTEAUX CRESCENT										
	CHRIS HOURIHAN 204 934 6215	M2		10,975	1	1	18'	\$9.95	\$3.85	- 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.*

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK		MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
3000 MCCREARY ROAD										
	STEPHEN SHERLOCK 204 799 5526			2,500 - 34,000						
	RYAN MUNT 204 928 5015							CONTACT AGENT	\$4.75	READY FOR TENANT FIXTURING - 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'	\$8.95	TBD	- 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	- 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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
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THE P-1'S 5,000 SF

900 P-1'S 4,800 SF
+ P-1'S 150 SF (P-1'S 2)

3000 LANE AVE

UNIT 1 P-1'S 1,575 SF

UNIT 2 P-1'S 4,800 SF

LOADING
GRADE DOCK

MAX CLR HT
(+/-)RENTAL RATE
(PSF)

**CAM & TAX
(PSF)**

COMMENTS

- 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

8,500

\$14.00

\$4.50

- 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

30,000

1

7

32'

\$13.95

\$3.25

- Direct access to CentrePort Canada Way and Route 90 in close proximity to the Winnipeg James A. Richardson International Airport
- No City of Winnipeg business taxes
- Zoned I2 - Industrial General
- Fully sprinklered with ESFR system
- Ceiling height (+/-) 32 ft
- 50 ft x 50 ft column spacing

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
335 KAPELUS DRIVE	 CHRIS MACSYMIC 204 997 6547 RYAN MUNT 204 298 1905			1,345 - 10,500			\$26.00	TBD	- New commercial development with flexible warehouse and office/retail space. - Suites starting at approximately 1,345 SF. - Optional grade-level loading, ample parking, and professional curb appeal. - Located in the Kapelus Drive business/industrial park, just north of Winnipeg's Perimeter Highway. - Excellent access to major transportation routes and nearby industrial corridors. - Close to retail, dining, fuel, grocery, and service amenities. - Surrounded by growing residential communities and benefiting from no City of Winnipeg business taxes.
25 PAQUIN ROAD	 STEPHEN SHERLOCK 204 799 5526 RYAN MUNT 204 298 1905			46,018			\$9.95	\$4.24	(+/-) 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
1000 WAVERLEY STREET	 RYAN MUNT 204 928 5015 KARIN THIELMANN 204 470 4715		A	16,370 - 21,468	1		\$18.50	\$7.55	- 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!

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
MID CANADA RAIL PARK									
	BRANDI ELOQUENCE 204 996 3425			8,445			\$10.00	TBD	- Modern clearspan (+/-) 5,880 sf warehouse plus (+/-) 2,565 sf second floor office space with the ability to subdivide (+/-) 20' clear ceiling height, 3 dock doors and 1 grade door 600V 400 Amp 3-phase main electrical service - Serviced by natural gas, municipal water, holding tanks, and septic fields - Excellent regional and cross-border connectivity, with great access to the Emerson-Pembina Port of Entry along CN Main Line and Highway 75, and easy access to CentrePort Canada and Winnipeg Richardson International Airport - Strategically positioned along the International Mid-Continent Trade Corridor with approximately 70+ million dollars of commercial vehicle traffic each day - Active switching and spur off CN main line with daily service from both CN and BNSF rail lines - Transload services provided by Mid Canada Transload Services Ltd.
	STEPHEN SHERLOCK 204 799 5526								
	COLIN GRATTON 204 471 1270								
MID CANADA RAIL PARK									
	BRANDI ELOQUENCE 204 996 3425	LAND LEASE BUILD-TO-SUIT		STARTING AT 6 ACRES RANGING FROM 10,000 - 117,000 SF		CONTACT AGENT			- Rail serviced land lease options starting at (+/-) 6 acres - Build-to-suit options from (+/-) 10,000 - 117,000 sf - Opportunity to combine individual lots to accommodate larger users - Serviced by 600 volt 400 amp 3 phase natural gas, municipal water, holding tanks and septic fields - Well-connected location for both regional and cross-border movement, with direct access to the Emerson-Pembina Port of Entry via the CN main line and Highway 75, and seamless connectivity to CentrePort Canada and Winnipeg Richardson International Airport. - Positioned along the International Mid-Continent Trade Corridor, supporting in excess of \$70 million in daily commercial vehicle flows. - Rail-served site featuring an active spur off the CN main line, with regular service from both CN and BNSF networks. - On-site transloading capabilities provided by Mid Canada Transload Services Ltd.
	STEPHEN SHERLOCK 204 799 5526								
	COLIN GRATTON 204 471 1270								

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
109 HIGGINS AVENUE									
	BRANDI ELOQUENCE 204 996 3425			20,804			\$5.50 GROSS		- 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
385 EAGLE DRIVE - ROSSER MB									
 CONDITIONALLY LEASED	RYAN MUNT 204 298 1905 CHRIS MACSYMIC 204 997 6547 BRETT INTRATER 204 999 1238	I2		22,573	11	18'-21.5'	COND LEASED	COND LEASED	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.

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING GRADE DOCK	MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1555 DUBLIN AVENUE									
	RYAN MUNT 204 298 1905	M3	10	2,800 - 4,300			COND LEASED	COND LEASED	- 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
1924 MAIN STREET									
	RYAN MUNT 204 298 1905 KARIN THEILMANN 204 470 4715		3-4	SUBLEASE 2,207			\$2,500/MONTH GROSS		- Warehouse space - Total area: 2,207 sq. ft. - Sublease opportunity with head lease in place until October 31, 2027 - Includes 1 grade-level loading door for efficient shipping/receiving 2 reserved parking stalls located at rear of building - Zoning: C2 – suitable for a wide range of commercial uses - Available for immediate occupancy - Head lease expires October 31, 2027
UNIT 706 - 1200 SHERWIN ROAD									
	RYAN MUNT 204 298 1905	M2		1,200		1	\$2,500 PER MONTH GROSS		- 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 1,200 sq. ft. of functional warehouse space - One dock-level loading door - Ample on-site parking available

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

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					GRADE	DOCK					
400 FORT WHYTE WAY											
NEW 	BRANDI ELOQUENCE 204 996 3425	ML	200	20,585				\$15.00	\$5.28	• Turnkey flex space in Winnipeg's desirable southwest quadrant, just 3 minutes from Kenaston & McGillivray and 5 minutes to the Perimeter. • Features include 20' clear ceiling height and ample on-site parking • Zoned ML – Light Industrial • Located just beyond city limits with no business tax	
	CHRIS HOURIHAN 204 995 0225		302	2,181				\$18.00	\$5.28		
4 STONE FORT ROAD - PHASE II											
NEW 	COLIN GRATTON 204 471 1270			2,450				\$14.50	TBD		
	LYDAWN MCGARRY 204 801 6967										
											• Available Q1 2027 • Ceiling Height: 18' Clear • Grade Loading: 14' x 16' • Opportunity for a Build-To-Suit • Power supply: 240V/200A • Built-Out Washrooms • Lot Compounded • Ample Surface Parking Available • Zoning: M1 • Located only 3 Mins from St. Andrews Airport

