

HIGH EXPOSURE INDUSTRIAL BUILDING FOR SALE

870 CENTURY STREET



Ryan Munt
Executive Vice President

Ryan Munt Personal Real Estate Corporation

T 204 928 5015

C 204 298 1905

ryan.munt@cwwinnipeg.com





PROPERTY HIGHLIGHTS

AVAILABLE SF: (+/-) 12,000 SF

Located in the heart of Winnipeg's established St. James industrial and commercial corridor, 870 Century Street offers exceptional accessibility and convenience. The property is ideally situated just minutes from major routes including Route 90, Portage Avenue, and the James Richardson International Airport, providing excellent connectivity throughout the city. Its central location also offers close proximity to Polo Park, numerous retail amenities, restaurants, and public transit options, making it a highly desirable and strategic business location.

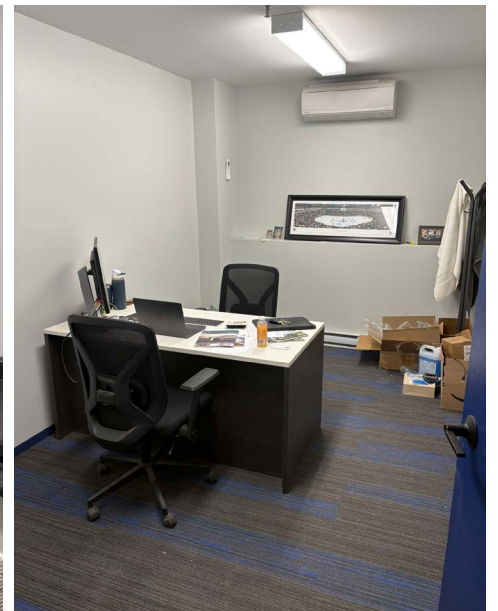
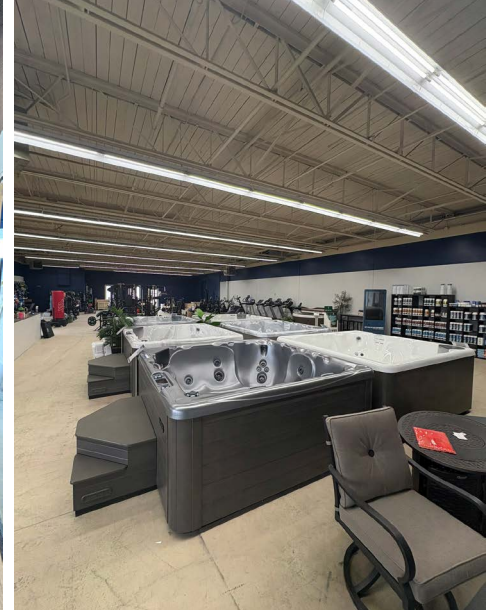
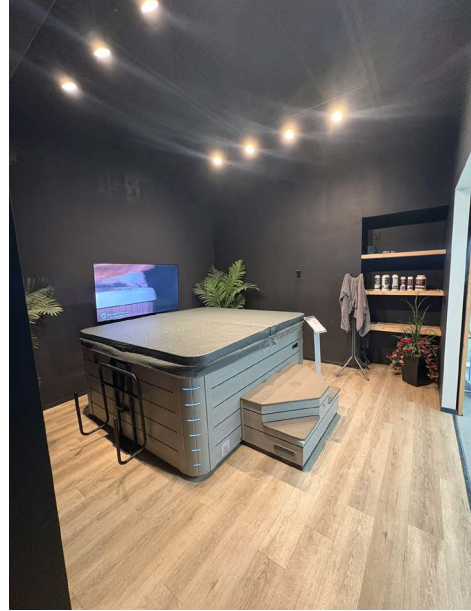
- Office area renovated in 2024, consisting of 5 private offices, kitchenette, meeting room, 2 washrooms, open showroom and warehouse
- Fully sprinklered
- 1 - 8' x 12' grade door
- 12'3" - 12'7" clear ceiling height
- Year built: 1965
- Zoning: M2
- Land Area: (+/-) 28,040 acres

