



**CUSHMAN &  
WAKEFIELD**  
Winnipeg

# AVAILABILITY REPORT

OCTOBER 2026

THE PAVILION **wag!**PARK

*\*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

20 HARVEST DRIVE

## (+/-) 30,000 SF AVAILABLE PROPERTY HIGHLIGHTS

- 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

## CONTACT

### **Ryan Munt**

Executive Vice President  
Ryan Munt Personal Real Estate Corporation  
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### **Stephen Sherlock**

Vice President  
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*\*Please click the property image for more details.*

| ADDRESS                                                                            | CONTACT                          | ZONING | UNIT/SUITE    | AREA AVAILABLE<br>(SF +/-) | LOADING<br>GRADE DOCK | MAX CLR HT<br>(+/-) | RENTAL RATE<br>(PSF) | CAM & TAX<br>(PSF) | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------|----------------------------------|--------|---------------|----------------------------|-----------------------|---------------------|----------------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 21 MURRAY PARK ROAD                                                                |                                  |        |               |                            |                       |                     |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|    | CHRIS MACSYMIC<br>204 928 5019   | M1     | BUILD-TO-SUIT | 7,840 - 15,680             | 6                     |                     | \$14.95              | TBD                | <ul style="list-style-type: none"><li>Build-to-suit opportunity in the heart of Murray Industrial Park</li><li>Located on Murray Park Rd between Sturgeon Rd and Moray St</li><li>Close proximity to Winnipeg Richardson International Airport and major transportation routes</li><li>Six (6) 12'x14' grade loading doors</li><li>24' clear ceiling height</li><li>Zoned M2</li></ul>                                                                                                                                                                                                                                                                                                                         |
|                                                                                    | KARIN THIELMANN<br>204 470 4715  |        |               |                            |                       |                     |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 289 KING STREET                                                                    |                                  |        |               |                            |                       |                     |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|    | BRANDI ELOQUENCE<br>204 996 3425 | M      | MAIN FLOOR    | 3,727                      |                       |                     | \$7.99               | \$3.15             | <ul style="list-style-type: none"><li>Built in 1895, 289 King Street is steps from the Exchange District and downtown amenities.</li><li>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.</li><li>Amenities include on-site parking, sheltered loading, a freight elevator, third floor tenant lounge, and full sprinkler coverage.</li><li>Flexible lease terms and generous incentives are available for qualified tenants, making this a versatile option for businesses seeking downtown accessibility with character.</li></ul> |
|                                                                                    |                                  |        | 3RD FLOOR     | 156-4,093                  |                       |                     | \$6.00               | \$3.15             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 17 GEE TEE WAY - RM OF SPRINGFIELD                                                 |                                  |        |               |                            |                       |                     |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|  | RYAN MUNT<br>204 928 5015        | MG     | 1             | 2,944                      | 1                     | 16'-19'             | \$14.95              | \$3.00             | <b>CLICK HERE TO TAKE A VIRTUAL TOUR</b> <ul style="list-style-type: none"><li>Join a quickly growing industrial park just 5 minutes from the Perimeter Highway in the RM of Springfield</li><li>Choose between 10,120 sf of built out office/warehouse space or up to 5,888 sf of shell space</li><li>4 drive through grade doors with electric openers in unit 3</li><li>Floor drains in the warehouse</li><li>(+/-) 16' to 19' clear ceiling height</li><li>Fenced compound space available</li></ul>                                                                                                                                                                                                       |
|                                                                                    |                                  | 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<br>(SF +/-) | LOADING<br>GRADE DOCK |   | MAX CLR HT<br>(+/-) | RENTAL RATE<br>(PSF) | CAM & TAX<br>(PSF) | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| 3000 MCCREARY ROAD                                                                                              |                                  |        |            |                            |                       |   |                     |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                 | STEPHEN SHERLOCK<br>204 799 5526 |        |            | 2,500 - 16,000             |                       |   |                     |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                                                                                                 | RYAN MUNT<br>204 928 5015        |        |            |                            |                       |   |                     | CONTACT<br>AGENT     | \$4.75             | <b>READY FOR TENANT FIXTURING</b> <ul style="list-style-type: none"><li>Great exposure just north of the controlled intersection of McGillivray Boulevard and McCreary Road</li><li>Just outside of city of Winnipeg limits in the RM of MacDonald</li><li>No City of Winnipeg business taxes</li><li>High quality pre-cast construction with 20' clear ceiling height</li><li>All loading door openings are 10' x 14' to allow for grade level loading, dock level loading or windows</li><li>Two 11,500 sf clearspan sections and two 13,000 sf clearspan sections with bay sizes starting at 2,500 sf</li></ul>                                     |
| 865 BRADFORD STREET                                                                                             |                                  |        |            |                            |                       |   |                     |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <div>CONDITIONALLY SOLD</div>  | RYAN MUNT<br>204 298 1905        | M2     |            | 18,913                     | 1                     | 2 | 16.5'               | COND<br>SOLD         | COND<br>SOLD       | <ul style="list-style-type: none"><li>Rare opportunity to own or lease a single-tenant warehouse with existing office improvements in St. James Industrial</li><li>Approximately 14,908 SF of warehouse space and 4,005 SF of office space featuring five private offices and showroom space</li><li>(+/-) 16.5' ceiling</li><li>Column spacing (+/-) 30' x 22.5'</li><li>Covered dock level loading and ramped grade access</li><li>Two dock doors, one 8' x 10' and one 10' x 10'</li><li>One ramped grade door 14' wide x 10' tall</li><li>Large loading area - 31% site coverage</li><li>Easy access to trucking and distribution routes</li></ul> |
|                                                                                                                 | LYDAWN MCGARRY<br>204 801 6967   |        |            |                            |                       |   |                     |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 359 JOHNSON AVE                                                                                                 |                                  |        |            |                            |                       |   |                     |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                               | STEPHEN SHERLOCK<br>204 799 5526 | M1     | I & J      | 2,400                      | 1                     |   |                     | \$8.95               | \$6.86             | <ul style="list-style-type: none"><li>Located on the corner of Johnson Avenue and Levis Street close to Chalmers Ave and Watt Street</li><li>Office/warehouse space with open area, 1 private office, kitchen area and open warehouse space</li><li>Warehouse space has 1 grade level loading door and a set of double main doors</li><li>Zoned: M1</li><li>Available immediately</li></ul>                                                                                                                                                                                                                                                            |
|                                                                                                                 |                                  |        |            |                            |                       |   |                     |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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

| ADDRESS                                                                            | CONTACT                                                           | ZONING | UNIT/SUITE   | AREA AVAILABLE<br>(SF +/-)       | LOADING<br>GRADE | DOCK | MAX CLR HT<br>(+/-) | RENTAL RATE<br>(PSF) | CAM & TAX<br>(PSF) | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| KEEWATIN SQUARE                                                                    |                                                                   |        |              |                                  |                  |      |                     |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|    | CHRIS HOURIHAN<br>204 995 0225                                    | M1     | 7 & 8<br>300 | 8,483<br>4,920 + 1,190 SF (MEZZ) |                  |      |                     | \$10.95<br>\$10.95   | \$4.3<br>\$4.3     | <ul style="list-style-type: none"><li>Property fronts Keewatin Street in northwest Winnipeg near Inkster Industrial Park</li><li>Close proximity to CentrePort, the Winnipeg International Airport, and downtown Winnipeg</li><li>Quick access to Route 90, Inkster Boulevard, and the Perimeter Highway</li><li>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</li><li>Excellent on-site parking</li><li>Available for immediate occupancy</li><li>Zoned M1</li></ul> |
| 55 STATION ROAD - THOMPSON, MB                                                     |                                                                   |        |              |                                  |                  |      |                     |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|   | RYAN MUNT<br>204 298 1905<br><br>KARIN THIELMANN<br>204 470 4715  |        |              | 8,500                            |                  |      |                     | \$14.00              | \$4.50             | <ul style="list-style-type: none"><li>Located at the high exposure intersection of Nelson Road and Station Road in Thompson, MB</li><li>One grade-level loading door for easy access</li><li>Large lot with outdoor space for parking or storage, approximately 45 parking stalls currently on site</li><li>Located just off Highway 6 in the amenity hub of Thompson, MB.</li><li>Potential for customization to suit tenant needs</li></ul>                                                                                                                                                                                      |
| 20 HARVEST DRIVE                                                                   |                                                                   |        |              |                                  |                  |      |                     |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|  | RYAN MUNT<br>204 298 1905<br><br>STEPHEN SHERLOCK<br>204 799 5526 |        | I2           | 30,000                           | 1                | 7    | 32'                 | \$13.95              | \$3.25             | <ul style="list-style-type: none"><li>Direct access to CentrePort Canada Way and Route 90 in close proximity to the Winnipeg James A. Richardson International Airport</li><li>No City of Winnipeg business taxes</li><li>Zoned I2 - Industrial General</li><li>Fully sprinklered with ESFR system</li><li>Ceiling height (+/-) 32 ft</li><li>50 ft x 50 ft column spacing</li></ul>                                                                                                                                                                                                                                               |

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

| ADDRESS                                                                                                           | CONTACT                                                           | ZONING | UNIT/SUITE | AREA AVAILABLE<br>(SF +/-) | LOADING<br>GRADE | DOCK | MAX CLR HT<br>(+/-) | RENTAL RATE<br>(PSF) | CAM & TAX<br>(PSF) | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| <b>335 KAPELUS DRIVE</b><br>      | CHRIS MACSYMIC<br>204 997 6547<br><br>RYAN MUNT<br>204 298 1905   |        |            | 1,345 - 10,500             |                  |      |                     | \$26.00              | TBD                | <b>CONSTRUCTION UNDERWAY</b> <ul style="list-style-type: none"><li>• New commercial development with flexible warehouse and office/retail space.</li><li>• Suites starting at approximately 1,345 SF.</li><li>• Optional grade-level loading, ample parking and professional curb appeal.</li><li>• Located in the Kapelus Drive business/industrial park, just north of Winnipeg's Perimeter Highway.</li><li>• Excellent access to major transportation routes and nearby industrial corridors.</li><li>• Close to retail, dining, fuel, grocery, and service amenities.</li><li>• Surrounded by growing residential communities and benefiting from no City of Winnipeg business taxes.</li></ul>          |
| <b>25 PAQUIN ROAD</b><br>         | STEPHEN SHERLOCK<br>204 799 5526<br><br>RYAN MUNT<br>204 298 1905 |        |            | 46,018                     | 3                | 1    |                     | COND<br>SOLD         | COND<br>SOLD       | <ul style="list-style-type: none"><li>• (+/-) 38,621 sf ground floor area with (+/-) 7,397 sf of second floor office space</li><li>• Secure, fenced outdoor compound area</li><li>• Excellent access/egress</li><li>• 1 dock loading door</li><li>• 3 grade loading doors</li><li>• Zoned M2</li><li>• Original building built in 1988 with a (+/-) 11,616 sf addition built in 1993</li><li>• Addition has steel roof, remainder of roof recently replaced</li><li>• Original building has 18' clear ceiling height and addition has 20' clear ceiling height</li><li>• Majority of HVAC equipment recently replaced</li><li>• Fully sprinklered</li><li>• 600 AMP 3 Phase main electrical service</li></ul> |
| <b>1000 WAVERLEY STREET</b><br> | RYAN MUNT<br>204 928 5015<br><br>KARIN THIELMANN<br>204 470 4715  |        | A          | 16,370 - 21,468            | 1                |      |                     | \$18.50              | \$7.55             | <ul style="list-style-type: none"><li>• Fully developed Office/Flex space</li><li>• Excellent exposure along Waverley St between Wilkes Ave and McGillivray Blvd</li><li>• Great natural light with modern improvements</li><li>• Ample parking available with 70-80 stalls per unit available</li><li>• Easy access to public transit with many amenities nearby</li><li>• <b>Utilities are included!</b></li></ul>                                                                                                                                                                                                                                                                                          |

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

| ADDRESS                                                                           | CONTACT                          | ZONING                      | UNIT/SUITE | AREA AVAILABLE<br>(SF +/-)                              | LOADING<br>GRADE   DOCK | MAX CLR HT<br>(+/-) | RENTAL RATE<br>(PSF) | CAM & TAX<br>(PSF) | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| MID CANADA RAIL PARK                                                              |                                  |                             |            |                                                         |                         |                     |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|   | BRANDI ELOQUENCE<br>204 996 3425 |                             |            | 8,445                                                   |                         |                     | \$10.00              | TBD                | <ul style="list-style-type: none"><li>• Modern clearspan (+/-) 5,880 sf warehouse plus (+/-) 2,565 sf second floor office space with the ability to subdivide</li><li>• (+/-) 20' clear ceiling height, 3 dock doors and 1 grade door</li><li>• 600V 400 Amp 3-phase main electrical service</li><li>• Serviced by natural gas, municipal water, holding tanks, and septic fields</li><li>• 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</li><li>• Strategically positioned along the International Mid-Continent Trade Corridor with approximately 70+ million dollars of commercial vehicle traffic each day</li><li>• Active switching and spur off CN main line with daily service from both CN and BNSF rail lines</li><li>• Transload services provided by Mid Canada Transload Services Ltd.</li></ul>                              |
| MID CANADA RAIL PARK                                                              |                                  |                             |            |                                                         |                         |                     |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|  | BRANDI ELOQUENCE<br>204 996 3425 | LAND LEASE<br>BUILD-TO-SUIT |            | STARTING AT 6 ACRES<br>RANGING FROM 10,000 - 117,000 SF |                         | CONTACT<br>AGENT    |                      |                    | <ul style="list-style-type: none"><li>• Rail serviced land lease options starting at (+/-) 6 acres</li><li>• Build-to-suit options from (+/-) 10,000 - 117,000 sf</li><li>• Opportunity to combine individual lots to accommodate larger users</li><li>• Serviced by 600 volt 400 amp 3 phase natural gas, municipal water, holding tanks and septic fields</li><li>• 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.</li><li>• Positioned along the International Mid-Continent Trade Corridor, supporting in excess of \$70 million in daily commercial vehicle flows.</li><li>• Rail-served site featuring an active spur off the CN main line, with regular service from both CN and BNSF networks.</li><li>• On-site transloading capabilities provided by Mid Canada Transload Services Ltd.</li></ul> |
|                                                                                   | STEPHEN SHERLOCK<br>204 799 5526 |                             |            |                                                         |                         |                     |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                                                   | COLIN GRATTON<br>204 471 1270    |                             |            |                                                         |                         |                     |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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

| ADDRESS                                                                            | CONTACT                                                          | ZONING | UNIT/SUITE | AREA AVAILABLE<br>(SF +/-) | LOADING<br>GRADE DOCK | MAX CLR HT<br>(+/-) | RENTAL RATE<br>(PSF)       | CAM & TAX<br>(PSF) | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| <b>109 HIGGINS AVENUE</b>                                                          |                                                                  |        |            |                            |                       |                     |                            |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|    | BRANDI ELOQUENCE<br>204 996 3425                                 |        |            | 20,804                     |                       |                     | \$5.50 GROSS               |                    | <ul style="list-style-type: none"> <li>Located in central Winnipeg in close proximity to the Disraeli Freeway and Waterfront Drive</li> <li>Ideal for warehouse/storage space</li> <li>Loading area features 2 elevated loading doors and 2 grade level doors</li> <li>3 Phase, 600 Volt electrical service</li> <li>Fully fenced compound area accommodates ample on site parking and exterior storage</li> <li>Zoned M2</li> </ul>                                                                 |
| <b>1924 MAIN STREET</b>                                                            |                                                                  |        |            |                            |                       |                     |                            |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|    | RYAN MUNT<br>204 298 1905<br><br>KARIN THIELMANN<br>204 470 4715 |        | 3-4        | <b>SUBLEASE</b><br>2,207   |                       |                     | \$2,500/MONTH<br>GROSS     |                    | <ul style="list-style-type: none"> <li>Warehouse space</li> <li>Total area: 2,207 sq. ft.</li> <li>Sublease opportunity with head lease in place until October 31, 2027</li> <li>Includes 1 grade-level loading door for efficient shipping/receiving</li> <li>2 reserved parking stalls located at rear of building</li> <li>Zoning: C2 – suitable for a wide range of commercial uses</li> <li>Available for immediate occupancy</li> <li>Head lease expires October 31, 2027</li> </ul>           |
| <b>UNIT 706 - 1200 SHERWIN ROAD</b>                                                |                                                                  |        |            |                            |                       |                     |                            |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|  | RYAN MUNT<br>204 298 1905                                        | M2     |            | 1,200                      |                       | 1                   | \$2,500 PER<br>MONTH GROSS |                    | <ul style="list-style-type: none"> <li>Excellent access to Route 90, major transportation corridors, and Winnipeg James Armstrong Richardson International Airport</li> <li>Shared kitchen and washroom</li> <li>Ideal for warehousing, light manufacturing, distribution, or service-based businesses</li> <li>Flexible open-concept warehouse layout</li> <li>1,200 sq. ft. of functional warehouse space</li> <li>One dock-level loading door</li> <li>Ample on-site parking available</li> </ul> |