INDUSTRIAL FOR SALE

870 CENTURY STREET



(+/-) 12,000 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Prime St. James industrial location with excellent access to Route 90, Portage Ave, and the airport
- Close to Polo Park, retail, restaurants, and transit
- Renovated office (2024): 5 offices, meeting room, kitchenette, 2 washrooms, showroom + warehouse
- Fully sprinklered
- 1 grade door (8' x 12')
- Clear height: 12'3"-12'7"
- Built in 1965
- Zoning: M2
- Land: ±28,040 SF

CONTACT

Ryan Munt

Executive Vice President

Ryan Munt Personal Real Estate Corporation

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C 204 298 1905

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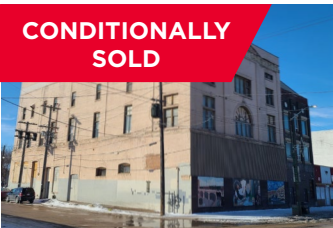
**Please click the property image for more details.*

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING GRADE	DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
4 BAYVIEW WAY									
MCGILLIVRAY BUSINESS PARK COMMERCIAL CONDOS									
	RYAN MUNT 204 928 5015	ML		1,350 (PER UNIT)	1		18'	STARTING AT \$410,000.000	• 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 • Zoned ML *Allowing multitude of uses
	KARIN THIELMANN 204 470 4715								
1000 WAVERLEY STREET									
	RYAN MUNT 204 928 5015	M2	151,651 SF	58,464 SF ON 3.48 ACRES	1	5 (CAN BE REINSTALLED)		CONTACT AGENT	• 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)
	KARIN THIELMANN 204 470 4715								
57025 ROAD 169 W. KOLA, MB									
	CHRIS MACSYMIC 204 997 6547	GD	3.14	23,883 SF	13		16'	\$6,000,000	• 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.*

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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	Former Trucking Facility • 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'	SOLD	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. • 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	M2		4,925	1	1	16'4	PRICE REDUCED \$995,000.00	- Modernized office and commissary space with upgraded finishes and layout - Dedicated exterior seating area—ideal for staff breaks or customer-facing operations - One 8' x 14' grade-level ramped door - One 8' x 10' dock-level door - Efficient for varied logistics and delivery needs 16'4" clear ceiling height allows for racking, storage, or light industrial use - Suitable for food production, light manufacturing, distribution, or hybrid office/industrial operations - Move-in ready with infrastructure in place—perfect for owner-users or investors
	KARIN THEILMANN 204 470 4715								
53 HIGGINS AVE									
	BRANDI ELOQUENCE 204 996 3425		2.04	73,523	2	2	13' - 22'	\$4,300,000	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.
814 MAIN ST, 207 & 209 JARVIS AVE									
CONDITIONALLY SOLD 	COLIN GRATTON 204 471 1270			20,340			20'	\$800,000	- 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

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

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING <i>GRADE</i>	<i>DOCK</i>	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
ROCKALL PARK COMMERCIAL CONDOS PHASE II									
	RYAN MUNT 204 928 5015	IB		1,170 (PER UNIT)	1		18'	STARTING AT \$345,000	• 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 Winipeg 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
	KARIN THIELMANN 204 470 4715								
25 PAQUIN ROAD									
	STEPHEN SHERLOCK 204 799 5526			46,018				\$6,900,000	• (+/-) 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
	RYAN MUNT 204 298 1905								

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865 BRADFORD STREET									
	RYAN MUNT 204 298 1905	M2	1.39	18,913	1	2	16.5'	\$3,135,000	• 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
870 CENTURY STREET									
NEW 	RYAN MUNT 204 298 1905			12,000	1		12'33 - 12'7"	\$2,600,000	• Prime St. James industrial location with excellent access to Route 90, Portage Ave, and the airport • Close to Polo Park, retail, restaurants, and transit • Renovated office (2024): 5 offices, meeting room, kitchenette, 2 washrooms, showroom + warehouse • Fully sprinklered • 1 grade door (8' x 12') • Clear height: 12'3"-12'7" • Built in 1965 • Zoning: M2 • Land: ±28,040 SF
919 MAIN STREET									
NEW 	BRANDI ELOQUENCE 204 996 3425 COLIN GRATTON 204 471 1270			5,390				\$480,000.00	• Well-maintained property offering outstanding value for both owner-users and investors • Suitable for a wide range of uses including retail, office, or automotive repair • Functional layout featuring showroom and warehouse space on the main level, second level office space, and storage on the lower level • One (1) grade-level overhead loading door • Centrally located with prominent signage and frontage along Main Street • Convenient access to major transportation routes

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

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					GRADE	DOCK			
8 FROESE CRESCENT NEW 	CHRIS HOURIHAN 204 995 0225			5,500	1		18'	\$2,500,000	- Two (2) industrial buildings, (+/-) 5,500 sf each - Situated on a 1.10-acre parcel - Excellent opportunity for an owner-user to occupy one building while generating rental income from the second - Functional mezzanine featuring built-out office space - Finished washrooms - Grade-level loading 18' clear ceiling height - Close proximity to the Perimeter Highway - Suitable for a variety of uses, including warehouse, light industrial, service trades, and distribution
				5,500	1		18'		
	COLIN GRATTON 204 471 1270								
	LYDAWN MCGARRY 204 801 6967								

OFFICE FOR LEASE

1305 PEMBINA HWY



(+/-) 6,952 SF AVAILABLE

PROPERTY HIGHLIGHTS

- 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

CONTACT

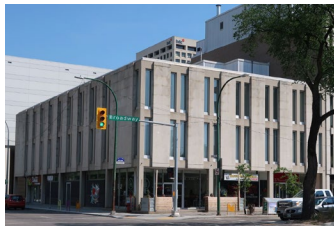
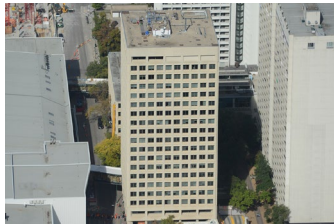
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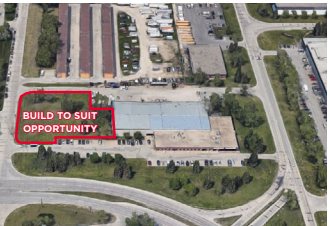
**Please click the property image for more details.*