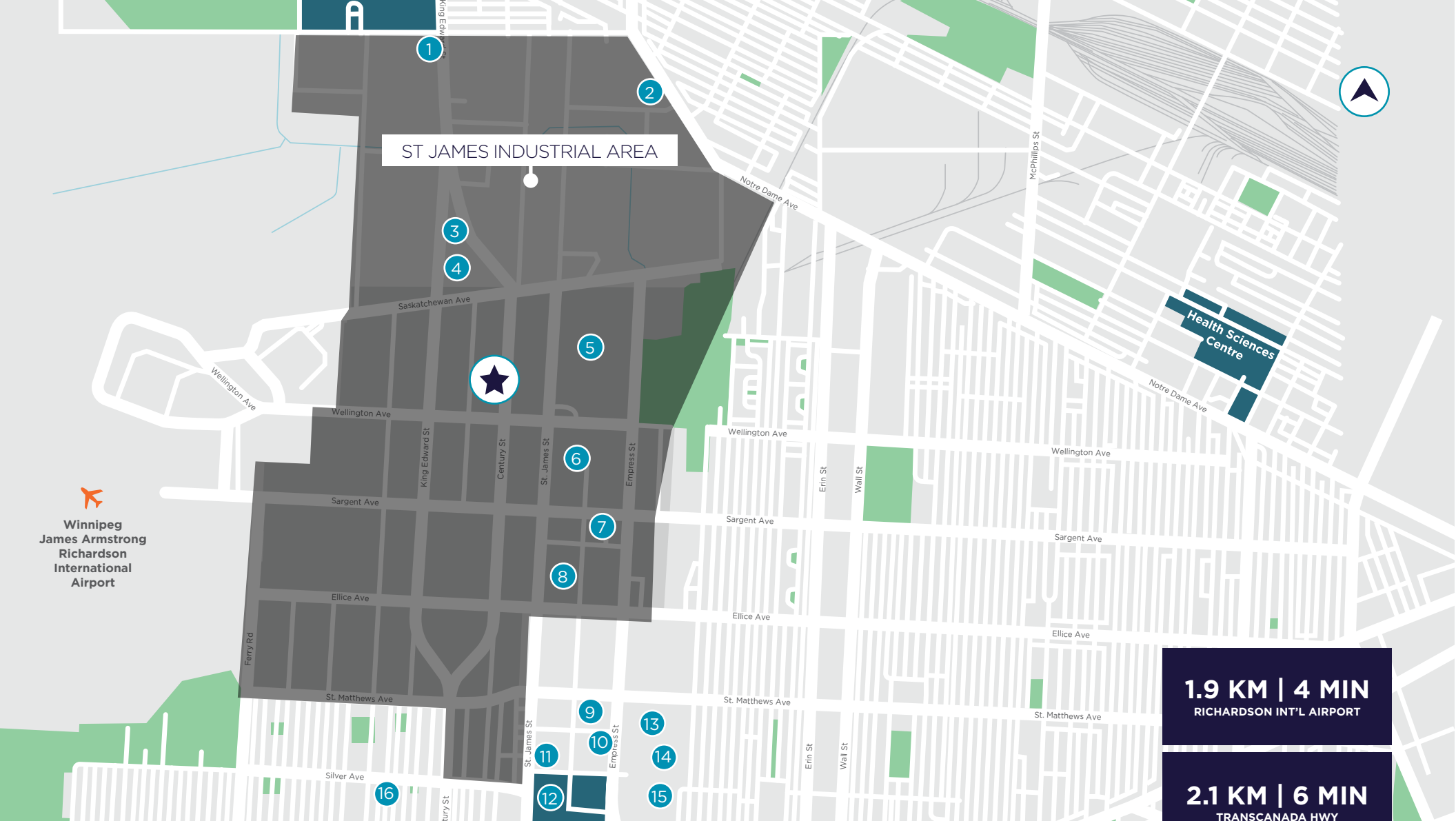
SALE PRICE: \$2,600,000

PROPERTY TAX: \$32,505.36 (2026)



PROPERTY PHOTOS






**Winnipeg
James Armstrong
Richardson
International
Airport**

AMENITIES MAP

- | | | | |
|---|-------------|----|---------------------------|
| 1 | A&W | 9 | WINNERS |
| 2 | TIM HORTONS | 10 | PF CHANGS |
| 3 | WENDY'S | 11 | CINEPLEX |
| 4 | TIM HORTONS | 12 | POLO PARK SHOPPING CENTRE |
| 5 | COSTCO | 13 | HOME DEPOT |
| 6 | SUPERSTORE | 14 | BURGER KING |
| 7 | WALMART | 15 | CHAPTERS |
| 8 | STAPLES | 16 | CANADIAN TIRE |

1.9 KM | 4 MIN
RICHARDSON INT'L AIRPORT

2.1 KM | 6 MIN
TRANSCANADA HWY

5.2 KM | 20 MIN
PORTAGE & MAIN

1.7 KM | 5 MIN
CF POLO PARK



CONTACT

Ryan Munt
Executive Vice President

Ryan Munt Personal Real Estate Corporation

T 204 928 5015

C 204 298 1905

ryan.munt@cwwinnipeg.com



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.