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

| ADDRESS                                                                            | CONTACT                          | ZONING | UNIT/SUITE | AREA AVAILABLE<br>(SF +/-) | LOADING<br>GRADE DOCK |   | MAX CLR HT<br>(+/-)                                                  | RENTAL RATE<br>(PSF)               | CAM & TAX<br>(PSF) | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                       |
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| 400 FORT WHYTE WAY                                                                 |                                  |        |            |                            |                       |   |                                                                      |                                    |                    |                                                                                                                                                                                                                                                                                                                                                                                                |
|    | BRANDI ELOQUENCE<br>204 996 3425 | ML     | 200        | 20,585                     |                       |   |                                                                      | \$15.00                            | \$5.28             | <ul style="list-style-type: none"><li>• Turnkey flex space in Winnipeg's desirable southwest quadrant, just 3 minutes from Kenaston &amp; McGillivray and 5 minutes to the Perimeter.</li><li>• Features include 20' clear ceiling height and ample on-site parking</li><li>• Zoned ML – Light Industrial</li><li>• Located just beyond city limits with no business tax</li></ul>             |
|                                                                                    |                                  | ML     | 302        | 2,181                      |                       |   |                                                                      | \$18.00                            | \$5.28             |                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                                                    | CHRIS HOURIHAN<br>204 995 0225   |        |            |                            |                       |   |                                                                      |                                    |                    |                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                                                    |                                  |        |            |                            |                       |   |                                                                      |                                    |                    |                                                                                                                                                                                                                                                                                                                                                                                                |
| 1196 FIFE STREET                                                                   |                                  |        |            |                            |                       |   |                                                                      |                                    |                    |                                                                                                                                                                                                                                                                                                                                                                                                |
|    | CHRIS MACSYMIC<br>204 928 5019   | M2     |            | 1.4 ACRES                  |                       |   |                                                                      | \$4,175.00 NET<br>MONTHLY PER ACRE |                    | <ul style="list-style-type: none"><li>• M2 Zoned compound for lease in the heart of Inkster Industrial Park</li><li>• Site is fully-fenced and gated with security cameras</li><li>• Net lease plus taxes and utilities</li><li>• Well-situated in close proximity to major transportation routes</li><li>• Available immediately</li></ul>                                                    |
| STEELE BUSINESS PARK PHASE II                                                      |                                  |        |            |                            |                       |   |                                                                      |                                    |                    |                                                                                                                                                                                                                                                                                                                                                                                                |
|  | STEPHEN SHERLOCK<br>204 928 5011 |        | 1-2        | 10,915                     |                       | 2 | 28'                                                                  | TBD                                | \$4.38             | <b>LAST UNITS REMAINING</b> <ul style="list-style-type: none"><li>• Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air)</li><li>• Brand new construction</li><li>• Excellent exposure on CentrePort Canada Way</li><li>• All major amenities nearby</li><li>• Quick access to major highways and key corridors</li></ul> |
|                                                                                    | RYAN MUNT<br>204 928 5015        |        | 10         | 5,425                      | 1                     | 1 | * POTENTIAL FOR<br>ADDITIONAL<br>DOCK LOADING<br>OR GRADE<br>LOADING |                                    |                    |                                                                                                                                                                                                                                                                                                                                                                                                |

| ADDRESS                                                                                                      | CONTACT                         | ZONING | UNIT/SUITE | AREA AVAILABLE<br>(SF +/-) | LOADING<br>GRADE DOCK | MAX CLR HT<br>(+/-) | RENTAL RATE<br>(PSF) | CAM & TAX<br>(PSF) | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| 4 STONE FORT ROAD - PHASE II                                                                                 |                                 |        |            |                            |                       |                     |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                              | COLIN GRATTON<br>204 471 1270   |        |            | 2,450                      |                       |                     | \$14.50              | TBD                | <ul style="list-style-type: none"><li>• Available fall 2027</li><li>• Ceiling Height: 18' Clear</li><li>• Grade Loading: 14' x 16'</li><li>• Opportunity for a Build-To-Suit</li><li>• Power supply: 240V/200A</li><li>• Built-Out Washrooms</li><li>• Lot Compounded</li><li>• Ample Surface Parking Available</li><li>• Zoning: M1</li><li>• Located only 3 Mins from St. Andrews Airport</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                                              | LYDAWN MCGARRY<br>204 801 6967  |        |            |                            |                       |                     |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| 1451 SASKATCHEWAN AVE                                                                                        |                                 |        |            |                            |                       |                     |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|  <div>COMING TO MARKET</div> | CHRIS MACSYMIC<br>204 997 6547  | M3     |            | 96,380                     | 2                     | 7                   | 14-30'               | \$9.95             | TBD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <ul style="list-style-type: none"><li>• (+/-) 88,380 SF of open manufacturing area</li><li>• (+/-) 8,000 SF of office space, including a mezzanine level</li><li>• Functional layout suitable for manufacturing, warehousing, and distribution operations</li><li>• Excellent truck access with ample maneuvering space for 53' semi-trailers</li><li>• Seven dock-level loading doors</li><li>• Two overhead loading doors</li><li>• 1,200-amp, 600-volt, 3-phase power</li><li>• Clear ceiling heights ranging from 14' to 30'</li><li>• Electrified parking available within a secure fenced compound</li><li>• Well-positioned industrial facility with efficient shipping and receiving capabilities</li></ul> |
|                                                                                                              | BRETT INTRATER<br>204 999 1238  |        |            |                            |                       |                     |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                                              | RYAN MUNT<br>204 298 1905       |        |            |                            |                       |                     |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                                              | KARIN THIELMANN<br>204 470 4715 |        |            |                            |                       |                     |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| 8 FROESE CRESCENT                                                                                            |                                 |        |            |                            |                       |                     |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                            | CHRIS HOURIHAN<br>204 995 0225  |        |            | 5,500<br>5,500             | \$13.00<br>\$13.00    |                     | TBD<br>TBD           |                    | <ul style="list-style-type: none"><li>• Each building measuring 100' x 50', with an additional 500 sq. ft. mezzanine</li><li>• Buildings situated on a 1.10 acre parcel</li><li>• Excellent opportunity for an owner-user to occupy one building while leasing out the second building to generate rental income</li><li>• Each mezzanine features two offices, open work area and a washroom</li><li>• Finished washroom on each main floor</li><li>• 12' x 12' grade-level loading door at each building</li><li>• 18' clear ceiling height</li><li>• 600V/200A power supply in each building</li><li>• Quick access to Highway 1 and the Perimeter Highway</li><li>• Zoned IG – General Industrial – Suitable for a variety of uses, including warehouse, light industrial, service trades, and distribution</li><li>• No City of Winnipeg Business Tax</li></ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                                              | COLIN GRATTON<br>204 471 1270   |        |            |                            |                       |                     |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                                              | LYDAWN MCGARRY<br>204 801 6967  |        |            |                            |                       |                     |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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*\*Please click the property image for more details.*

| ADDRESS                                                                           | CONTACT                          | ZONING | UNIT/SUITE | AREA AVAILABLE<br>(SF +/-) | LOADING |      | MAX CLR HT<br>(+/-) | RENTAL RATE<br>(PSF) | CAM & TAX<br>(PSF) | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------|----------------------------------|--------|------------|----------------------------|---------|------|---------------------|----------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                   |                                  |        |            |                            | GRADE   | DOCK |                     |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 4 BAYVIEW WAY                                                                     |                                  |        |            |                            |         |      |                     |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| MCGILLIVRAY BUSINESS PARK COMMERCIAL CONDOS                                       |                                  |        |            |                            |         |      |                     |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|   | RYAN MUNT<br>204 928 5015        | ML     |            | 1,350 (PER UNIT)           | 1       |      | 18'                 | TBD                  | TBD                | <ul style="list-style-type: none"><li>• Located just South of McGillivray Boulevard</li><li>• Flexible design option to combine adjacent or back-to-back units, providing drive-through access</li><li>• No City of Winnipeg Business Taxes</li><li>• Zoned ML</li></ul> *Allowing multitude of uses                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                                                   | KARIN THIELMANN<br>204 470 4715  |        |            |                            |         |      |                     |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 1801 SARGENT AVENUE                                                               |                                  |        |            |                            |         |      |                     |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|  | STEPHEN SHERLOCK<br>204 799 5526 | M2     |            | 30,000                     | 2       | 3    | 16'9"               | \$9.95               | \$2.11             | <ul style="list-style-type: none"><li>• Available November 1, 2026</li><li>• Located in the St. James Industrial area, with convenient access to the many amenities of Polo Park, Route 90 and Winnipeg Richardson International Airport</li><li>• Bright office space featuring ample windows and natural light</li><li>• Shipping/receiving office located within the warehouse, with a storage mezzanine above</li><li>• Functional office layout featuring an open workstation area, private offices, reception area, and lunchroom</li><li>• 3 dock-level loading doors and 2 grade-level loading doors accessed via steel ramps</li><li>• 16'9" ceiling height</li><li>• Zoning: M2</li></ul> |

# INDUSTRIAL FOR SALE

70 NICOLAS AVENUE

(+/-) 14,777 SF AVAILABLE

## PROPERTY HIGHLIGHTS

- 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

## CONTACT

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Brett Intrater Personal Real Estate Corporation  
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### Chris Macsymic

Executive Vice President & Principal  
Chris Macsymic Personal Real Estate Corporation  
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C 204 997 6547  
chris.macsymic@cwinnipeg.com

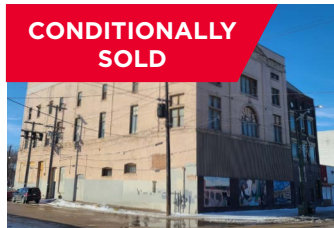
### Karin Thielmann

Senior Associate  
T 204 934 6435  
C 204 470 4715  
karin.thielmann@cwinnipeg.com

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

| ADDRESS                                                                            | CONTACT                                                          | ZONING | LAND AREA<br>(ACRES +/-) | BUILDING AREA<br>(SF +/-)  | LOADING<br>GRADE | DOCK                         | MAX CLR HT<br>(+/-) | SALE PRICE                   | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------|------------------------------------------------------------------|--------|--------------------------|----------------------------|------------------|------------------------------|---------------------|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>4 BAYVIEW WAY</b>                                                               |                                                                  |        |                          |                            |                  |                              |                     |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>MCGILLIVRAY BUSINESS PARK COMMERCIAL CONDOS</b>                                 |                                                                  |        |                          |                            |                  |                              |                     |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|    | RYAN MUNT<br>204 928 5015<br><br>KARIN THIELMANN<br>204 470 4715 | ML     |                          | 1,350 (PER UNIT)           | 1                |                              | 18'                 | STARTING AT<br>\$420,000.000 | <ul style="list-style-type: none"><li>• Located just South of McGillivray Boulevard</li><li>• Flexible design option to combine adjacent or back-to-back units, providing drive-through access</li><li>• No City of Winnipeg Business Taxes</li><li>• Zoned ML</li></ul> *Allowing multitude of uses                                                                                                                                                                                                                                                                                  |
| <b>1000 WAVERLEY STREET</b>                                                        |                                                                  |        |                          |                            |                  |                              |                     |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|    | RYAN MUNT<br>204 928 5015<br><br>KARIN THIELMANN<br>204 470 4715 | M2     | 151,651 SF               | 58,464 SF ON<br>3.48 ACRES | 1                | 5<br>(CAN BE<br>REINSTALLED) |                     | CONTACT AGENT                | <ul style="list-style-type: none"><li>• Fully developed office flex space ideally situated in the highly desirable Southwest Winnipeg</li><li>• One unit available for immediate possession with additional revenue and growth opportunity</li><li>• Exceptional parking offering with (+/-) 200 stalls</li><li>• Excellent high-exposure building signage and large monument sign opportunity along Waverley Street</li><li>• City of Winnipeg transit stops going North and South located directly outside</li><li>• Zoned M2</li><li>• Property Tax: \$166,804.55 (2025)</li></ul> |
| <b>57025 ROAD 169 W. KOLA, MB</b>                                                  |                                                                  |        |                          |                            |                  |                              |                     |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  | CHRIS MACSYMIC<br>204 997 6547                                   | GD     | 3.14                     | 23,883 SF                  | 13               |                              | 16'                 | \$6,000,000                  | <ul style="list-style-type: none"><li>• Cross grade facility complete with warehouse, service area, wash bay, built out office and outbuildings for storage</li><li>• Main building heated with natural gas (indoor boiler)</li><li>• Additional air unit and exhaust system</li><li>• Freshwater Cistern (In Ground) – 3000 Gallons</li><li>• 2 Compartment Septic Tank connected to sewer for building – 3500 Gallons</li><li>• Zoning: General Development</li></ul>                                                                                                               |