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS	
379 BROADWAY		CHRIS HOURIHAN	101	1,996	\$21.00	\$15.22	• 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
		204 934 6215	303	1,657	\$11.75	\$15.22	
	COLIN GRATTON						
	204 471 1270						
155 CARLTON STREET		BRETT INTRATER	306/307	3,260	\$16.50	\$14.58	• 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
		204 934 6229	1404/1405	7,531	\$16.50	\$14.58	
		RYAN MUNT	1502	10,028	\$16.50	\$14.58	
		204 928 5015	1550	1,822	\$16.50	\$14.58	
			1620	2,097	\$16.50	\$14.58	
	1901	7,632	\$16.50	\$14.58			

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
755 HENDERSON HIGHWAY						
	CHRIS HOURIHAN 204 934 6215	UNIT 202 THIRD FLOOR	1,260 5,750	COND LEASED \$23.00	COND LEASED \$7.32	- 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	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	- Turnkey Office Space for Sublease - Layout features 3 private offices, boardroom and a kitchenette - Headlease expiry: March 31, 2028 - Available immediately

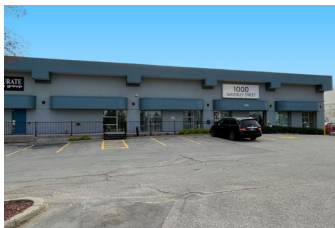
**Please click the property image for more details.*

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
90 MARKET AVENUE						
	CHRIS HOURIHAN 204 934 6215		17,232	\$15.00 GROSS		- 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
	COLIN GRATTON 204 471 1270					
98 MARKET AVENUE						
	COLIN GRATTON 204 471 1270		2,400	\$16.00	TBD	- 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
	CHRIS HOURIHAN 204 934 6215					
21 MURRAY PARK ROAD						
	CHRIS MACSYMIC 204 928 5019	BUILD-TO-SUIT	7,840 - 15,680	\$14.95	TBD	- 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
	KARIN THIELMANN 204 470 4715					

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
100 PAQUIN ROAD						
	RYAN MUNT 204 928 5015	SECOND FLOOR	6,100 SF - 11,262	\$15.00 GROSS		• 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 • The 2nd floor consists of reception, kitchen, 2 boardrooms, large open areas, and over 10 offices • Considerations for furniture to be included • Potential for installation of a lift for accessible access to the 2nd Floor • Outdoor patio space available for tenants • 50+ parking stalls available • Flexible lease options available
	COLIN GRATTON 204 471 1270					
MB CLINIC - 790 SHERBROOK STREET						
	BRANDI ELOQUENCE 204 934 6246	UNIT 110	952	\$28.00	\$16.34	• 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
	BRETT INTRATER 204 934 6229					
	LYDAWN MCGARRY 204 801 6967					

**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						
	RYAN MUNT 204 928 5015 KARIN THIELMANN 204 470 4715	D	909	\$2,000 GROSS/ MONTH		• 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						
	STEPHEN SHERLOCK 204 928 5011 RYAN MUNT 204 928 5015	MAIN FLOOR	2,500 - 6,264	\$25.00	\$10.50	• 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						
	RYAN MUNT 204 928 5015 KARIN THIELMANN 204 470 4715	A	16,370 - 21,468	\$18.50	\$7.55	• 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	BUILDING SIGNAGE OPPORTUNITY 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	- 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: 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	- 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	A	SUBLEASE 1,540	COND LEASED	COND LEASED	- 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	MARKET RENT	\$10.01	- 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		- 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	\$18.85	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	\$18.85	
		1100	2,366	\$18.00	\$18.85	
		1130	1,844	\$18.00	\$18.85	
		1220	1,617	\$18.00	\$18.85	
359 JOHNSON AVE 	STEPHEN SHERLOCK 204 799 5526	I & J	2,400	\$8.95	\$6.86	- 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
768 NOTRE DAME AVE						
CONDITIONALLY LEASED 	CHRIS HOURIHAN 204 995 0225		1,200	COND LEASED	COND LEASED	- 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	- 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		25,745	\$21.95	\$7.78	- 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. - 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 Abinojii 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.
	RYAN MUNT 204 298 1905					
1460 CLARENCE AVE						
	RYAN MUNT 204 298 1905		6,553	\$9.95	\$8.06	- 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
	CHRIS MACSYMIC 204 997 6547					

**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	\$15.22	• 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	\$25.00	\$15.22	• 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	\$30.00	\$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	- 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	COND LEASED	COND LEASED	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	COND LEASED	COND LEASED	
	STEPHEN SHERLOCK 204 799 5526	41	1,367	\$22.95	\$9.30	
		39 & 41	4,251	COND LEASED	COND LEASED	

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1555 DUBLIN AVENUE 	RYAN MUNT 204 298 1905	10	2,800 - 4,300	COND LEASED	COND LEASED	- 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
900 CORYDON AVENUE 	COLIN GRATTON 204 471 1270 LYDAWN MCGARRY 204 801 6967		1,848	COND SOLD	COND SOLD	- Freestanding building on a prime corner lot offering excellent exposure w/ frontage along Corydon Ave 2 parking stalls (Fits up to 4 vehicles tandem) - Newly renovated in 2021 w/ high-end luxury finishes throughout - Features large open showroom, 2 offices, kitchenette, washroom, and additional lower level for storage - High-level of foot traffic & easy access to major public transportation routes - Zoning: RMFM - Res - Multi-Family
520 ACADEMY ROAD 	BRANDI ELOQUENCE 204 996 3425		2,248	LEASED	LEASED	- Exceptional presence on one of Winnipeg's most sought-after corridors - Abundant natural light and professional finishes with quality materials throughout - Thoughtfully designed layout featuring open-plan workspaces, private offices, boardroom, and kitchenette - Low-maintenance landscaping that maximizes curb appeal - Bonus (+/-) 988 sf basement 7 dedicated on-site parking stalls - Convenient access to transit and neighbourhood amenities

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1305 PEMBINA HWY 	BRETT INTRATER 204 999 1238 KARIN THIELMANN 204 470 4715		SUBLEASE 6,952	CONTACT AGENT	CONTACT AGENT	• 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
187 ST. MARY’S ROAD 	COLIN GRATTON 204 471 1270 LYDAWN MCGARRY 204 801 6967 CHRIS HOURIHAN 204 995 0225		3,551	\$18.00	CONTACT AGENT	• 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 +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1821 MAIN STREET						
	COLIN GRATTON 204 471 1270 RYAN MUNT 204 298 1905		612	\$1,600 GROSS PER MONTH		• 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

OFFICE FOR SALE

52 ADELAIDE STREET

NOW OFFERED AT: \$1,600,000

(+/-) 9,060 SF AVAILABLE

PROPERTY HIGHLIGHTS

52 Adelaide is a highly adaptable asset with a proven history of diversified income generation. Successfully operated as an Airbnb and utilized for film, events, photography, and videography, the property offers multiple established revenue streams.