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

| ADDRESS                                                                                                          | CONTACT                          | ZONING | LAND AREA<br>(ACRES +/-) | BUILDING AREA<br>(SF +/-) | LOADING |      | MAX CLR HT<br>(+/-) | SALE PRICE  | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------|----------------------------------|--------|--------------------------|---------------------------|---------|------|---------------------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                  |                                  |        |                          |                           | GRADE   | DOCK |                     |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| UNIT 511-512 - 1200 SHERWIN ROAD                                                                                 |                                  |        |                          |                           |         |      |                     |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <div>CONDITIONALLY SOLD</div>    | RYAN MUNT<br>204 298 1905        | M2     |                          | 4,925                     | 1       | 1    | 16'4                | COND SOLD   | <ul style="list-style-type: none"><li>• Modernized office and commissary space with upgraded finishes and layout</li><li>• Dedicated exterior seating area—ideal for staff breaks or customer-facing operations</li><li>• One 8' x 14' grade-level ramped door</li><li>• One 8' x 10' dock-level door</li><li>• Efficient for varied logistics and delivery needs</li><li>• 16'4" clear ceiling height allows for racking, storage, or light industrial use</li><li>• Suitable for food production, light manufacturing, distribution, or hybrid office/industrial operations</li><li>• Move-in ready with infrastructure in place—perfect for owner-users or investors</li></ul> |
|                                                                                                                  | KARIN THIELMANN<br>204 470 4715  |        |                          |                           |         |      |                     |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 53 HIGGINS AVE                                                                                                   |                                  |        |                          |                           |         |      |                     |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                  | BRANDI ELOQUENCE<br>204 996 3425 |        | 2.04                     | 73,523                    | 2       | 2    | 13' - 22'           | \$4,300,000 | <p>Unique multi-storey office/warehouse plus industrial complex situated in Winnipeg's North Point Douglas area, just minutes from Downtown and major transport routes. This rare, character-rich property offers both owner-operator use and redevelopment potential. The original building features built-out main floor offices, warehousing on floors two through four, and an original flour storage tower on floors five and six offering exceptional city views. The additional warehouse was originally designed with a curve to accommodate a rail spur. Current operations include fenced compound in this space.</p>                                                   |
| 814 MAIN ST, 207 & 209 JARVIS AVE                                                                                |                                  |        |                          |                           |         |      |                     |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <div>CONDITIONALLY SOLD</div>  | COLIN GRATTON<br>204 471 1270    |        |                          | 20,340                    |         |      | 20'                 | COND SOLD   | <ul style="list-style-type: none"><li>• Redevelopment opportunity in downtown Winnipeg suited for housing, medical boarding, or community support uses</li><li>• Former plans suggest opportunity for 52 Micro Units &amp; 8 Suites</li><li>• Originally constructed in 1908</li><li>• Dock loading access</li><li>• Fully sprinklered throughout</li><li>• Varied clear ceiling heights:</li><li>• 1st floor: 20'</li><li>• 2nd floor: 16'</li><li>• 3rd floor: 12'</li><li>• Recent building improvements include:</li><li>• New boiler installed in 2008</li><li>• Tar &amp; gravel roof replaced in 2017</li><li>• 7 new electrical panels</li></ul>                          |

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

| ADDRESS                                                                            | CONTACT                                                           | ZONING | LAND AREA<br>(ACRES +/-) | BUILDING AREA<br>(SF +/-) | LOADING<br>GRADE | DOCK | MAX CLR HT<br>(+/-) | SALE PRICE               | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------|--------|--------------------------|---------------------------|------------------|------|---------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1447 HIGHWAY 75 - RM OF RITCHOT MB</b>                                          |                                                                   |        |                          |                           |                  |      |                     |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|    | RYAN MUNT<br>204 298 1905<br><br>CHRIS MACSYMIC<br>204 997 6547   |        | 25                       | 15,004                    | 6                | 3    |                     | \$6,000,000              | <b>FORMER TRUCKING FACILITY</b> <ul style="list-style-type: none"> <li>Office Building SF: (+/-) 3,664</li> <li>Warehouse Building SF: (+/-) 11,340</li> <li>Fenced and gated yard space</li> <li>Additional revenue from Xplornet cell tower</li> <li>Weigh scale included</li> <li>Approximately 80 electrified staff parking stalls</li> <li>Zoning: AL - Agricultural Limited Zone</li> <li>Conditional use in place for industrial use</li> </ul>                                                                                                                                                                                                                                                                                                                                                  |
| <b>ROCKALL PARK COMMERCIAL CONDOS PHASE II</b>                                     |                                                                   |        |                          |                           |                  |      |                     |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|    | RYAN MUNT<br>204 928 5015<br><br>KARIN THIELMANN<br>204 470 4715  | IB     |                          | 1,170 (PER UNIT)          | 1                |      | 18'                 | STARTING AT<br>\$345,000 | <ul style="list-style-type: none"> <li>New state-of-the-art commercial condominium complex located just west of the Perimeter Highway and south of Roblin Boulevard</li> <li>Excellent access to the Perimeter Highway and Roblin Blvd with future access from Wilkes Ave</li> <li>Ideal for small business uses including light industrial, contractors, or showroom space and hobbyist uses such as storage for cars, boats, RVs, and more</li> <li>No City of Winnipeg business taxes</li> <li>Option to combine adjacent units to create drive through access</li> <li>Site fully serviced with water, sewer, gas, hydro, and BellMTS fibre internet</li> <li>Paved, fenced, and secured site with an asphalt compound area</li> <li>Unit customization menu list available upon request</li> </ul> |
| <b>25 PAQUIN ROAD</b>                                                              |                                                                   |        |                          |                           |                  |      |                     |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|  | STEPHEN SHERLOCK<br>204 799 5526<br><br>RYAN MUNT<br>204 298 1905 |        |                          | 46,018                    | 3                | 1    |                     | COND SOLD                | <ul style="list-style-type: none"> <li>(+/-) 38,621 sf ground floor area with (+/-) 7,397 sf of second floor office space</li> <li>Secure, fenced outdoor compound area</li> <li>Excellent access/egress</li> <li>1 dock loading door</li> <li>3 grade loading doors</li> <li>Zoned M2</li> <li>Original building built in 1988 with a (+/-) 11,616 sf addition built in 1993</li> <li>Addition has steel roof, remainder of roof recently replaced</li> <li>Original building has 18' clear ceiling height and addition has 20' clear ceiling height</li> <li>Majority of HVAC equipment recently replaced</li> <li>Fully sprinklered</li> <li>600 AMP 3 Phase main electrical service</li> </ul>                                                                                                      |

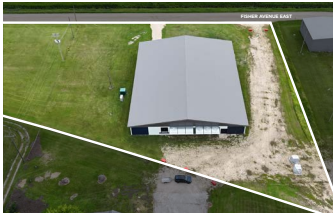
*\*Please click the property image for more details.*

| ADDRESS                                                                                                        | CONTACT                          | ZONING | LAND AREA<br>(ACRES +/-) | BUILDING AREA<br>(SF +/-) | LOADING<br><i>GRADE DOCK</i> |   | MAX CLR HT<br>(+/-) | SALE PRICE                                               | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------|----------------------------------|--------|--------------------------|---------------------------|------------------------------|---|---------------------|----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 865 BRADFORD STREET                                                                                            |                                  |        |                          |                           |                              |   |                     |                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <div>CONDITIONALLY SOLD</div>  | RYAN MUNT<br>204 298 1905        | M2     | 1.39                     | 18,913                    | 1                            | 2 | 16.5'               | COND SOLD                                                | <ul style="list-style-type: none"><li>Rare opportunity to own or lease a single-tenant warehouse with existing office improvements in St. James Industrial</li><li>Approximately 14,908 SF of warehouse space and 4,005 SF of office space featuring five private offices and showroom space</li><li>(+/-) 16.5' ceiling</li><li>Column spacing (+/-) 30' x 22.5'</li><li>Covered dock level loading and ramped grade access</li><li>Two dock doors, one 8' x 10' and one 10' x 10'</li><li>One ramped grade door 14' wide x 10' tall</li><li>Large loading area - 31% site coverage</li><li>Easy access to trucking and distribution routes</li></ul> |
|                                                                                                                | LYDAWN MCGARRY<br>204 801 6967   |        |                          |                           |                              |   |                     |                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 870 CENTURY STREET                                                                                             |                                  |        |                          |                           |                              |   |                     |                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                | RYAN MUNT<br>204 298 1905        | M2     |                          | 12,000                    | 1                            |   | 12'33 - 12'7"       | \$2,450,000                                              | <ul style="list-style-type: none"><li>Prime St. James industrial location with excellent access to Route 90, Portage Ave, and the airport</li><li>Close to Polo Park, retail, restaurants, and transit</li><li>Renovated office (2024): 5 offices, meeting room, kitchenette, 2 washrooms, showroom + warehouse</li><li>Fully sprinklered</li><li>1 grade door (8' x 12')</li><li>Clear height: 12'3"-12'7"</li><li>Built in 1965</li><li>Zoning: M2</li><li>Land: ±28,040 SF</li></ul>                                                                                                                                                                |
| 919 MAIN STREET                                                                                                |                                  |        |                          |                           |                              |   |                     |                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                              | BRANDI ELOQUENCE<br>204 996 3425 |        |                          | 5,390                     |                              |   |                     | PRICE REDUCED<br><del>\$480,000.00</del><br>\$470,000.00 | <ul style="list-style-type: none"><li>Well-maintained property offering outstanding value for both owner-users and investors</li><li>Suitable for a wide range of uses including retail, office, or automotive repair</li><li>Functional layout featuring showroom and warehouse space on the main level, second level office space, and storage on the lower level</li><li>One (1) grade-level overhead loading door</li><li>Centrally located with prominent signage and frontage along Main Street</li><li>Convenient access to major transportation routes</li></ul>                                                                               |
|                                                                                                                | COLIN GRATTON<br>204 471 1270    |        |                          |                           |                              |   |                     |                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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

| ADDRESS                                                                           | CONTACT                        | ZONING | LAND AREA<br>(ACRES +/-) | BUILDING AREA<br>(SF +/-) | LOADING<br>GRADE    DOCK | MAX CLR HT<br>(+/-) | SALE PRICE    | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------|--------------------------------|--------|--------------------------|---------------------------|--------------------------|---------------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8 FROESE CRESCENT                                                                 |                                |        |                          |                           |                          |                     | PRICE REDUCED |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|   | CHRIS HOURIHAN<br>204 995 0225 |        |                          | 5,500                     | 1                        | 18'                 | \$2,150,000   | <ul style="list-style-type: none"><li>• Each building measuring 100' x 50', with an additional 500 sq. ft. mezzanine</li><li>• Buildings situated on a 1.10 acre parcel</li><li>• Excellent opportunity for an owner-user to occupy one building while leasing out the second building to generate rental income</li><li>• Each mezzanine features two offices, open work area and a washroom</li><li>• Finished washroom on each main floor</li><li>• 12' x 12' grade-level loading door at each building</li><li>• 18' clear ceiling height</li><li>• 600V/200A power supply in each building</li><li>• Quick access to Highway 1 and the Perimeter Highway</li><li>• Zoned IG – General Industrial – Suitable for a variety of uses, including warehouse, light industrial, service trades, and distribution</li><li>• No City of Winnipeg Business Tax</li></ul>                                       |
|                                                                                   | COLIN GRATTON<br>204 471 1270  |        |                          | 5,500                     | 1                        | 18'                 |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                                                                   | LYDAWN MCGARRY<br>204 801 6967 |        |                          |                           |                          |                     |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 400 FORT WHYTE WAY                                                                |                                |        |                          |                           |                          |                     |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|  | BRETT INTRATER<br>204 999 1238 |        |                          | 20,061                    |                          | 20'                 | \$4,600,000   | <ul style="list-style-type: none"><li>• 100% freehold interest available at 400 Fort Whyte Way, RM of MacDonald</li><li>• Two buildings totaling ±45,879 sq. ft. on ±3.3 acres<ul style="list-style-type: none"><li>• Building 1: (+/-) 20,061 sq. ft.</li><li>• Building 2: (+/-) 25,818 sq. ft.</li></ul></li><li>• Prime location southwest of Winnipeg with direct access via the new light-controlled intersection at McGillivray Blvd. &amp; McCreary Rd.</li><li>• Exceptionally well-maintained asset under professional ownership and management</li><li>• Strong in-place tenancy providing stable cash flow</li><li>• Vacant space in Building 2 offers immediate occupancy for an owner-user</li><li>• Opportunity for both investors and owner-users seeking income and growth potential</li><li>• Rare multi-building offering in a rapidly growing commercial/industrial corridor</li></ul> |
|                                                                                   | CHRIS HOURIHAN<br>204 995 0225 |        |                          | 25,818                    |                          | 20'                 | COND SOLD     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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

| ADDRESS                                                                           | CONTACT                         | ZONING | LAND AREA<br>(ACRES +/-) | BUILDING AREA<br>(SF +/-) | LOADING<br><i>GRADE      DOCK</i> |   | MAX CLR HT<br>(+/-) | SALE PRICE  | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------|---------------------------------|--------|--------------------------|---------------------------|-----------------------------------|---|---------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 70 NICOLAS AVENUE                                                                 |                                 |        |                          |                           |                                   |   |                     |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|   | BRETT INTRATER<br>204 999 1238  |        | 4.88                     | 14,777                    | 1                                 | 3 | 12' - 20'           | \$3,250,000 | <ul style="list-style-type: none"><li>• Excellent industrial opportunity in a well-established business park</li><li>• Ample on-site parking for staff and visitors</li><li>• Efficient shipping and receiving area designed for smooth logistics</li><li>• Opportunity for owner-occupiers or investors</li><li>• Sprinklered, Forced air HVAC, Gas Unit Heaters, LED/Halogen lighting, adequate electrical for tenant demand</li><li>• Site includes office space, washrooms, a kitchenette and warehouse space</li><li>• Year Built: 1964 with an addition built in 1968</li><li>• Zoning: M3</li><li>• 3 - 10' x 10' dock loading doors</li><li>• 1 - 10' x 8' platform dock door with grade ramp</li><li>• (+/-) 12' - 20' ceiling height</li></ul>                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                                                   | CHRIS MACSYMIC<br>204 997 6547  |        |                          |                           |                                   |   |                     |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                   | KARIN THIELMANN<br>204 470 4715 |        |                          |                           |                                   |   |                     |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 900 FISHER AVENUE - PORTAGE LA PRAIRIE, MB                                        |                                 |        |                          |                           |                                   |   |                     |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|  | CHRIS HOURIHAN<br>204 995 0225  |        | 2.18                     | 15,680                    | 1                                 |   | 11'9"               | \$2,000,000 | <ul style="list-style-type: none"><li>• Strategic Portage la Prairie location, approximately 85 km west of Winnipeg</li><li>• Minutes from the Trans-Canada Highway #1, providing excellent regional and national transportation access</li><li>• Nearby fibre optic access point supporting connectivity and technology-based operations</li><li>• Close proximity to the CN Rail corridor, located approximately 69 metres (227 feet) from the property</li><li>• Currently configured for a cryptocurrency mining operation</li><li>• Approximately 2.5 MW of electrical capacity available</li><li>• Well suited for data processing, technology-focused businesses, and other power-intensive industrial users</li><li>• 10' x 10' grade loading door</li><li>• 10'5" clear ceiling height</li><li>• 11'9" overall ceiling height</li><li>• Functional layout suitable for a variety of light industrial applications</li><li>• M1 - Light Manufacturing zoning</li><li>• Flexible opportunity for businesses looking to establish or expand operations in Manitoba's growing industrial market- Provide your feedback on BizChat</li></ul> |