Its flexible layout also supports long-term office use, making it equally suited for professional occupancy. Blending character with functionality, the space accommodates a wide range of business uses while retaining the ability to generate supplementary income.

A rare opportunity for investors or owner-occupiers, 52 Adelaide delivers both performance and versatility in a distinctive commercial setting.

Ideal For:

- Professional services firms
- Medical, wellness, and therapy practices
- Architecture and design studios
- Creative agencies and production teams
- Owner-operators seeking dual-use income potential

CONTACT

Colin Gratton

Associate

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C 204 471 1270

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Brett Intrater

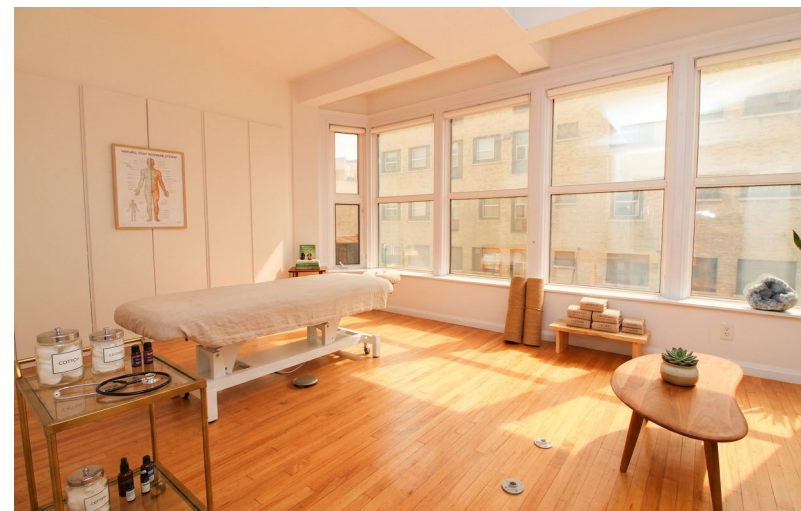
Executive Vice President

Brett Intrater Personal Real Estate Corporation

T 204 934 6229

C 204 999 1238

brett.intrater@cwinnipeg.com



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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
1000 WAVERLEY STREET						
	RYAN MUNT 204 928 5015		58,464 SF ON 3.48 ACRES	CONTACT AGENT	\$166,804.55	- 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)
	KARIN THIELMANN 204 470 4715					
1038 PORTAGE AVE						
	CHRIS HOURIHAN 204 934 6215		6,850	\$1,100,000	\$22,682.58	- 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
323 PORTAGE AVE						
	BRETT INTRATER 204 999 1238		49,820	\$2,650,000	\$72,313.50	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
	CHRIS MACSYMIC 204 928 5019					

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
52 ADELAIDE STREET 	COLIN GRATTON 204 471 1270 BRETT INTRATER 204 934 6229		9,060	NOW OFFERED AT \$1,600,000	\$10,886.84	CLICK HERE TO TAKE A VIRTUAL TOUR • 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 2 or 3 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
65 DEWDNEY AVE 	CHRIS HOURIHAN 204 995 0225		11,450	COND SOLD	COND SOLD	• 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: • 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: • 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
21-23 MAIN ST, FISHER BRANCH MB						
	COLIN GRATTON 204 471 1270		4,368	\$375,000	TBD	• 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 • Owner-occupier opportunity with income-generating medical tenancy potential • Strong long-term tenant potential for stable income • Ideal for pharmacy, medical, and professional service users
	LYDAWN MCGARRY 204 801 6967					
50 SCURFIELD BLVD						
	CHRIS HOURIHAN 204 995 0225		11,511	COND SOLD	COND SOLD	• 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
319-321 PORTAGE AVE						
	BRETT INTRATER 204 999 1238		6,889	\$1,500,000	\$17,310.01	- 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
	CHRIS MACSYMIC 204 928 5019					
55 DONALD STREET						
	RYAN MUNT 204 298 1905		22,667	\$5,750,000	\$69,940.29	- 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.
	CHRIS HOURIHAN 204 995 0225					
187 ST. MARY'S ROAD						
	COLIN GRATTON 204 471 1270		3,551	\$1,295,000.00	\$20,584.57	- 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
	LYDAWN MCGARRY 204 801 6967					
	CHRIS HOURIHAN 204 995 0225					

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
1871 NESS AVENUE 	COLIN GRATTON 204 471 1270 CHRIS HOURIHAN 204 995 0225		3,781	\$745,000.00	\$16,322.52	• 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
900 CORYDON AVENUE 	COLIN GRATTON 204 471 1270 LYDAWN MCGARRY 204 801 6967		1,848	COND SOLD		• Freestanding building on a prime corner lot offering excellent exposure w/ frontage along Corydon Ave • 2 parking stalls (Fits up to 4 vehicles tandem) • Newly renovated in 2021 w/ high-end luxury finishes throughout • Features large open showroom, 2 offices, kitchenette, washroom, and additional lower level for storage • High-level of foot traffic & easy access to major public transportation routes • Zoning: RMFM - Res - Multi-Family
284 MARION STREET 	BRANDI ELOQUENCE 204 996 3425		820	\$364,900	\$5,097.58	• This commercial property presents a rare opportunity to own along bustling Marion Street in the heart of St. Boniface. • Zoned C2, the building supports a wide range of retail, office, and service uses. Separately metered utilities offer flexibility to demise the property into two units for owner-occupiers and investors alike. The site also features an oversized rear parking pad, in addition to ample street parking. • Vacant possession will be provided, offering immediate occupancy or lease-up potential. • With strong street presence, outstanding visibility, and exposure along one of the area's main commercial corridors, this property presents an excellent opportunity to secure a small-format commercial asset in a highly desirable Winnipeg neighbourhood.