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

| ADDRESS                                                                                                      | CONTACT                         | ZONING | LAND AREA<br>(ACRES +/-) | BUILDING AREA<br>(SF +/-) | LOADING<br>GRADE DOCK |   | MAX CLR HT<br>(+/-) | SALE PRICE   | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------|---------------------------------|--------|--------------------------|---------------------------|-----------------------|---|---------------------|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1451 SASKATCHEWAN AVE                                                                                        |                                 |        |                          |                           |                       |   |                     |              |                                                                                                                                                                                                                                                                                                                                                                                         |
| <div>COMING TO MARKET</div>  | CHRIS MACSYMIC<br>204 997 6547  | M3     | 4.348                    | 96,380                    | 2                     | 7 | 14-30'              | \$15,500.000 | <ul style="list-style-type: none"><li>(+/-) 88,380 SF of open manufacturing area</li><li>(+/-) 8,000 SF of office space, including a mezzanine level</li></ul>                                                                                                                                                                                                                          |
|                                                                                                              | BRETT INTRATER<br>204 999 1238  |        |                          |                           |                       |   |                     |              | <ul style="list-style-type: none"><li>Functional layout suitable for manufacturing, warehousing, and distribution operations</li></ul>                                                                                                                                                                                                                                                  |
|                                                                                                              | RYAN MUNT<br>204 298 1905       |        |                          |                           |                       |   |                     |              | <ul style="list-style-type: none"><li>Excellent truck access with ample maneuvering space for 53' semi-trailers</li></ul>                                                                                                                                                                                                                                                               |
|                                                                                                              | KARIN THIELMANN<br>204 470 4715 |        |                          |                           |                       |   |                     |              | <ul style="list-style-type: none"><li>Seven dock-level loading doors</li><li>Two overhead loading doors</li><li>1,200-amp, 600-volt, 3-phase power</li><li>Clear ceiling heights ranging from 14' to 30'</li><li>Electrified parking available within a secure fenced compound</li><li>Well-positioned industrial facility with efficient shipping and receiving capabilities</li></ul> |

# OFFICE FOR LEASE

1460 CLARENCE AVENUE

(+/-) 6,553 SF AVAILABLE

## PROPERTY HIGHLIGHTS

- 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

## CONTACT

### Ryan Munt

Executive Vice President  
Ryan Munt Personal Real Estate Corporation  
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C 204 298 1905  
[ryan.munt@cwinnipeg.com](mailto:ryan.munt@cwinnipeg.com)

### Chris Macsymic

Executive Vice President & Principal  
Chris Macsymic Personal Real Estate Corporation  
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[chris.macsymic@cwinnipeg.com](mailto:chris.macsymic@cwinnipeg.com)

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

| ADDRESS            | CONTACT                                                                            | UNIT/SUITE     | AREA AVAILABLE<br>(SF +/-) | RENTAL RATE<br>(PSF) | CAM & TAX<br>(PSF) | COMMENTS |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------|------------------------------------------------------------------------------------|----------------|----------------------------|----------------------|--------------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 379 BROADWAY       |    | CHRIS HOURIHAN | 101                        | 1,996                | \$21.00            | \$15.22  | <ul style="list-style-type: none"><li>• Prime downtown location surrounded by a variety of amenities, including vibrant summer food trucks on Broadway</li><li>• Immediate access to the RBC Convention Centre and Skywalk, connecting you to the heart of downtown</li><li>• Excellent public transportation options for seamless commuting</li><li>• Elevator access and full handicap accessibility throughout the building</li><li>• Professionally managed for worry-free operations</li><li>• Ideal for law offices or other professional service firms</li><li>• Functional layout includes a welcoming reception area, four private offices, one washroom, and multiple open workspaces</li><li>• Conveniently close to Manitoba Courts—perfect for legal professionals</li><li>• Heavy daily traffic exposure, with up to 22,900 vehicles passing by the corner of Edmonton Street and Broadway</li></ul> |
|                    |                                                                                    | 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  | <ul style="list-style-type: none"><li>• Located on the Northeast corner of Carlton St and York Ave</li><li>• Directly across from the RBC Convention Centre</li><li>• Connection to downtown's climate-controlled skywalk and concourse systems</li><li>• 24/7 security on site</li><li>• Ample parking available at Lakeview Square Parkade</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                    |                                                                                    | 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<br>(SF +/-) | RENTAL RATE<br>(PSF) | CAM & TAX<br>(PSF) | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------|----------------------------------|--------------|----------------------------|----------------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 100 PAQUIN ROAD                                                                   |                                  |              |                            |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|   | RYAN MUNT<br>204 928 5015        | SECOND FLOOR | 5,000 SF - 11,262          | \$15.00 GROSS        |                    | <ul style="list-style-type: none"><li>• 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</li><li>• Abundance of natural light throughout office space creating a desirable work environment</li><li>• Excellent on-site electrified parking</li><li>• Convenient access to major public transportation routes</li><li>• The 2nd floor consists of reception, kitchen, 2 boardrooms, large open areas, and over 10 offices</li><li>• Considerations for furniture to be included</li><li>• Potential for installation of a lift for accessible access to the 2nd Floor</li><li>• Outdoor patio space available for tenants</li><li>• 50+ parking stalls available</li><li>• Flexible lease options available</li></ul> |
|                                                                                   | COLIN GRATTON<br>204 471 1270    |              |                            |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| MB CLINIC - 790 SHERBROOK STREET                                                  |                                  |              |                            |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|  | BRANDI ELOQUENCE<br>204 934 6246 | UNIT 110     | 952                        | \$28.00              | \$16.34            | <ul style="list-style-type: none"><li>• Join one of Canada's largest private multi-specialty medical clinics at Winnipeg's state-of-the-art Manitoba Clinic</li><li>• Conveniently located adjacent to the Health Sciences Centre with direct access to Notre Dame Avenue</li><li>• Perfect for paramedical services such as physiotherapy, chiropractic, massage, acupuncture, infusion, etc.</li><li>• Direct access to parkade from building with monthly parking available</li><li>• Amenities include a cafe and secure bicycle storage</li><li>• Shell space ready for tenant customization</li><li>• Join complimentary businesses including Shoppers Drug Mart, Winnipeg Hearing Centres, Visual Eyes Optometry and more</li></ul>                                                                                       |
|                                                                                   | BRETT INTRATER<br>204 934 6229   |              |                            |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                   | LYDAWN MCGARRY<br>204 801 6967   |              |                            |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

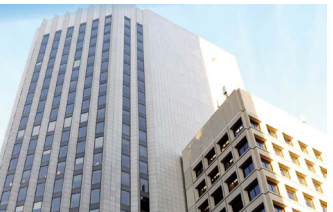
*\*Please click the property image for more details.*

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

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

| ADDRESS                                                                            | CONTACT                          | UNIT/SUITE          | AREA AVAILABLE<br>(SF +/-) | RENTAL RATE<br>(PSF) | CAM & TAX<br>(PSF) | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------|----------------------------------|---------------------|----------------------------|----------------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 363 BROADWAY                                                                       |                                  |                     |                            |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|    | RYAN MUNT<br>204 928 5015        | 1 (MAIN FLOOR UNIT) | 3,511                      | \$24.00              | \$15.78            | <b>BUILDING SIGNAGE OPPORTUNITY</b> <ul style="list-style-type: none"><li>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</li><li>Close proximity to the RBC Convention Centre, Provincial Law Courts and Manitoba Legislature with easy access to the climate-controlled Skywalk System</li><li>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</li><li>24/7 on-site security</li><li>5 elevators, recently upgraded</li><li>3 levels of heated underground parking with on-site car wash</li><li>Valet service available</li><li>BOMA Best silver certified</li></ul> |
|                                                                                    |                                  | 200                 | 13,027                     | \$16.50              | \$15.78            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                                                    | BRETT INTRATER<br>204 934 6229   | 510                 | 4,668                      | \$16.50              | \$15.78            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                                                    |                                  | 605                 | 4,630                      | \$16.50              | \$15.78            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                                                    |                                  | 610                 | 2,273                      | LEASED               | LEASED             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                                                    |                                  | 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<br>204 799 5526 | 2 & 3               | 5,586                      | \$20.95              | \$8.47             | <ul style="list-style-type: none"><li>Located on Lorimer Boulevard off of Sterling Lyon Parkway in close proximity to Kenaston, Wilkes and Waverley</li><li>Excellent opportunity in a newer facility allowing for flexible use of space</li><li>Site has a variety of amenities in the neighborhood</li><li>Space includes:<ul style="list-style-type: none"><li>20 private offices</li><li>4 small meeting rooms (which could easily be offices)</li><li>One small boardroom (12' x 14')</li><li>One large mezzanine boardroom (15'4" x 29'6")</li><li>3 washrooms (mens, womens, unisex)</li><li>2 open work areas</li><li>Reception area</li><li>Kitchen/ lunchroom area</li></ul></li></ul>                                                                                                             |
|                                                                                    | RYAN MUNT<br>204 298 1905        |                     |                            |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 55 DONALD STREET                                                                   |                                  |                     |                            |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|  | RYAN MUNT<br>204 298 1905        |                     | 3,954                      | \$10.00              | \$14.17            | <ul style="list-style-type: none"><li>Main floor space with efficient floorplate with attractive improvements in place</li><li>Interior layout features 10 offices, 1 boardroom, open work area, a kitchenette, and a fully accessible UTR restroom</li><li>Ample parking available on site</li><li>Secure access via key fob entry</li><li>Available immediately</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                    | CHRIS HOURIHAN<br>204 995 0225   |                     |                            |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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

| ADDRESS                                                                            | CONTACT                          | UNIT/SUITE              | AREA AVAILABLE<br>(SF +/-) | RENTAL RATE<br>(PSF)   | CAM & TAX<br>(PSF)    | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| 289 KING STREET                                                                    |                                  |                         |                            |                        |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|    | BRANDI ELOQUENCE<br>204 996 3425 | MAIN FLOOR              | 3,727                      | \$7.99                 | \$3.15                | <ul style="list-style-type: none"><li>Built in 1895, 289 King Street is steps from the Exchange District and downtown amenities.</li><li>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.</li><li>Amenities include on-site parking, sheltered loading, a freight elevator, third floor tenant lounge, and full sprinkler coverage.</li><li><a href="#">Flexible lease terms and generous incentives are available for qualified tenants</a>, making this a versatile option for businesses seeking downtown accessibility with character.</li></ul> |
|                                                                                    |                                  | 3RD FLOOR               | 156-4,093                  | \$6.00                 | \$3.15                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 755 HENDERSON HIGHWAY                                                              |                                  |                         |                            |                        |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|   | CHRIS HOURIHAN<br>204 934 6215   | UNIT 202<br>THIRD FLOOR | 1,260<br>5,750             | COND LEASED<br>\$23.00 | COND LEASED<br>\$7.32 | <ul style="list-style-type: none"><li>Located in Northeast Winnipeg</li><li>In close proximity to downtown and Chief Peguis Trail</li><li>Building features floor to ceiling windows</li><li>Main entrance features glass atrium with three storey glazing and elevator access.</li><li>Available immediately</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                        |
| 333 MAIN STREET                                                                    |                                  |                         |                            |                        |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|  | RYAN MUNT<br>204 928 5015        | 4TH FLOOR               | SUBLEASE<br>7,720          | TBD                    | \$15.86               | <ul style="list-style-type: none"><li>3 full floors available on the 4th, 10th and 11th floor</li><li>Floorplates are approximately 7,720 sf</li><li>Connection to downtown's climate controlled skywalk and concourse systems</li><li>Direct elevator lobby exposure</li><li>Headlease expiry: December 27th, 2026</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                    |                                  | 10TH FLOOR              | 7,720                      | TBD                    | \$15.86               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                                                    |                                  | 11TH FLOOR              | 7,720                      | TBD                    | \$15.86               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                                                    |                                  |                         | 23,160                     |                        |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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

| ADDRESS                                                                                                            | CONTACT                        | UNIT/SUITE | AREA AVAILABLE<br>(SF +/-) | RENTAL RATE<br>(PSF) | CAM & TAX<br>(PSF) | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| 67 SCURFIELD BLVD                                                                                                  |                                |            |                            |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <div>CONDITIONALLY<br/>SOLD</div>  | RYAN MUNT<br>204 298 1905      |            | 25,745                     | COND SOLD            | COND SOLD          | <div>CLICK <a href="#">HERE</a> TO TAKE A VIRTUAL TOUR</div> <ul style="list-style-type: none"><li>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.</li><li>25,745 SF available for sale or lease, formerly occupied by MITT.</li><li>Excellent Fort Garry Industrial Park location near Kenaston Boulevard and Waverley Street.</li><li>Flexible layout featuring classrooms, offices, training rooms, and multi-purpose space.</li><li>Modern interior improvements with ample power and data infrastructure.</li><li>Generous on-site parking for staff, students, and visitors.</li><li>Prominent exposure along Scurfield Boulevard with strong signage potential.</li><li>Convenient access to Abinojii Mikanah, Kenaston Boulevard, and the Perimeter Highway.</li><li>Surrounded by amenities including retail, restaurants, fitness centres, and services.</li><li>Immediate occupancy available with potential for tenant-specific improvements.</li><li>M1 zoned, supporting a variety of industrial and commercial uses.</li></ul> |
|                                                                                                                    | CHRIS MACSYMIC<br>204 997 6547 |            |                            |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 1460 CLARENCE AVE                                                                                                  |                                |            |                            |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                  | RYAN MUNT<br>204 298 1905      |            | 6,553                      | \$9.95               | \$8.06             | <ul style="list-style-type: none"><li>Available immediately</li><li>Located in southwest Winnipeg on Clarence Avenue off of Waverley Street with easy access to McGillivray Boulevard</li><li>Nicely developed office space with 9 private offices, open work area, lunch room, washrooms and storage space</li><li>Excellent natural light throughout</li><li>Many restaurants and other amenities in close proximity</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                                                                                                    | CHRIS MACSYMIC<br>204 997 6547 |            |                            |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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