RETAIL FOR LEASE

185 SMITH STREET

(+/-) 2,345 SF AVAILABLE

PROPERTY HIGHLIGHTS

- 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

CONTACT

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Karin Thielmann
Senior Associate
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karin.thielmann@cwinnipeg.com

**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		101 303	1,996 1,657	\$21.00 \$11.75	\$15.22 \$15.22	• 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						
98 MARKET AVENUE							
	COLIN GRATTON 204 471 1270	D		2,400	\$16.00	TBD	• 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
15 PROGRESS WAY							
	CHRIS HOURIHAN 204 995 0225		2	3,400	\$24.00	\$5.00	- 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
106 BROWNING BLVD							
	RYAN MUNT 204 298 1905	C2	B	2,249	COND LEASED	COND LEASED	- 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
1926 MAIN STREET							
	RYAN MUNT 204 298 1905		A	SUBLEASE 1,540	COND LEASED	COND LEASED	- 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
768 NOTRE DAME AVE							
	CHRIS HOURIHAN 204 995 0225			1,200	COND LEASED	COND LEASED	• 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	• 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	
293 KAPELUS DRIVE								
	RYAN MUNT 204 298 1905		101	1070	\$25.00	TBD	- Construction Underway - 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: 16 ft 6" on all single-level units. 10 ft 2" on main level of multi-level units. 11 ft 2" on 2nd level of multi-level units	
			102	1069	\$25.00			
			103	1204	\$25.00			
			104	1204	\$25.00			
	CHRIS MACSYMIC 204 997 6547		105	1204	\$25.00			
			106	1204	COND LEASED			
			107	1204	COND LEASED			
			108	1204	\$25.00			
			109	1204	\$25.00			
			110	1204	\$25.00			
			111	1204	\$25.00			
			112	976	\$25.00			
			113	1204	\$25.00			
			114	1204	\$25.00			
			115	1204	\$25.00			
			116	1204	\$25.00			
			117	1204	\$25.00			
			118	1204	\$25.00			
			119	1204	\$25.00			
			120	1204	\$25.00			
			121	1155	\$25.00			
			122	967	\$25.00			
			123	759	\$25.00			
			201	1207	\$25.00			
			202	1204	\$25.00			
1500-1510 BISON DRIVE								
	CHRIS HOURIHAN 204 995 0225		150	956 - 1,296	\$30.00	\$12.00	- 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.	
	TAVLEEN DEOL 204 999 7303			1,060	COND LEASED			

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1821 MAIN STREET							
	COLIN GRATTON 204 471 1270 RYAN MUNT 204 298 1905			612	\$1,600 GROSS MONTHLY		- 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
900 CORYDON AVENUE							
	COLIN GRATTON 204 471 1270 LYDAWN MCGARRY 204 801 6967			1,848	COND SOLD	COND SOLD	- Freestanding building on a prime corner lot offering excellent exposure w/ frontage along Corydon Ave 2 parking stalls (Fits up to 4 vehicles tandem) - Newly renovated in 2021 w/ high-end luxury finishes throughout - Features large open showroom, 2 offices, kitchenette, washroom, and additional lower level for storage - High-level of foot traffic & easy access to major public transportation routes - Zoning: RMFM - Res - Multi-Family
185 SMITH STREET							
	COLIN GRATTON 204 471 1270 KARIN THIELMANN 204 470 4715	M		2,345	\$5,000/MTH		- 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

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
645 & 663 MARION STREET							
NEW 	CHRIS HOURIHAN 204 995 0225		645	1,111	\$32.00	TBD	• New construction opportunity along Marion Street in St. Boniface, one of Winnipeg's most established and densely populated neighbourhoods • Excellent exposure and signage opportunity along Marion Street, a major east-west corridor connecting St. Boniface, Windsor Park, Southdale, Downtown Winnipeg, and Lagimodiere Blvd • Positioned near the future Water Tower District, a transformative mixed-use redevelopment projected to introduce new residential density, retailers, offices, and amenities to the immediate area. Anticipated to bring more than 4,200 residents and employees to the area upon completion • Ample on-site parking with convenient access to public transit • Freestanding pad site opportunity on the corner of Marion St and Dupuy Ave, up to 4,000 sq. ft. with drive-thru potential • Flexible pad site configuration with the ability to demise into smaller units • Future signalized intersection at Marion & Dupuy • Ideal for a variety of retail, medical, office, wellness, service, and food-service users
			663 (PAD SITE)	UP TO 4,000	\$32.00	TBD	
	CHRIS MACSYMIC 204 997 6547		663 (PAD SITE WITH DRIVE THRU)	UP TO 4,000	\$40.00	TBD	
375 GRAHAM AVENUE							
NEW 	CHRIS HOURIHAN 204 995 0225			6,456	\$20.00	\$15.31	• Prime main-floor restaurant and patio opportunity within Manitoba Hydro Place • Turn-key restaurant improvements including existing kitchen infrastructure, bar area, main dining lounge, private dining space, and outdoor patio • Includes walk-in coolers and freezers, additional separate storage area, and a covered, temperature-controlled loading area • Strong exposure to high-volume foot traffic driven by Canada Life Centre events, including Winnipeg Jets games, concerts, and other events • Ideally located in Downtown Winnipeg's SHED (Sports, Hospitality and Entertainment District), within a 3-minute walk to Canada Life Centre and True North Square • Two indoor parking stalls available at market rates, with an abundance of nearby parkades and street parking available nearby • Available September 1, 2026
	BRANDI ELOQUENCE 204 996 3425						

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
201 HENDERSON HWY	STEPHEN SHERLOCK 204 799 5526		MAIN FLOOR LOWER LEVEL	834 2,123	\$9.95	\$3.70	- Conveniently located at the intersection of Henderson Highway and Hart Avenue in Northeast Winnipeg, north of the Disraeli Freeway - Main Floor features a nicely developed retail space currently used as a cannabis store of (+/-) 834 sf coming available for lease or as an owner occupier space along with (+/-) 2,123 sf available in the lower level which includes 2 washrooms and large open area - Join Subway with high exposure signage opportunities available - Large parking lot and excellent exposure on Henderson Highway - Zoned C2



RETAIL FOR SALE

919 MAIN STREET

YOUR SIGN HERE

(+/-) 5,390 SF Available

PROPERTY HIGHLIGHTS

- Well-maintained property offering outstanding value for both owner-users and investors
- Suitable for a wide range of uses including retail, office, or automotive repair
- Functional layout featuring showroom and warehouse space on the main level, second level office space, and storage on the lower level
- One (1) grade-level overhead loading door
- Centrally located with prominent signage and frontage along Main Street
- Convenient access to major transportation routes