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

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

| ADDRESS                                                                            | CONTACT                          | UNIT/SUITE | AREA AVAILABLE<br>(SF +/-) | RENTAL RATE<br>(PSF) | CAM & TAX<br>(PSF) | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| <b>1280 WAVERLEY STREET</b>                                                        |                                  |            |                            |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|    | RYAN MUNT<br>204 928 5015        |            | 35,000                     | CONTACT<br>AGENT     | CONTACT AGENT      | <ul style="list-style-type: none"> <li>Located on Waverley Street with direct McGillivray Boulevard exposure; 29,100 daily vehicles ensure high visibility to commuters and locals.</li> <li>New build opportunity at 1280 Waverley for modern suburban office with efficient design, contemporary finishes, and flagship flexibility.</li> <li>Flagship site in fast-growing Southwest Winnipeg; strong residential density west supports long-term demand.</li> <li>Easy access via Waverley/Buffalo; near McGillivray/Kenaston for seamless Winnipeg connectivity.</li> <li>Prime signage on Waverley maximizes brand visibility for corporate/professional users.</li> <li>Near McGillivray/Kenaston retail, dining, services for employee/client convenience.</li> <li>Zoned M1 for flexible office/commercial uses.</li> </ul> |
| <b>31-47 SCURFIELD BLVD</b>                                                        |                                  |            |                            |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|  | RYAN MUNT<br>204 928 5015        | 39<br>41   | 2,884<br>1,367             | \$21.95<br>LEASED    | \$9.30<br>LEASED   | <ul style="list-style-type: none"> <li>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.</li> </ul>                                                                                                                                                                    |
|                                                                                    | STEPHEN SHERLOCK<br>204 799 5526 | 39 & 41    | 4,251                      | LEASED               | LEASED             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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

| ADDRESS                                                                                                          | CONTACT                         | UNIT/SUITE | AREA AVAILABLE<br>(SF +/-) | RENTAL RATE<br>(PSF) | CAM & TAX<br>(PSF) | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| <b>1305 PEMBINA HWY</b><br>      | BRETT INTRATER<br>204 999 1238  |            | <b>SUBLEASE</b><br>6,952   | CONTACT<br>AGENT     | CONTACT AGENT      | <ul style="list-style-type: none"> <li>Positioned at one of Winnipeg's most prominent intersections, this former financial institution offers exceptional visibility and accessibility</li> <li>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.</li> <li>11 Private Offices - Ideal for individual practitioners or small teams</li> <li>2 Boardrooms – Perfect for meetings, workshops, or collaborative sessions</li> <li>Spacious Washrooms</li> <li>Clean and modern facilities for staff and clients</li> <li>Kitchenette Potential - Flexible space with plumbing access for future installation</li> <li>Safe Removed – Clean slate for customization and layout optimization</li> <li>Drive-Thru Opportunity – Subject to municipal approval; great for service-based operations</li> <li>600A 120/208V 3-Phase Electrical Service – Robust power capacity for medical, wellness, or tech-based use</li> </ul> |
|                                                                                                                  | KARIN THIELMANN<br>204 470 4715 |            |                            |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>187 ST. MARY'S ROAD</b><br> | COLIN GRATTON<br>204 471 1270   |            | 3,551                      | \$18.00              | TBD                | <ul style="list-style-type: none"> <li>Turnkey suburban office space, ideal for owner-users</li> <li>3,551 sq. ft. featuring eight private offices, large boardroom, reception area, kitchenette, and two washrooms</li> <li>Additional 1,003 sq. ft. of basement space</li> <li>Located on major public transportation routes</li> <li>Five-minute drive to downtown</li> <li>Three tandem parking stalls, with additional street parking available</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                                                  | LYDAWN MCGARRY<br>204 801 6967  |            |                            |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                                                  | CHRIS HOURIHAN<br>204 995 0225  |            |                            |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

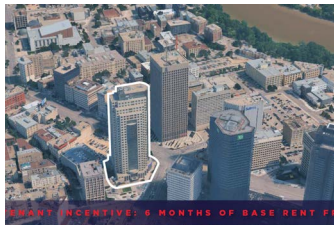
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| ADDRESS                                                                            | CONTACT                         | UNIT/SUITE    | AREA AVAILABLE<br>(SF +/-) | RENTAL RATE<br>(PSF)     | CAM & TAX<br>(PSF) | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| <b>1821 MAIN STREET</b>                                                            |                                 |               |                            |                          |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|    | COLIN GRATTON<br>204 471 1270   |               | 612                        | \$1,600 GROSS<br>MONTHLY |                    | <ul style="list-style-type: none"> <li>Main-floor office/retail opportunity located on Main Street, ideally positioned between Jefferson Avenue and Leila Avenue</li> <li>Well-suited for professional service users, including law firms, accounting practices, and similar businesses</li> <li>Functional layout offering an open-concept workspace with shared common areas</li> <li>Two reserved parking stalls available at the rear of the property</li> <li>Prominent, high-visibility signage opportunity on the building façade</li> <li>Conveniently located minutes from Kildonan Park and in close proximity to a variety of restaurants and retail amenities</li> </ul> |
|                                                                                    | RYAN MUNT<br>204 298 1905       |               |                            |                          |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>98 MARKET AVENUE</b>                                                            |                                 |               |                            |                          |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|   | COLIN GRATTON<br>204 471 1270   |               | 2,400                      | \$16.00                  | TBD                | <ul style="list-style-type: none"> <li>Blank canvas ready for tenant design and fit-up</li> <li>Main floor of a modern design 6 storey, 64 suite property</li> <li>Tucked away in the East Exchange District within close proximity to an array of amenities</li> <li>Amazing walkability, close to local spots including Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Ave Pumphouse, The Forks and much more</li> <li>Zoned D</li> </ul>                                                                                                                                                                                                                                         |
|                                                                                    | CHRIS HOURIHAN<br>204 934 6215  |               |                            |                          |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>21 MURRAY PARK ROAD</b>                                                         |                                 |               |                            |                          |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|  | CHRIS MACSYMIC<br>204 928 5019  | BUILD-TO-SUIT | 7,840 - 15,680             | \$14.95                  | TBD                | <ul style="list-style-type: none"> <li>Office space located on Murray Park Rd in the heart of Murray Industrial Park</li> <li>In close proximity to Winnipeg Richardson International Airport and major transportation routes</li> <li>Interior layout includes a large boardroom, private offices, an open work area, and a kitchenette</li> <li>Ample parking on-site</li> </ul>                                                                                                                                                                                                                                                                                                   |
|                                                                                    | KARIN THIELMANN<br>204 470 4715 |               |                            |                          |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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

| ADDRESS                                                                           | CONTACT                         | UNIT/SUITE | AREA AVAILABLE<br>(SF +/-) | RENTAL RATE<br>(PSF)     | CAM & TAX<br>(PSF) | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| 21 MURRAY PARK ROAD - UNIT D                                                      |                                 |            |                            |                          |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|   | CHRIS MACSYMIC<br>204 997 6547  |            | 4,471                      | LEASED                   | LEASED             | <ul style="list-style-type: none"><li>The space is comprised of approximately 80% built out office and 20% open warehouse</li><li>Corner unit with an abundance of natural light</li><li>Office layout features two private offices, boardroom, open work area, open storage area and a kitchenette</li><li>Warehouse features 15' clear ceilings, one 8'x12' grade loading door and bonus mezzanine space for additional storage</li><li>Fully Sprinklered</li><li>Ample parking available on-site</li><li>Available January 2025</li></ul>                                                                                                                                  |
|                                                                                   | KARIN THIELMANN<br>204 470 4715 |            |                            |                          |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 1821 MAIN STREET                                                                  |                                 |            |                            |                          |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|  | COLIN GRATTON<br>204 471 1270   |            | 612                        | \$1,600 GROSS<br>MONTHLY |                    | <ul style="list-style-type: none"><li>Main-floor office/retail opportunity located on Main Street, ideally positioned between Jefferson Avenue and Leila Avenue</li><li>Well-suited for professional service users, including law firms, accounting practices, and similar businesses</li><li>Functional layout offering an open-concept workspace with shared common areas</li><li>Two reserved parking stalls available at the rear of the property</li><li>Prominent, high-visibility signage opportunity on the building façade</li><li>Conveniently located minutes from Kildonan Park and in close proximity to a variety of restaurants and retail amenities</li></ul> |
|                                                                                   | RYAN MUNT<br>204 298 1905       |            |                            |                          |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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

| ADDRESS                                                                            | CONTACT                          | UNIT/SUITE | AREA AVAILABLE<br>(SF +/-) | RENTAL RATE<br>(PSF) | CAM & TAX<br>(PSF) | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| 220 PORTAGE AVE                                                                    |                                  |            |                            |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|    | BRETT INTRATER<br>204 934 6229   | 910        | 3,501                      | \$18.00              | \$18.85            | <ul style="list-style-type: none"><li>• 17-storey office tower located on the corner of Portage Avenue and Fort Street, just west of Portage and Main</li><li>• Convenient transit access with service to 59 transit routes connecting all major transfer points</li><li>• Skywalk connectivity allowing for year-round climate-controlled access to 25 buildings, including Winnipeg Square, Canada Life Centre, and the Sport, Hospitality &amp; Entertainment District (SHED)</li><li>• Clients can take advantage of the Winnipeg Square parkade, offering heated, underground, secured hourly and monthly parking as well as bike storage</li><li>• Professionally managed</li><li>• On-site security and janitorial services</li><li>• On-site café</li><li>• LEED Platinum Certification</li><li>• Extensive renovation completed in 2017</li></ul> |
|                                                                                    |                                  | 1000       | 10,322                     | \$18.00              | \$18.85            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                                                                    | KARIN THIELMANN<br>204 470 4715  | 1100       | 2,366                      | \$18.00              | \$18.85            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                                                                    |                                  | 1130       | 1,844                      | \$18.00              | \$18.85            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                                                                    |                                  | 1220       | 1,617                      | \$18.00              | \$18.85            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 201 PORTAGE AVE                                                                    |                                  |            |                            |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|  | BRANDI ELOQUENCE<br>204 996 3425 | 2140       | 1,586                      | \$19.50              | \$21.36            | <b>6 MONTHS OF BASE RENT FREE</b> <ul style="list-style-type: none"><li>• Prime 21st floor corner suite featuring abundant natural light and panoramic views from two exposures</li><li>• Interior improvements completed in 2025</li><li>• Layout includes private executive corner office, two dedicated staff offices, secured waiting area leading into an open workspace designed to accommodate a variety of configurations</li><li>• Dedicated refreshment station featuring integrated cabinetry, countertop space, and under-counter refrigeration</li><li>• Includes 2 underground scramble stalls located at 35 Albert Street (24/7 access) at market rents with access to additional above ground stalls on monthly basis</li><li>• Headlease expires February 28th, 2030</li></ul>                                                            |
|                                                                                    | CHRIS HOURIHAN<br>204 995 0225   |            |                            |                      |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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

| ADDRESS                                                                                                                                                                                                                                                                                | CONTACT | UNIT/SUITE | AREA AVAILABLE<br>(SF +/-) | RENTAL RATE<br>(PSF) | CAM & TAX<br>(PSF) | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------------|----------------------------|----------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>505 FORT WHYTE WAY</div> <div><div><div>NEW</div></div><div><div>BRETT INTRATER<br/>204 934 6229</div><div>RYAN MUNT<br/>204 298 1905</div><div>CHRIS HOURIHAN<br/>204 995 0225</div></div></div> |         | 104        | 6,000                      | \$26.00              | \$6.14             | <ul style="list-style-type: none"><li>• Located in Oak Bluff, at the corner of McCreary Road and McGillivray Boulevard, immediately south of FortWhyte Alive</li><li>• Excellent access to McGillivray Boulevard, the Perimeter Highway and Trans-Canada Highway</li><li>• No City of Winnipeg business taxes</li><li>• Close proximity to a wide range of retail amenities at Kenaston Boulevard and McGillivray Boulevard</li><li>• Excellent on-site parking</li><li>• Prominent signage opportunities</li><li>• Zoning: MB</li></ul> |
| <div>1079 WELLINGTON AVE</div> <div><div><div>COMING TO MARKET</div></div><div><div>BRANDI ELOQUENCE<br/>204 996 3425</div><div>LYDAWN MCGARRY<br/>204 801 6967</div></div></div>                     |         |            | 1,250                      | \$13.00              | TBD                | <ul style="list-style-type: none"><li>• Existing lease term expires December 31, 2030, approx. 4 years and 3 months left of the term</li><li>• Located in the Sargent Park / St. James Industrial area</li><li>• Convenient access to major transportation routes and Winnipeg James Armstrong Richardson International Airport</li></ul>                                                                                                                                                                                                |

# 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](mailto:brett.intrater@cwinnipeg.com)

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

| ADDRESS                                                                            | CONTACT                         | UNIT/SUITE | AREA AVAILABLE<br>(SF +/-) | SALE PRICE    | TAXES        | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------------------------------------------------------------|---------------------------------|------------|----------------------------|---------------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1000 WAVERLEY STREET                                                               |                                 |            |                            |               |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|    | RYAN MUNT<br>204 928 5015       |            | 58,464 SF ON<br>3.48 ACRES | CONTACT AGENT | \$166,804.55 | <ul style="list-style-type: none"><li>Fully developed office flex space ideally situated in the highly desirable Southwest Winnipeg</li><li>One unit available for immediate possession with additional revenue and growth opportunity</li><li>Exceptional parking offering with (+/-) 200 stalls</li><li>Excellent high-exposure building signage and large monument sign opportunity along Waverley Street</li><li>City of Winnipeg transit stops going North and South located directly outside</li><li>Zoned M2</li><li>Property Tax: \$166,804.55 (2025)</li></ul>                                          |
|                                                                                    | KARIN THIELMANN<br>204 470 4715 |            |                            |               |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 1038 PORTAGE AVE                                                                   |                                 |            |                            |               |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|    | CHRIS HOURIHAN<br>204 934 6215  |            | 6,850                      | \$1,100,000   | \$22,682.58  | <ul style="list-style-type: none"><li>Amazing exposure and building signage opportunities along Portage Avenue</li><li>Sale/leaseback option or vacant possession</li><li>Excellent neighbourhood and surrounding area, close to many amenities and Polo Park Shopping Node</li><li>Second floor office space includes new flooring, new ceiling and LED lights</li><li>Shared vestibule, separate temperature controls and separately metered utilities allows for easy division of the main floor and second floor for two tenant occupancy</li><li>Additional monthly income from billboard signage</li></ul> |
| 323 PORTAGE AVE                                                                    |                                 |            |                            |               |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|  | BRETT INTRATER<br>204 999 1238  |            | 49,820                     | \$2,650,000   | \$72,313.50  | <ul style="list-style-type: none"><li>3-Storey Office/Retail/Mixed-Use Commercial Building For Sale</li><li>Unique Investor or Owner/Occupier Opportunity</li><li>Great potential for conversion to self storage or other alternative uses</li><li>Ideally located directly across from the Canada Life Centre in the heart of the Sport, Hospitality &amp; Entertainment District (SHED) in Downtown Winnipeg</li><li>(+/-) 38,640 sf spanning 3-Storeys plus additional (+/-) 11,180 sf basement</li><li>Zoning: M - Multiple Use</li></ul>                                                                    |
|                                                                                    | CHRIS MACSYMIC<br>204 928 5019  |            |                            |               |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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

| ADDRESS                                                                            | CONTACT                                                             | UNIT/SUITE | AREA AVAILABLE<br>(SF +/-) | SALE PRICE     | TAXES       | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------|---------------------------------------------------------------------|------------|----------------------------|----------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 52 ADELAIDE STREET                                                                 |                                                                     |            |                            | NOW OFFERED AT |             | CLICK <a href="#">HERE</a> TO TAKE A VIRTUAL TOUR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|    | COLIN GRATTON<br>204 471 1270<br><br>BRETT INTRATER<br>204 934 6229 |            | 9,060                      | \$1,600,000    | \$10,886.84 | <ul style="list-style-type: none"><li>• Unique 3-storey heritage building constructed in 1910 for Douglas &amp; Co.'s fur manufacturing business, located in the heart of Winnipeg's Exchange District</li><li>• High-end turnkey retail/office spaces, luxury penthouse suite and finished lower level perfect for owner-occupier opportunity</li><li>• Functional vintage-style elevator servicing all floors</li><li>• Private side lane with secured gate offering 2 or 3 tandem parking stalls</li><li>• Significant recent capital investments</li><li>• High-end imported fixtures from Bali, including stone sinks and a stone bathtub</li><li>• Flooring reclaimed from the Church of Christ Scientist in Osborne Village</li><li>• Steps from countless amenities around Downtown and the Exchange District</li></ul> |
| 1871 NESS AVENUE                                                                   |                                                                     |            |                            | PRICE REDUCED  |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|  | COLIN GRATTON<br>204 471 1270<br><br>CHRIS HOURIHAN<br>204 995 0225 |            | 3,781                      | \$720,000.00   | \$16,322.52 | <ul style="list-style-type: none"><li>• Prime suburban location in close proximity to Polo Park Shopping Centre and surrounding amenities</li><li>• Excellent visibility and exposure along Ness Avenue</li><li>• Features fully built out office/showroom space with existing improvements</li><li>• Value add opportunity to reconfigure layout to suit a variety of users including office, retail, personal and professional services</li><li>• Excellent signage opportunity along Ness Ave</li></ul>                                                                                                                                                                                                                                                                                                                      |