CONTACT

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Senior Associate

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Colin Gratton

Associate

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colin.gratton@cwinnipeg.com

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
344 GERTRUDE AVENUE 	RYAN MUNT 204 298 1905 BRETT INTRATER 204 999 1238			5,040		UNCON SOLD	• 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
323 PORTAGE AVE 	BRETT INTRATER 204 999 1238 CHRIS MACSYMIC 204 928 5019			49,820		\$2,650,000	• 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
319 PORTAGE AVE 	BRETT INTRATER 204 934 6229			6,889		\$1,500,000	• 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							
	BRETT INTRATER 204 999 1238			3,464		\$600,000	- 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: 2,134 sf retail space - Open space caters to multitude of uses - Bonus basement space includes 2 washrooms, plenty of storage - Second floor: 3 bedroom, 1 bathroom apartment with updated kitchen - Newer windows
	KARIN THIELMANN 204 470 4715						
293 KAPELUS DRIVE							
	RYAN MUNT 204 298 1905		101	1070		UNITS STARTING AT \$345,000	- Construction underway - 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
	CHRIS MACSYMIC 204 997 6547		102	1069			
			103	1204			
			104	1204			
			105	1204			
			106	1204			
			107	1204			
			108	1204			
			109	1204			
			110	1204			
			111	1204			
			112	976			
			113	1204			
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			115	1204			
			116	1204			
			117	1204			
			118	1204			
			119	1204			
			120	1204			
			121	1155			
			122	967			
			123	759			
			201	1207			
			202	1204			
900 CORYDON AVENUE							
	COLIN GRATTON 204 471 1270			1,848		COND SOLD	- Freestanding building on a prime corner lot offering excellent exposure w/ frontage along Corydon Ave 2 parking stalls (Fits up to 4 vehicles tandem) - Newly renovated in 2021 w/ high-end luxury finishes throughout - Features large open showroom, 2 offices, kitchenette, washroom, and additional lower level for storage - High-level of foot traffic & easy access to major public transportation routes - Zoning: RMFM - Res - Multi-Family
	LYDAWN MCGARRY 204 801 6967						

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
284 MARION STREET 	BRANDI ELOQUENCE 204 996 3425			820		\$364,900	- This commercial property presents a rare opportunity to own along bustling Marion Street in the heart of St. Boniface. - Zoned C2, the building supports a wide range of retail, office, and service uses. Separately metered utilities offer flexibility to demise the property into two units for owner-occupiers and investors alike. The site also features an oversized rear parking pad, in addition to ample street parking. - Vacant possession will be provided, offering immediate occupancy or lease-up potential. - With strong street presence, outstanding visibility, and exposure along one of the area's main commercial corridors, this property presents an excellent opportunity to secure a small-format commercial asset in a highly desirable Winnipeg neighbourhood.
919 MAIN STREET 	BRANDI ELOQUENCE 204 996 3425 COLIN GRATTON 204 471 1270			5,390		\$480,000.00	- Well-maintained property offering outstanding value for both owner-users and investors - Suitable for a wide range of uses including retail, office, or automotive repair - Functional layout featuring showroom and warehouse space on the main level, second level office space, and storage on the lower level - One (1) grade-level overhead loading door - Centrally located with prominent signage and frontage along Main Street - Convenient access to major transportation routes
201 HENDERSON HWY 	STEPHEN SHERLOCK 204 799 5526			4,440		\$895,000	- Conveniently located at the intersection of Henderson Highway and Hart Avenue in Northeast Winnipeg, north of the Disraeli Freeway - Main Floor features a nicely developed retail space currently used as a cannabis store of (+/-) 834 sf coming available for lease or as an owner occupier space along with (+/-) 2,123 sf available in the lower level which includes 2 washrooms and large open area - Join Subway with high exposure signage opportunities available - Large parking lot and excellent exposure on Henderson Highway - Zoned C2

INVESTMENT FOR SALE

618 SPENCE STREET

(+/-) 8,805 SF Available

PROPERTY HIGHLIGHTS

- 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.

CONTACT

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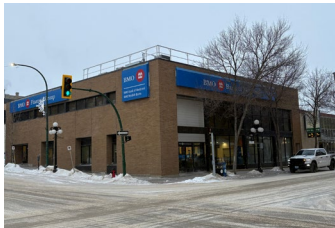
**Please click the property image for more details.*

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
52 ADELAIDE STREET 	COLIN GRATTON 204 471 1270 BRETT INTRATER 204 934 6229			9,060 SF	NOW OFFERED AT \$1,600,000	CLICK HERE TO TAKE A VIRTUAL TOUR • 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 2 or 3 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
365 OSBORNE STREET 	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 997 6547		M2	4.21		• On behalf of our client, Artis REIT, The Cushman & Wakefield Stevenson Investment Team ("CWSIT") 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
618 SPENCE STREET						
	BRANDI ELOQUENCE 204 996 3425			8,805 SF	CONTACT AGENT	• 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.
DBM INDUSTRIAL PORTFOLIO						
	CHRIS MACSYMIC 204 997 6547			68,000 SF	CONTACT AGENTS	• 100% interest in a three-property industrial portfolio. • Properties located in three Canadian markets: • 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.
	BRETT INTRATER 204 999 1238					
	KARIN THIELMANN 204 470 4715					
83 & 87 SMITH STREET						
	BRETT INTRATER 204 934 6229			5,995 SF	SOLD	• The Cushman & Wakefield Stevenson Investment Team ("CWSIT") 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: • 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.
	CHRIS MACSYMIC 204 928 5019					
	KARIN THIELMANN 204 470 4715					

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
1000 ROSSER AVE - BRANDON, MB 	BRETT INTRATER 204 934 6229			17,357 SF	\$1,950,000	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.
	CHRIS MACSYMIC 204 997 6547					
	KARIN THIELMANN 204 470 4715					

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
THE ANVERS - 758 MCMILLAN AVE						
	CONDITIONALLY SOLD					
	BRETT INTRATER 204 934 6229			.4 ACRES	COND SOLD	The Cushman & Wakefield Winnipeg Investment Team ("CWIT") 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.
	CHRIS MACSYMIC 204 997 6547					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.
	KARIN THEILMANN 204 470 4715					The Properties are being offered on an "as is, where is" basis
884 GROSVENOR / 20 WENTWORTH						
	BRETT INTRATER 204 934 6229			3,680 SF	\$895,000	Located in Winnipeg's desirable River Heights neighbourhood
	CHRIS MACSYMIC 204 997 6547					Well-maintained duplex offering stable rental income and redevelopment potential
	KARIN THEILMANN 204 470 4715					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

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
SMITH STREET PARKADE						
	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 928 5019		M	29,237 SF	\$9,795,000	- 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						
	RYAN MUNT 204 928 5015 KARIN THIELMANN 204 470 4715		M2	151,651 SF	CONTACT AGENT	- 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) - 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.
332 BANNATYNE AVE & 100 ADELAIDE ST						
	BRETT INTRATER 204 934 6229 STEPHEN SHERLOCK 204 799 5526			34,300 SF	UNCON SOLD	