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

| ADDRESS                                                                            | CONTACT                        | UNIT/SUITE | AREA AVAILABLE<br>(SF +/-) | SALE PRICE     | TAXES       | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------|--------------------------------|------------|----------------------------|----------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 55 DONALD STREET                                                                   |                                |            |                            |                |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|    | RYAN MUNT<br>204 298 1905      |            | 22,667                     | \$5,750,000    | \$69,940.29 | <ul style="list-style-type: none"><li>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</li><li>Flexible layout with improvements for immediate occupancy or easy reconfiguration.</li><li>Private offices, boardrooms, open areas, kitchenette, and accessible washroom per floor.</li><li>Two parking lots with 48 total stalls.</li><li>Key fob entry for safety and control.</li><li>Perfect for owner-occupiers, or investors. Turnkey and available now.</li></ul>                                                                                                                                                               |
|                                                                                    | CHRIS HOURIHAN<br>204 995 0225 |            |                            |                |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 187 ST. MARY'S ROAD                                                                |                                |            |                            |                |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|   | COLIN GRATTON<br>204 471 1270  |            | 3,551                      | \$1,295,000.00 | \$20,584.57 | <ul style="list-style-type: none"><li>Turnkey suburban office space, ideal for owner-users</li><li>3,551 sq. ft. featuring eight private offices, large boardroom, reception area, kitchenette, and two washrooms</li><li>Additional 1,003 sq. ft. of basement space</li><li>Located on major public transportation routes</li><li>Five-minute drive to downtown</li><li>Three tandem parking stalls, with additional street parking available</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                                                                    | LYDAWN MCGARRY<br>204 801 6967 |            |                            |                |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                                                                    | CHRIS HOURIHAN<br>204 995 0225 |            |                            |                |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 400 FORT WHYTE WAY                                                                 |                                |            |                            |                |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|  | BRETT INTRATER<br>204 999 1238 | BUILDING 1 | 20,061                     | \$4,600,000    | COND SOLD   | <ul style="list-style-type: none"><li>100% freehold interest available at 400 Fort Whyte Way, RM of MacDonald</li><li>Two buildings totaling ±45,879 sq. ft. on ±3.3 acres<ul style="list-style-type: none"><li>Building 1: (+/-) 20,061 sq. ft.</li><li>Building 2: (+/-) 25,818 sq. ft.</li></ul></li><li>Prime location southwest of Winnipeg with direct access via the new light-controlled intersection at McGillivray Blvd. &amp; McCreary Rd.</li><li>Exceptionally well-maintained asset under professional ownership and management</li><li>Strong in-place tenancy providing stable cash flow</li><li>Vacant space in Building 2 offers immediate occupancy for an owner-user</li><li>Opportunity for both investors and owner-users seeking income and growth potential</li><li>Rare multi-building offering in a rapidly growing commercial/industrial corridor</li></ul> |
|                                                                                    | CHRIS HOURIHAN<br>204 995 0225 | BUILDING 2 | 25,818                     |                |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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

| ADDRESS                                                                           | CONTACT                        | UNIT/SUITE | AREA AVAILABLE<br>(SF +/-) | SALE PRICE | TAXES       | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------|--------------------------------|------------|----------------------------|------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 21-23 MAIN ST, FISHER BRANCH MB                                                   |                                |            |                            |            |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|   | COLIN GRATTON<br>204 471 1270  |            | 4,368                      | \$375,000  | TBD         | <ul style="list-style-type: none"><li>Well maintained single story office building featuring two units</li><li>Potential to lease out both units or owner-occupy the building</li><li>Nicely improved and maintained office improvements</li><li>Ample parking both at the front and the rear of the building</li><li>Unit 1 features 5 exam rooms, 1 storage room, and reception area</li><li>Unit 2 features a large communal work area and 8 private offices</li><li>Common area space includes a large boardroom, kitchenette and washrooms</li><li>Rear entrance with access to staff parking</li><li>Owner-occupier opportunity with income-generating medical tenancy potential</li><li>Strong long-term tenant potential for stable income</li><li>Ideal for pharmacy, medical, and professional service users</li></ul> |
|                                                                                   | LYDAWN MCGARRY<br>204 801 6967 |            |                            |            |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 43 RAILWAY STREET, ASHERN MB                                                      |                                |            |                            |            |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|  | COLIN GRATTON<br>204 471 1270  |            | 9,900                      | \$550,000  | \$17,967.26 | <ul style="list-style-type: none"><li>Opportunity for investors or owner-occupiers, offering a flexible layout for office-use while retaining the ability to generate supplementary income:<ul style="list-style-type: none"><li>(+/-) 5,085 SF Leased by Government of Manitoba</li><li>(+/-) 4,815 SF Vacant for Owner Occupier or Additional Tenant</li></ul></li><li>Ample on-site parking for staff and visitors</li><li>Built in 1992</li><li>Functional office layout ready for occupancy</li><li>Well suited for government, professional, office, medical, and service commercial uses</li><li>Zoning: CG - Commercial General</li></ul>                                                                                                                                                                                |
|                                                                                   | LYDAWN MCGARRY<br>204 801 6967 |            |                            |            |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

# RETAIL FOR LEASE

425-439 CENTURY STREET

(+/-) 14,799 SF AVAILABLE

## PROPERTY HIGHLIGHTS

- Prime location at Century Street and Silver Avenue
- Exceptional visibility and exposure along one of Winnipeg's busiest arterial routes
- Flexible leasing opportunities ranging from (+/-) 2,500 sf to (+/-) 3,800 sf
- Strategically situated with convenient access to major transportation routes, Polo Park, and Winnipeg Richardson International Airport
- Prominent building signage opportunities available
- Ideal for office, professional services, and a variety of commercial uses
- Recently updated front façade

## CONTACT

**Tavleen Deol**  
**Associate**

T 204 934 6212  
C 204 999 7303  
[tavleen.deol@cwwinipeg.com](mailto:tavleen.deol@cwwinipeg.com)

| ADDRESS      | CONTACT                        | ZONING | UNIT/SUITE | AREA AVAILABLE<br>(SF +/-) | RENTAL<br>RATE<br>(PSF) | CAM & TAX<br>(PSF) | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------|--------------------------------|--------|------------|----------------------------|-------------------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 379 BROADWAY | CHRIS HOURIHAN<br>204 934 6215 |        | 101        | 1,996                      | \$21.00                 | \$15.22            | <ul style="list-style-type: none"><li>• Prime downtown location surrounded by a variety of amenities, including vibrant summer food trucks on Broadway</li><li>• Immediate access to the RBC Convention Centre and Skywalk, connecting you to the heart of downtown</li><li>• Excellent public transportation options for seamless commuting</li><li>• Elevator access and full handicap accessibility throughout the building</li><li>• Professionally managed for worry-free operations</li><li>• Ideal for law offices or other professional service firms</li><li>• Functional layout includes a welcoming reception area, four private offices, one washroom, and multiple open workspaces</li><li>• Conveniently close to Manitoba Courts—perfect for legal professionals</li><li>• Heavy daily traffic exposure, with up to 22,900 vehicles passing by the corner of Edmonton Street and Broadway</li></ul> |
|              |                                |        | 303        | 1,657                      | \$11.75                 | \$15.22            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|              | COLIN GRATTON<br>204 471 1270  |        |            |                            |                         |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|              |                                |        |            |                            |                         |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

|                                |   |       |         |     |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------|---|-------|---------|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| COLIN GRATTON<br>204 471 1270  | D | 2,400 | \$16.00 | TBD | <ul style="list-style-type: none"> <li>Blank canvas ready for tenant design and fit-up</li> <li>Main floor of a modern design 6 storey, 64 suite property</li> <li>Tucked away in the East Exchange District within close proximity to an array of amenities</li> <li>Amazing walkability, close to local spots including Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Avenue Pumphouse, The Forks and much more</li> </ul> |
| CHRIS HOURIHAN<br>204 934 6215 |   |       |         |     |                                                                                                                                                                                                                                                                                                                                                                                                                                |

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

| ADDRESS                                                                            | CONTACT                        | ZONING | UNIT/SUITE | AREA AVAILABLE<br>(SF +/-) | RENTAL<br>RATE<br>(PSF) | CAM & TAX<br>(PSF) | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------|--------------------------------|--------|------------|----------------------------|-------------------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 15 PROGRESS WAY                                                                    |                                |        |            |                            |                         |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|    | CHRIS HOURIHAN<br>204 995 0225 |        | 2          | 3,400                      | \$24.00                 | \$5.00             | <ul style="list-style-type: none"><li>Join a new 6,000 sq. ft. medical clinic in a beautifully-designed building, ready for tenant fixturing</li><li>Conveniently situated off McGillivray Boulevard, near one of Winnipeg's fastest growing residential hubs and only 4km from the retail amenities located at Kenaston &amp; McGillivray</li><li>Located off a light-controlled intersection in McGillivray Business Park in the RM of Macdonald, allowing for no business tax</li><li>Brand-new construction providing energy-efficiency and lower operating costs</li><li>Ample parking with 57 stalls on site</li><li>Zoned ML, allowing for a multitude of uses to take advantage of the clinic's high-traffic nature</li></ul> |
| 106 BROWNING BLVD                                                                  |                                |        |            |                            |                         |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  | RYAN MUNT<br>204 298 1905      | C2     | B          | 2,249                      | COND LEASED             | COND LEASED        | <ul style="list-style-type: none"><li>Retail Space Ideal for Daycare or Medical Use</li><li>outdoor Space Potential</li><li>Ample on-site surface parking for staff and clients</li><li>Many amenities nearby along Portage Avenue</li><li>Situated in the neighbourhood of Westwood, with excellent access to major routes including Portage Avenue and the Perimeter Highway</li><li>Zoning: C2</li></ul>                                                                                                                                                                                                                                                                                                                           |

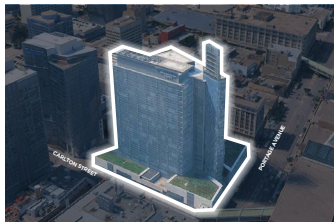
*\*Please click the property image for more details.*

| ADDRESS                                                                                                           | CONTACT                        | ZONING | UNIT/SUITE | AREA AVAILABLE<br>(SF +/-) | RENTAL<br>RATE<br>(PSF) | CAM & TAX<br>(PSF) | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------|--------------------------------|--------|------------|----------------------------|-------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>293 KAPELUS DRIVE</b><br>      | RYAN MUNT<br>204 298 1905      |        | 101        | 1070                       | \$25.00                 | TBD                | <ul style="list-style-type: none"><li>Construction Underway</li><li>High-visibility location with direct access to the North Perimeter Highway and quick connectivity to Winnipeg and surrounding areas</li><li>Positioned within West St. Paul's growing residential corridor, generating steady local traffic</li><li>Established commercial node anchored by national brands such as Tim Hortons</li><li>Located in one of the region's fastest-growing municipalities, supported by ongoing residential and infrastructure development</li><li>Units available from ±759 to ±1,207 square feet</li><li>Available for sale or lease</li><li>Option for 14' x 14' grade loading door or storefront glazing</li><li>134 on-site parking stalls (over 5 stalls per 1,000 square feet)</li><li>Pylon and building signage opportunities available</li><li>Zoning: CH – Commercial Highway</li><li>Fully serviced with gas, hydro, sewer, and water</li><li>Shared on-site garbage and recycling facilities</li><li>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</li></ul>                              |
|                                                                                                                   |                                |        | 102        | 1069                       | \$25.00                 |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                                                                                   |                                |        | 103        | 1204                       | \$25.00                 |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                                                                                   | 104                            |        | 1204       | \$25.00                    |                         |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                                                                                   | CHRIS MACSYMIC<br>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                    |                         |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>1500-1510 BISON DRIVE</b><br> | CHRIS HOURIHAN<br>204 995 0225 |        | 150        | 956 - 1,296                | \$30.00                 | \$12.00            | <ul style="list-style-type: none"><li>Within walking distance to Save-On-Foods, Manitoba Liquor Mart, Shoppers Drug Mart, and a variety of established neighbouring businesses.</li><li>Steps from the future South Winnipeg Recreation Campus – made to service over 120,000 residents, with opening anticipated in late 2027.</li><li>Surrounded by thousands of newly developed residential units within walking distance, providing a strong built-in customer base.</li><li>Prominent, high-visibility boutique retail frontage with ceiling height of 15 ft (clear).</li><li>Flexible suite sizes with customizable layout configurations to accommodate a variety of business concepts.</li><li>Ideal but not limited to medical, personal services, professional offices, restaurants, cafés, and other complementary retail uses.</li><li>Patio spaces pre-approved for commercial tenants!</li><li>Generous on-site parking, including covered stalls conveniently located adjacent to the building for tenant's customers or staff.</li><li>Additional underground parking available.</li><li>Ample complimentary street parking nearby.</li><li>Access to shared common areas.</li></ul> |
|                                                                                                                   | TAVLEEN DEOL<br>204 999 7303   |        |            | 1,060                      | COND LEASED             |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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

| ADDRESS                                                                                                      | CONTACT                                                              | ZONING | UNIT/SUITE | AREA AVAILABLE<br>(SF +/-) | RENTAL<br>RATE<br>(PSF)  | CAM & TAX<br>(PSF) | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|--------|------------|----------------------------|--------------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1821 MAIN STREET</b><br>  | COLIN GRATTON<br>204 471 1270<br><br>RYAN MUNT<br>204 298 1905       |        |            | 612                        | \$1,600 GROSS<br>MONTHLY |                    | <ul style="list-style-type: none"><li>• Main-floor office/retail opportunity located on Main Street, ideally positioned between Jefferson Avenue and Leila Avenue</li><li>• Well-suited for professional service users, including law firms, accounting practices, and similar businesses</li><li>• Functional layout offering an open-concept workspace with shared common areas</li><li>• Two reserved parking stalls available at the rear of the property</li><li>• Prominent, high-visibility signage opportunity on the building façade</li><li>• Conveniently located minutes from Kildonan Park and in close proximity to a variety of restaurants and retail amenities</li></ul>                                                                                                                                         |
| <b>185 SMITH STREET</b><br> | COLIN GRATTON<br>204 471 1270<br><br>KARIN THIELMANN<br>204 470 4715 | M      |            | 2,345                      | \$5,000/MTH              |                    | <ul style="list-style-type: none"><li>• Prime storefront in Smith Street Lofts, below a luxury 251-unit apartment complex with 20,000 sf of amenities</li><li>• Excellent visibility: faces Southwest with views of Smith Street traffic and Millennium Library Park</li><li>• High foot and vehicle traffic, especially during Canada Life Centre events</li><li>• Impressive features: 13' exposed ceilings, industrial concrete finishes, architectural lighting, floor-to-ceiling glazing</li><li>• Convenient location: adjacent to apartment complex main entrance, with covered canopy and landscaped vestibule</li><li>• Flexible adjacent courtyard space, suitable for private outdoor patio/garden</li><li>• Prime downtown Winnipeg location, serving as the development's main showpiece</li><li>• Zoned M</li></ul> |