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
1017 MCPHILLIPS STREET 	BRETT INTRATER 204 934 6229 KARIN THEILMANN 204 470 4715			1.7	COND SOLD	- 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.
277 AND 279 RIVER AVENUE 	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 997 6547 KARIN THEILMANN 204 470 4715			1.12	COND SOLD	- MMI Group Inc., operating as Cushman & Wakefield Winnipeg (“the “Advisor”) is pleased to present the opportunity to acquire a 100% freehold interest in Royal Oak Court and Oakton Manor, two multifamily residential properties located at 277 and 279 River Avenue in Winnipeg, MB. - Together comprising 76 rental units, the Properties offer scale, character, and a prime location in the heart of Osborne Village, one of Winnipeg’s most vibrant and walkable neighbourhoods. - 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
400 FORT WHYTE WAY  NEW	BRETT INTRATER 204 934 6229 CHRIS HOURIHAN 204 995 0225			31.8	\$10,500,000	- MMI Group Inc., operating as Cushman & Wakefield Winnipeg (“the “Advisor”) is pleased to market for sale a 100% freehold interest in 400 Fort Whyte Way, RM of MacDonald, Manitoba (the “Property”). - The Property consists of 45,879 Sq. Ft. of rentable area over two single-story buildings located on (+/-) 31.8 Acres. It is conveniently located in the RM of MacDonald, immediately west of the City of Winnipeg and the Southwest quadrant with new light controlled intersection access soon to be installed. - The Property is an extremely well-maintained asset, having benefited from current professional ownership and property management. - The vacancy at 400 Fort Whyte Way allows for an owner-user to immediately take advantage of the Property for its own use, while enjoying consistent cash flows from strong covenant tenants in the adjacent building.

LAND FOR SALE

RATHWELL FARM LANDS
RATHWELL, MB

(+/-) 171.57 Acres Available

PROPERTY HIGHLIGHTS

- Fully cleared land ideal for agricultural use
- Prime location: Situated between Rathwell and Treherne in the RM of Norfolk Treherne
- Highway frontage: Excellent exposure with ample frontage along PTH 2
- Convenient access: Service road access directly off PTH 2
- Established agricultural area: Located within a well-established and active farming region
- Zoned AG - Agricultural: Allows for a wide range of agricultural operations

CONTACT

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Vice President

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
BRIDGWATER TRAILS 	BRETT INTRATER 204 934 6229	LOT 2	RMF-L	3.2	COND SOLD	- 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
	CHRIS MACSYMIC 204 928 5019	LOT 3 & 4 * CURRENTLY UNDERGOING REZONING	RMF-L	4.0	SOLD	
46 RYAN WIRTH WAY - EAST ST. PAUL MB 	RYAN MUNT 204 928 5015		CH	3.93	\$1,100,000	- 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
153 MAIN STREET NORTH, MINNEDOSA, MB 	CHRIS MACSYMIC 204 997 6547		CC	0.3	\$99,900.00	- 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	C3	3.69	\$825,000/ACRE	• 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	LOT 2		3.84	\$825,000/ACRE	
	CHRIS MACSYMIC 204 928 5019					
2829 MCGREGOR FARM ROAD - EAST ST. PAUL MB						
	RYAN MUNT 204 928 5015		IG	8.95	\$2,700,000	• 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 • 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
RAILWAY AVENUE S & PARK ST - WASKADA MB 	BRANDI ELOQUENCE 204 996 3425		CG	0.27	TBD	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. POPULATION 161 (2021 Census) 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.
4 MAIN STREET W - ELIE MB 	STEPHEN SHERLOCK 204 928 5011		CC	0.57	TBD	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.

**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	LOCATION Reston is an unincorporated community recognized as a local urban district[2] 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. POPULATION 659 (2021 Census) SITE/PROPERTY DESCRIPTION Rectangular shaped lot just north of the CP rail lines and just south of 3rd street
HWY 5 AT SECOND AVE EAST, ROBLIN MB						
	STEPHEN SHERLOCK 204 799 5526		CH	0.61	CONTACT AGENT	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. POPULATION 1,603 (2021 Census) SITE/PROPERTY DESCRIPTION Rectangular shaped lot, facing 1st Street South, with access of Highway 5
202-3RD ST NE, PORTAGE LA PRAIRIE MB						
	STEPHEN SHERLOCK 204 799 5526		M1	0.95	CONTACT AGENT	LOCATION Portage la Prairie is a small city approximately 75 kilometers west of Winnipeg, along the Trans-Canada Highway POPULATION 13,270 (2021 Census) SITE/PROPERTY DESCRIPTION Rectangular shape lot spanning from 3rd Street NE to 4th Street NE along Fisher Avenue East

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
FIRST ST BAY NORTH, PINAWA MB 	BRANDI ELOQUENCE 204 934 6246		ML	0.78	COND SOLD	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. POPULATION 1,512 (2021 Census) SITE/PROPERTY DESCRIPTION Rectangular shaped lot, fronting 1st Street Bay South, access off 211 Road
635 FRONT AVENUE - MANITOU MB 	STEPHEN SHERLOCK 204 928 5011		MG	1.02	TBD	- 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
AUGUSTA ROAD, RUSSELL MB 	STEPHEN SHERLOCK 204 799 5526		CM	1.20	CONTACT AGENT	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. POPULATION 1,740 (2021 Census) SITE/PROPERTY DESCRIPTION Triangular shaped lot at the NW corner of Augusta Street and Shell River Avenue

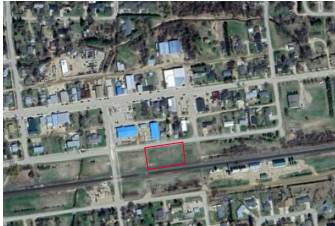
**Please click the property image for more details.*

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
337 RAILWAY AVE SOUTH, GRANDVIEW MB 	BRANDI ELOQUENCE 204 934 6246		I	0.67	CONTACT AGENT	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. POPULATION 808 (2021 Census) SITE/PROPERTY DESCRIPTION Rectangular shaped lot, fronting Railway Avenue South, access off Main Street LOCATION 8854 Highway 11, Lac Du Bonnet, MB 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 SITE/PROPERTY DESCRIPTION Directly accessed off Highway 11. Zoned Highway Commercial 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. POPULATION 13,035 (2021 Census) 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.
8854 HIGHWAY 11 - LAC DU BONNET, MB 	BRANDI ELOQUENCE 204 996 3425		HC	26.14	COND SOLD	
250 STATION ROAD - THOMPSON, MB 	STEPHEN SHERLOCK 204 799 5526		IH	1.37	COND SOLD	

**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	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. POPULATION 652 (2021 Census) SITE/PROPERTY DESCRIPTION Square shaped lot, facing North Railway Avenue Easy, access off Main Street
809 N RAILWAY AVE, SHOAL LAKE MB						
	BRANDI ELOQUENCE 204 934 6246		I	0.17	CONTACT AGENT	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. POPULATION 652 (2021 Census) SITE/PROPERTY DESCRIPTION Square shaped lot, facing North Railway Avenue Easy, access off Main Street
SOUTH RAILWAY AVE, SHOAL LAKE MB						
	BRANDI ELOQUENCE 204 996 3425		I	0.53	CONTACT AGENT	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. POPULATION 652 (2021 Census) SITE/PROPERTY DESCRIPTION Rectangular shaped lot, facing South Railway Avenue, access off 4th Avenue

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
343 STATION ROAD - SHOAL LAKE, MB 	BRANDI ELOQUENCE 204 996 3425			0.12	\$30,000	• 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.
104 3RD STREET NE, DAUPHIN, MB 	BRANDI ELOQUENCE 204 996 3425		CC	0.9	COND SOLD	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. POPULATION 8,368 as of the 2021 Canadian Census 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.
86 NORTH RAILWAY STREET, MACGREGOR, MB 	BRANDI ELOQUENCE 204 996 3425		I	0.53	CONTACT AGENT	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. POPULATION 962 as of 2021 Canadian Census. 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.