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

| ADDRESS                                                                            | CONTACT                          | ZONING | UNIT/SUITE                        | AREA AVAILABLE<br>(SF +/-) | RENTAL<br>RATE<br>(PSF) | CAM & TAX<br>(PSF) | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------------------------------------------------------|----------------------------------|--------|-----------------------------------|----------------------------|-------------------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 645 & 663 MARION STREET                                                            |                                  |        |                                   |                            |                         |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|    | CHRIS HOURIHAN<br>204 995 0225   |        | 645                               | 1,111                      | \$32.00                 | TBD                | <ul style="list-style-type: none"><li>• New construction opportunity along Marion Street in St. Boniface, one of Winnipeg's most established and densely populated neighbourhoods</li><li>• Excellent exposure and signage opportunity along Marion Street, a major east-west corridor connecting St. Boniface, Windsor Park, Southdale, Downtown Winnipeg, and Lagimodiere Blvd</li><li>• 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</li><li>• Ample on-site parking with convenient access to public transit</li><li>• Freestanding pad site opportunity on the corner of Marion St and Dupuy Ave, up to 4,000 sq. ft. with drive-thru potential</li><li>• Flexible pad site configuration with the ability to demise into smaller units</li><li>• Future signalized intersection at Marion &amp; Dupuy</li><li>• Ideal for a variety of retail, medical, office, wellness, service, and food-service users</li></ul> |
|                                                                                    |                                  |        | 663 (PAD SITE)                    | UP TO 4,000                | \$32.00                 | TBD                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                                                                    | CHRIS MACSYMIC<br>204 997 6547   |        | 663 (PAD SITE<br>WITH DRIVE THRU) | UP TO 4,000                | \$40.00                 | TBD                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 375 GRAHAM AVENUE                                                                  |                                  |        |                                   |                            |                         |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|  | CHRIS HOURIHAN<br>204 995 0225   |        |                                   | 6,456                      | \$20.00                 | \$15.31            | <ul style="list-style-type: none"><li>• Prime main-floor restaurant and patio opportunity within Manitoba Hydro Place</li><li>• Turn-key restaurant improvements including existing kitchen infrastructure, bar area, main dining lounge, private dining space, and outdoor patio</li><li>• Includes walk-in coolers and freezers, additional separate storage area, and a covered, temperature-controlled loading area</li><li>• Strong exposure to high-volume foot traffic driven by Canada Life Centre events, including Winnipeg Jets games, concerts, and other events</li><li>• 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</li><li>• Two indoor parking stalls available at market rates, with an abundance of nearby parkades and street parking available nearby</li><li>• Available September 1, 2026</li></ul>                                                                                                                                                                                                                          |
|                                                                                    | BRANDI ELOQUENCE<br>204 996 3425 |        |                                   |                            |                         |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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

| ADDRESS                                                                            | CONTACT                         | ZONING | UNIT/SUITE | AREA AVAILABLE<br>(SF +/-) | RENTAL<br>RATE<br>(PSF) | CAM & TAX<br>(PSF) | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------|---------------------------------|--------|------------|----------------------------|-------------------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1305 PEMBINA HWY                                                                   |                                 |        |            | SUBLEASE                   |                         |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|    | BRETT INTRATER<br>204 999 1238  |        |            | 6,952                      | CONTACT<br>AGENT        | CONTACT<br>AGENT   | <ul style="list-style-type: none"><li>Positioned at one of Winnipeg's most prominent intersections, this former financial institution offers exceptional visibility and accessibility</li><li>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.</li><li>11 Private Offices - Ideal for individual practitioners or small teams</li><li>2 Boardrooms – Perfect for meetings, workshops, or collaborative sessions</li><li>Spacious Washrooms</li><li>Clean and modern facilities for staff and clients</li><li>Kitchenette Potential - Flexible space with plumbing access for future installation</li><li>Safe Removed – Clean slate for customization and layout optimization</li><li>Drive-Thru Opportunity – Subject to municipal approval; great for service-based operations</li><li>600A 120/208V 3-Phase Electrical Service – Robust power capacity for medical, wellness, or tech-based use</li></ul> |
|                                                                                    | KARIN THIELMANN<br>204 470 4715 |        |            |                            |                         |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 425-439 CENTURY STREET                                                             |                                 |        |            |                            |                         |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|  | TAVLEEN DEOL<br>204 999 7303    |        | 425        | 2,850                      | \$25.00                 | \$7.50             | <ul style="list-style-type: none"><li>Prime location at Century Street and Silver Avenue</li><li>Exceptional visibility and exposure along one of Winnipeg's busiest arterial routes</li><li>Flexible leasing opportunities ranging from (+/-) 2,500 sf to (+/-) 3,800 sf</li><li>Strategically situated with convenient access to major transportation routes, Polo Park, and Winnipeg Richardson International Airport</li><li>Prominent building signage opportunities available</li><li>Ideal for office, professional services, and a variety of commercial uses</li><li>Recently updated front façade</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                                                                    |                                 |        | 427        | 2,500                      | \$25.00                 | \$7.50             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                                                    |                                 |        | 429        | 2,316                      | \$25.00                 | \$7.50             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                                                    |                                 |        | 431        | 3,800                      | \$25.00                 | \$7.50             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                                                    |                                 |        | 435        | 3,333                      | \$25.00                 | \$7.50             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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

| ADDRESS                                                                                                              | CONTACT                        | ZONING | UNIT/SUITE | AREA AVAILABLE<br>(SF +/-) | RENTAL<br>RATE<br>(PSF) | CAM & TAX<br>(PSF) | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------|--------------------------------|--------|------------|----------------------------|-------------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 52 OSBORNE STREET                                                                                                    |                                |        |            |                            |                         |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <div>CONDITIONALLY<br/>LEASED</div>  | RYAN MUNT<br>204 298 1905      | C2     |            | 1,311                      | COND LEASED             | COND LEASED        | <ul style="list-style-type: none"><li>• Located in the heart of Osborne Village, just southwest of Downtown Winnipeg within the most densely populated area of Winnipeg</li><li>• Surrounded by an abundance of amenities within walking distance</li><li>• High levels of vehicle and foot traffic</li><li>• On-site parking available</li><li>• Building signage opportunities</li><li>• New RTU installed in 2025</li><li>• Zoning: C2</li></ul> |
|                                                                                                                      | BRETT INTRATER<br>204 999 1238 |        |            |                            |                         |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

# RETAIL FOR SALE

919 MAIN STREET

PRICE REDUCED

(+/-) 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

YOUR SIGN HERE

## CONTACT

### Brandi Eloquence

Senior Associate

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C 204 996 3425

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### Colin Gratton

Associate

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C 204 471 1270

[colin.gratton@cwinnipeg.com](mailto:colin.gratton@cwinnipeg.com)

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

| ADDRESS                                                                                                                    | CONTACT                                                                                | ZONING | UNIT/SUITE | AREA AVAILABLE<br>(SF +/-) | LAND AREA<br>(ACRES +/-) | SALE PRICE                                                                          | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------|------------|----------------------------|--------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>344 GERTRUDE AVENUE</div> <div></div> | <div>RYAN MUNT<br/>204 298 1905</div> <div>BRETT INTRATER<br/>204 999 1238</div>       |        |            | 5,040                      |                          | SOLD                                                                                | <ul style="list-style-type: none"><li>• Turnkey full-service car wash with excess land</li><li>• Significant future re-development potential</li><li>• Situated within Corydon-Osborne Secondary Plan, designated</li><li>• Recent Phase 1 ESA available, Phase 2 ESA not recommended</li></ul>                                                                                                                                                                                                                                                                                      |
| <div>323 PORTAGE AVE</div> <div></div>     | <div>BRETT INTRATER<br/>204 999 1238</div> <div>CHRIS MACSYMIC<br/>204 928 5019</div>  |        |            | 49,820                     |                          | \$2,650,000                                                                         | <ul style="list-style-type: none"><li>• 3-Storey Office/Retail/Mixed-Use Commercial Building For Sale</li><li>• Unique Investor or Owner/Occupier Opportunity</li><li>• Great potential for conversion to self storage or other alternative uses</li><li>• Ideally located directly across from the Canada Life Centre in the heart of the Sport, Hospitality &amp; Entertainment District (SHED) in Downtown Winnipeg</li><li>• (+/-) 38,640 sf spanning 3-Storeys plus additional</li><li>• (+/-) 11,180 sf basement</li><li>• Zoning: M – Multiple Use</li></ul>                  |
| <div>919 MAIN STREET</div> <div></div>   | <div>BRANDI ELOQUENCE<br/>204 996 3425</div> <div>COLIN GRATTON<br/>204 471 1270</div> |        |            | 5,390                      |                          | <div>PRICE REDUCED</div> <div><del>\$480,000.00</del></div> <div>\$470,000.00</div> | <ul style="list-style-type: none"><li>• Well-maintained property offering outstanding value for both owner-users and investors</li><li>• Suitable for a wide range of uses including retail, office, or automotive repair</li><li>• Functional layout featuring showroom and warehouse space on the main level, second level office space, and storage on the lower level</li><li>• One (1) grade-level overhead loading door</li><li>• Centrally located with prominent signage and frontage along Main Street</li><li>• Convenient access to major transportation routes</li></ul> |

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

| ADDRESS                                                                            | CONTACT                        | ZONING | UNIT/SUITE | AREA AVAILABLE<br>(SF +/-) | LAND AREA<br>(ACRES +/-)       | SALE PRICE  | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------|--------------------------------|--------|------------|----------------------------|--------------------------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 400 FORT WHYTE WAY                                                                 |                                |        |            |                            |                                |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|    | BRETT INTRATER<br>204 999 1238 |        | BUILDING 1 |                            | 20,061                         | \$4,600,000 | <ul style="list-style-type: none"><li>100% freehold interest available at 400 Fort Whyte Way, RM of MacDonald</li><li>Two buildings totaling ±45,879 sq. ft. on ±3.3 acres<ul style="list-style-type: none"><li>Building 1: (+/-) 20,061 sq. ft.</li><li>Building 2: (+/-) 25,818 sq. ft.</li></ul></li><li>Prime location southwest of Winnipeg with direct access via the new light-controlled intersection at McGillivray Blvd. &amp; McCreary Rd.</li><li>Exceptionally well-maintained asset under professional ownership and management</li><li>Strong in-place tenancy providing stable cash flow</li><li>Vacant space in Building 2 offers immediate occupancy for an owner-user</li><li>Opportunity for both investors and owner-users seeking income and growth potential</li><li>Rare multi-building offering in a rapidly growing commercial/industrial corridor</li></ul>                                                                                                                              |
|                                                                                    | CHRIS HOURIHAN<br>204 995 0225 |        | BUILDING 2 |                            | 25,818                         | COND SOLD   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 293 KAPELUS DRIVE                                                                  |                                |        |            |                            |                                |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|  | RYAN MUNT<br>204 298 1905      |        | 101        | 1070                       | UNITS STARTING AT<br>\$345,000 |             | <ul style="list-style-type: none"><li>Construction underway</li><li>High-visibility location with direct access to the North Perimeter Highway and quick connectivity to Winnipeg and surrounding areas</li><li>Positioned within West St. Paul's growing residential corridor, generating steady local traffic</li><li>Established commercial node anchored by national brands such as Tim Hortons</li><li>Located in one of the region's fastest-growing municipalities, supported by ongoing residential and infrastructure development</li><li>Units available from ±759 to ±1,207 square feet</li><li>Available for sale or lease</li><li>Option for 14' x 14' grade loading door or storefront glazing</li><li>134 on-site parking stalls (over 5 stalls per 1,000 square feet)</li><li>Pylon and building signage opportunities available</li><li>Zoning: CH – Commercial Highway</li><li>Fully serviced with gas, hydro, sewer, and water</li><li>Shared on-site garbage and recycling facilities</li></ul> |
|                                                                                    | CHRIS MACSYMIC<br>204 997 6547 |        | 102        | 1069                       |                                |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                    |                                |        | 103        | 1204                       |                                |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                    |                                |        | 104        | 1204                       |                                |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                    |                                |        | 105        | 1204                       |                                |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                    |                                |        | 106        | 1204                       |                                | COND SOLD   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                    |                                |        | 107        | 1204                       |                                | COND SOLD   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                    |                                |        | 108        | 1204                       |                                |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                    |                                |        | 109        | 1204                       |                                |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                    |                                |        | 110        | 1204                       |                                |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                    |                                |        | 111        | 1204                       |                                |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                    |                                |        | 112        | 976                        |                                |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                    |                                |        | 113        | 1204                       |                                |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                    |                                |        | 114        | 1204                       |                                |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                    |                                |        | 115        | 1204                       |                                |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                    |                                |        | 116        | 1204                       |                                |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                    |                                |        | 117        | 1204                       |                                |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                    |                                |        | 118        | 1204                       |                                |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                    |                                |        | 119        | 1204                       |                                |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                    |                                |        | 120        | 1204                       |                                |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                    |                                |        | 121        | 1155                       |                                |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                    |                                |        | 122        | 967                        |                                |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                    |                                |        | 123        | 759                        |                                |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                    |                                |        | 201        | 1207                       |                                |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                    |                                |        | 202        | 1204                       |                                |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

# INVESTMENT FOR SALE

1000 ROSSER AVENUE  
BRANDON, MB

(+/-) 17,357 SF Available

## PROPERTY HIGHLIGHTS

- 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.