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
STATION LANE, ERIKSDALE, MB						
CONDITIONALLY SOLD 	BRANDI ELOQUENCE 204 996 3425		GC	0.64	COND SOLD	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. POPULATION 837 (source 2016 Census) SITE/PROPERTY DESCRIPTION Vacant land located NW of the corner of Station Lane and Main Street in close proximity to the Eriksdale Museum
860 CENTRAL AVENUE, STE ROSE DU LAC, MB						
SOLD 	STEPHEN SHERLOCK 204 799 5526		CC	1.38	SOLD	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. POPULATION 997 as of 2021 Canadian Census. 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.

**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	- Cushman & Wakefield Stevenson 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.	
ST CLAUDE							
	CHRIS HOURIHAN 204 995 0225	1		1.67	\$50,000 PER ACRE	- Fully serviced, zoned industrial lots available in St. Claude. Full subdivision and servicing underway, estimated to be completed summer 2026. - Municipal water and sewer services will be brought to the property line. Hydro servicing brought into the development. Natural gas is available with connection along Highway 2 but has not been brought to the property line. Purchasers are responsible for the final service connections from the property line. - 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			
		3		2.05			
	STEPHEN SHERLOCK 204 799 5526	4		2.05	COND SOLD		
		7		2.68			
		8		2.68			
		9		2.68			
		10		3.79			
	EAST SIDE OF HIGHWAY #59 - ST. PIERRE - JOLYS, MB						
	BRANDI ELOQUENCE 204 934 6246		AL	0.50	CONTACT AGENT		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. POPULATION 1,305 (2021 Census) SITE/PROPERTY DESCRIPTION Square shaped lot, fronting Sabourin Street (East Side Hwy 59), access off Cote Avenue

**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	- 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	- 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	- 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: - 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
RATHWELL FARM LANDS						
	BRANDI ELOQUENCE 204 996 3425 STEPHEN SHERLOCK 204 799 5526			171.57	\$1,300,000.00	- Fully cleared land ideal for agricultural use - Prime location: Situated between Rathwell and Treherne in the RM of Norfolk Treherne - Highway frontage: Excellent exposure with ample frontage along PTH 2 - Convenient access: Service road access directly off PTH 2 - Established agricultural area: Located within a well-established and active farming region - Zoned AG - Agricultural: Allows for a wide range of agricultural operations
620 WILLIAM AVENUE						
	BRETT INTRATER 204 999 1238 CHRIS HOURIHAN 204 995 0225			3,211 SF	\$450,000	- Opportunity to acquire a vacant multifamily development site in - Central Winnipeg - Zoned RMF-S - Development potential for up to approximately 18 units (purchasers are responsible for conducting their own due diligence regarding the development potential and number of units achievable) - Adjacent to Health Sciences Centre, Children's Hospital, and Manitoba Clinic - Within close proximity to Red River College Polytechnic and the University of Winnipeg - Walking distance to grocery stores, public transit, and surrounding neighbourhood amenities - Located near significant public and private redevelopment initiatives
579 MCDERMOT AVENUE						
	BRETT INTRATER 204 999 1238 CHRIS HOURIHAN 204 995 0225			8,121 SF	\$1,250,000	- Opportunity to acquire a vacant multifamily development site in Central Winnipeg - Zoned RMF-L - Development potential for up to approximately 50 units (purchasers are responsible for conducting their own due diligence regarding the development potential and number of units achievable) - Adjacent to Health Sciences Centre, Children's Hospital, and Manitoba Clinic - Within close proximity to Red River College Polytechnic and the University of Winnipeg - Walking distance to grocery stores, public transit, and surrounding neighbourhood amenities - Located near significant public and private redevelopment initiatives

LAND FOR LEASE

MID CANADA RAIL PARK

Land lease options starting at (+/-) 6 acres & build-to-suit options from (+/-) 10,000 - 117,000 sf

PROPERTY HIGHLIGHTS

- Land lease options starting at (+/-) 6 acres
- Build-to-suit options from (+/-) 10,000 - 117,000 sf
- Opportunity to combine individual lots to accommodate larger users
- Serviced by 600 volt 400 amp 3 phase natural gas, municipal water, holding tanks and septic fields
- Excellent regional and cross-border connectivity, with great access to the Emerson-Pembina Port of Entry along CN Main Line and Highway 75, and easy access to CentrePort Canada and Winnipeg Richardson International Airport
- Strategically positioned along the International Mid-Continent Trade Corridor with approximately 70+ million dollars of commercial vehicle traffic each day
- Active switching and spur off CN main line with daily service from both CN and BNSF rail lines
- Transload services provided by Mid Canada Transload Services Ltd.

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	RENTAL RATE (PSF)	COMMENTS
1196 FIFE STREET						
	CHRIS MACSYMIC 204 928 5019		M2	1.4 ACRES	\$4,175.00 NET MONTHLY PER ACRE	• 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
MID CANADA RAIL PARK						
	BRANDI ELOQUENCE 204 996 3425 STEPHEN SHERLOCK 204 799 5526 COLIN GRATTON 204 471 1270	LAND LEASE BUILD-TO-SUIT		STARTING AT 6 ACRES RANGING FROM 10,000 - 117,000 SF	CONTACT AGENT	• Land lease options starting at (+/-) 6 acres • Build-to-suit options from (+/-) 10,000 - 117,000 sf • Opportunity to combine individual lots to accommodate larger users • Serviced by 600 volt 400 amp 3 phase natural gas, municipal water, holding tanks and septic fields • Excellent regional and cross-border connectivity, with great access to the Emerson-Pembina Port of Entry along CN Main Line and Highway 75, and easy access to CentrePort Canada and Winnipeg Richardson International Airport • Strategically positioned along the International Mid-Continent Trade Corridor with approximately 70+ million dollars of commercial vehicle traffic each day • Active switching and spur off CN main line with daily service from both CN and BNSF rail lines • Transload services provided by Mid Canada Transload Services Ltd.

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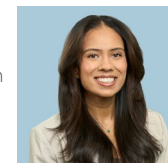
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