## CONTACT

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### Karin Thielmann

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

| ADDRESS                                                                                                        | CONTACT                                                              | PARCEL | ZONING | SITE AREA<br>(ACRES +/-) | SALE PRICE                                  | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|--------|--------|--------------------------|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>52 ADELAIDE STREET</b><br>  | COLIN GRATTON<br>204 471 1270<br><br>BRETT INTRATER<br>204 934 6229  |        |        | 9,060 SF                 | <b>NOW OFFERED AT</b><br><b>\$1,600,000</b> | <b>CLICK <a href="#">HERE</a> TO TAKE A VIRTUAL TOUR</b> <ul style="list-style-type: none"> <li>• Unique 3-storey heritage building constructed in 1910 for Douglas &amp; Co.'s fur manufacturing business, located in the heart of Winnipeg's Exchange District</li> <li>• High-end turnkey retail/office spaces, luxury penthouse suite and finished lower level perfect for owner-occupier opportunity</li> <li>• Functional vintage-style elevator servicing all floors</li> <li>• Private side lane with secured gate offering 2 or 3 tandem parking stalls</li> <li>• Significant recent capital investments</li> <li>• High-end imported fixtures from Bali, including stone sinks and a stone bathtub</li> <li>• Flooring reclaimed from the Church of Christ Scientist in Osborne Village</li> <li>• Steps from countless amenities around Downtown and the Exchange District</li> </ul>                                                                                                                                                                    |
| <b>365 OSBORNE STREET</b><br> | BRETT INTRATER<br>204 934 6229<br><br>CHRIS MACSYMIC<br>204 997 6547 |        | M2     | 4.21                     | CONTACT<br>AGENT                            | <ul style="list-style-type: none"> <li>• On behalf of our client, Artis REIT, The Cushman &amp; 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.</li> <li>• 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.</li> <li>• 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.</li> </ul> |

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

| ADDRESS                                                                            | CONTACT                         | PARCEL | ZONING | SITE AREA<br>(ACRES +/-) | SALE PRICE  | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------|---------------------------------|--------|--------|--------------------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 884 GROSVENOR / 20 WENTWORTH                                                       |                                 |        |        |                          |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|    | BRETT INTRATER<br>204 934 6229  |        |        | 3,680 SF                 | \$895,000   | <ul style="list-style-type: none"><li>• Located in Winnipeg’s desirable River Heights neighbourhood</li><li>• Well-maintained duplex offering stable rental income and redevelopment potential</li><li>• Prominent corner lot ideal for future multifamily intensification</li><li>• Strong candidate for RMF-L rezoning (4–5 storey apartment)</li><li>• Capacity for approximately 11–13 residential units</li><li>• Corner configuration supports efficient site layout and access</li><li>• Located in a mature area with ongoing infill growth</li><li>• Immediate income from two high-quality rental units</li><li>• Strong long-term hold with redevelopment upside</li><li>• All-electric building for simplified operations</li><li>• Share sale via bare trust structure (potential land transfer tax savings)</li><li>• Reliable tenants with premium finishes and amenities</li><li>• Central River Heights location near schools, parks, retail, and transit</li><li>• High rental demand and enduring neighbourhood appeal</li><li>• Premier area for future multifamily development</li></ul> |
|                                                                                    | CHRIS MACSYMIC<br>204 997 6547  |        |        |                          |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                                                                    | KARIN THIELMANN<br>204 470 4715 |        |        |                          |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| SMITH STREET PARKADE                                                               |                                 |        |        |                          |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|  | BRETT INTRATER<br>204 934 6229  |        | M      | 29,237 SF                | \$9,795,000 | <ul style="list-style-type: none"><li>• Number of stalls: 430 (over 5 levels)</li><li>• 3 Minute walk to nearest climate controlled walkway entrance</li><li>• Rare opportunity to own large-scale parking structure in downtown Winnipeg</li><li>• Acquire well below replacement-cost</li><li>• Significant recent investment in the asset</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                                                                    | CHRIS MACSYMIC<br>204 928 5019  |        |        |                          |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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

| ADDRESS                                                                                          | CONTACT                         | PARCEL | ZONING | SITE AREA<br>(ACRES +/-) | SALE PRICE    | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------|---------------------------------|--------|--------|--------------------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1000 WAVERLEY STREET                                                                             |                                 |        |        |                          |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                  | RYAN MUNT<br>204 928 5015       |        | M2     | 151,651 SF               | CONTACT AGENT | <ul style="list-style-type: none"><li>Fully developed office flex space ideally situated in the highly desirable Southwest Winnipeg</li><li>One unit available for immediate possession with additional revenue and growth opportunity</li><li>Exceptional parking offering with (+/-) 200 stalls</li><li>Excellent high-exposure building signage and large monument sign opportunity along Waverley Street</li><li>City of Winnipeg transit stops going North and South located directly outside</li><li>Zoned M2</li><li>Property Tax: \$166,804.55 (2025)</li></ul>                                                                              |
|                                                                                                  | KARIN THIELMANN<br>204 470 4715 |        |        |                          |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 277 AND 279 RIVER AVENUE                                                                         |                                 |        |        |                          |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <div>SOLD</div>  | BRETT INTRATER<br>204 934 6229  |        |        | 1.12                     | SOLD          | <ul style="list-style-type: none"><li>MMI Group Inc., operating as Cushman &amp; 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.</li><li>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.</li><li>The Properties are being offered on an “as is, where is” basis</li></ul>                               |
|                                                                                                  | CHRIS MACSYMIC<br>204 997 6547  |        |        |                          |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                                                                  | KARIN THIELMANN<br>204 470 4715 |        |        |                          |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 1000 ROSSER AVE - BRANDON, MB                                                                    |                                 |        |        |                          |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                | BRETT INTRATER<br>204 934 6229  |        |        | 17,357 SF                | \$1,950,000   | <ul style="list-style-type: none"><li>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.</li><li>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.</li></ul> |
|                                                                                                  | CHRIS MACSYMIC<br>204 997 6547  |        |        |                          |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                                                                  | KARIN THIELMANN<br>204 470 4715 |        |        |                          |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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

| ADDRESS                                                                                                                                                                                                                                            | CONTACT                         | PARCEL     | ZONING | SITE AREA<br>(ACRES +/-) | SALE PRICE        | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|------------|--------|--------------------------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>DBM INDUSTRIAL PORTFOLIO</b>                                                                                                                                                                                                                    |                                 |            |        |                          |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|    | CHRIS MACSYMIC<br>204 997 6547  |            |        | 68,000 SF                | CONTACT<br>AGENTS | <ul style="list-style-type: none"> <li>100% interest in a three-property industrial portfolio.</li> <li>Properties located in three Canadian markets: <ul style="list-style-type: none"> <li>65 Vail Court, Sussex, NB</li> <li>725-727 Martindale Road, Sudbury, ON</li> <li>1055 Fleury Street, Regina, SK</li> </ul> </li> <li>Approximately 68,000 sq. ft. of fully leased industrial space.</li> <li>Single AAA covenant tenant in high-demand industrial nodes.</li> <li>Exposure to strong regional economic diversity.</li> <li>Reliable long-term income with an average remaining lease term over 4.5 years.</li> <li>Tenant mainly self-manages and covers capital expenditures, minimizing owner oversight.</li> </ul>                                                                                                                                                                   |
|                                                                                                                                                                                                                                                    | BRETT INTRATER<br>204 999 1238  |            |        |                          |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                                                                                                                                                                                                                    | KARIN THIELMANN<br>204 470 4715 |            |        |                          |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>400 FORT WHYTE WAY</b>                                                                                                                                                                                                                          |                                 |            |        |                          |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                                                                                                                                   | BRETT INTRATER<br>204 999 1238  | BUILDING 1 |        | 20,061                   | \$4,600,000       | <ul style="list-style-type: none"> <li>100% freehold interest available at 400 Fort Whyte Way, RM of MacDonald</li> <li>Two buildings totaling ±45,879 sq. ft. on ±3.3 acres <ul style="list-style-type: none"> <li>Building 1: (+/-) 20,061 sq. ft.</li> <li>Building 2: (+/-) 25,818 sq. ft.</li> </ul> </li> <li>Prime location southwest of Winnipeg with direct access via the new light-controlled intersection at McGillivray Blvd. &amp; McCreary Rd.</li> <li>Exceptionally well-maintained asset under professional ownership and management</li> <li>Strong in-place tenancy providing stable cash flow</li> <li>Vacant space in Building 2 offers immediate occupancy for an owner-user</li> <li>Opportunity for both investors and owner-users seeking income and growth potential</li> <li>Rare multi-building offering in a rapidly growing commercial/industrial corridor</li> </ul> |
|                                                                                                                                                                                                                                                    | CHRIS HOURIHAN<br>204 995 0225  | BUILDING 2 |        | 25,818                   | COND SOLD         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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

| ADDRESS                                                                                                                                                        | CONTACT                                                                                                                                      | PARCEL | ZONING | SITE AREA<br>(ACRES +/-) | SALE PRICE  | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|--------|--------|--------------------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1017 MCPHILLIPS STREET</b><br>                                              | BRETT INTRATER<br>204 934 6229<br><br>KARIN THIELMANN<br>204 470 4715                                                                        |        |        | 1.7                      | UNCOND SOLD | <ul style="list-style-type: none"> <li>MMI Group Inc., operating as Cushman &amp; Wakefield Winnipeg (“the “Advisor”) is pleased to offer for sale a 100% freehold interest in 1017 McPhillips Street (the “Property”).</li> <li>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.</li> <li>With minimal management requirements and durable cash flow, the Property represents a low-risk, defensive retail investment in a mature and established trade area.</li> </ul> |
| <b>ROBIN’S NEST MOTEL &amp; CAFÉ - RM OF NORTH CYPRESS - LANGFORD, MB</b><br> | CHRIS MACSYMIC<br>204 997 6547<br><br>BRETT INTRATER<br>204 934 6229<br><br>RYAN MUNT<br>204 298 1905<br><br>KARIN THIELMANN<br>204 470 4715 |        |        | 6,644 SF                 | \$1,650,000 | <ul style="list-style-type: none"> <li>Excellent opportunity for hospitality investors/operators seeking a well-established rural hospitality property.</li> <li>Highly visible location along the Trans-Canada Highway #1 (at 82120 Highway 1 &amp; PTH 5), RM of North Cypress-Langford, Manitoba.</li> <li>Year Built – 1964 (Motel &amp; Restaurant), 2008 (Mobile Home).</li> <li>Hotel &amp; Restaurant - (+/-) 5,204 sq. ft.</li> <li>Mobile Home - (+/-) 1,440. ft.</li> <li>Total sf: (+/-) 6,644.</li> <li>Site area – 2.38 acres.</li> <li>Single storey 13-unit hotel/motel with adjacent single storey restaurant, gas station, and mobile home.</li> <li>Close proximity to Spruce Woods Provincial Park with year-round operations.</li> <li>Zoning - RCI – Rural Community Industrial.</li> </ul>                                                                           |

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

| ADDRESS                                                                          | CONTACT                         | PARCEL | ZONING | SITE AREA<br>(ACRES +/-) | SALE PRICE  | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------|---------------------------------|--------|--------|--------------------------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ISLAND LAKES VILLAGE                                                             |                                 |        |        |                          |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|  | BRETT INTRATER<br>204 934 6229  |        |        | 2.3                      | UNCOND SOLD | <ul style="list-style-type: none"><li>MMI Group Inc., operating as Cushman &amp; Wakefield Winnipeg (the “Advisor”), is pleased to offer for sale a 100% freehold interest in Island Lakes Village Shopping Centre (the “Property”). The Property is a neighbourhood service retail centre tenanted by essential community-serving tenants, providing investors with stable, predictable income supported by entrenched local demand.</li><li>Strategically positioned within the established Island Lakes neighbourhood in southeast Winnipeg, the Property benefits from strong surrounding residential density, high household incomes, and consistent daily traffic generated by nearby schools, parks, and family-oriented amenities. As one of the few commercial nodes within the trade area, the Property experiences limited direct competition and strong tenant retention driven by its embedded location and loyal customer base.</li><li>With below market rents and durable cash flow from necessity-based tenancies, Island Lakes Village Shopping Centre represents a defensive, low-volatility retail investment in a mature and highly desirable residential community.</li></ul> |
|                                                                                  | CHRIS MACSYMIC<br>204 997 6547  |        |        |                          |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                  | RYAN MUNT<br>204 298 1905       |        |        |                          |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                  | KARIN THIELMANN<br>204 470 4715 |        |        |                          |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

# LAND FOR SALE

CENTREPORT SOUTH

(+/-) 110.95 Total Acres Available

## PROPERTY HIGHLIGHTS

- 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.

## CONTACT

### Chris Hourihan

Associate Vice President

Christopher Hourihan Personal Real Estate Corporation

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C 204 995 0225

[chris.hourihan@cwinnipeg.com](mailto:chris.hourihan@cwinnipeg.com)

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

| ADDRESS                                                                                                        | CONTACT                        | PARCEL | ZONING | SITE AREA<br>(ACRES +/-) | SALE PRICE     | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------|--------------------------------|--------|--------|--------------------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| BRIDGWATER TRAILS                                                                                              |                                |        |        |                          |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <div>CONDITIONALLY SOLD</div>  | BRETT INTRATER<br>204 934 6229 | LOT 2  | RMF-L  | 3.2                      | COND SOLD      | <ul style="list-style-type: none"><li>Located in highly-desirable Southwest Winnipeg</li><li>Direct access to Kenaston Boulevard, Winnipeg’ most prominent north/south thoroughfare, connecting significant commercial growth nodes</li><li>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</li><li>Bridgewater Neighbourhoods are the fastest growing and highest value subdivision in Winnipeg (average MLS sale price \$50k+ per door above closest competing subdivision)</li><li>Consistent retail and multi-residential demand have driven unabated nearby growth</li></ul> |
|                                                                                                                | CHRIS MACSYMIC<br>204 928 5019 |        |        |                          |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 153 MAIN STREET NORTH, MINNEDOSA, MB                                                                           |                                |        |        |                          |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                               | CHRIS MACSYMIC<br>204 997 6547 |        | CC     | 0.3                      | \$99,900.00    | <ul style="list-style-type: none"><li>Roll Number: 45100.000</li><li>Legal Description: 9/10-16-G</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| SOUTHWEST DEVELOPMENT LAND                                                                                     |                                |        |        |                          |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                              | BRETT INTRATER<br>204 999 1238 | LOT 1  | C3     | 3.69                     | \$825,000/ACRE | <ul style="list-style-type: none"><li>Brand new development</li><li>C3 zoned southwest land</li><li>Growing area being surrounded by new homes and multi-family buildings</li><li>Excellent visibility from Kenaston Boulevard and access from Payworks Way</li><li>Ideal for office, flex industrial/office, car dealerships, self-storage and high-end commercial condos</li></ul>                                                                                                                                                                                                                                                                                                                                           |
|                                                                                                                | RYAN MUNT<br>204 928 5015      | LOT 2  |        | 3.84                     | \$825,000/ACRE |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                                                                                | CHRIS MACSYMIC<br>204 928 5019 |        |        |                          |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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

| ADDRESS                                                                            | CONTACT                                                                  | PARCEL | ZONING                     | SITE AREA<br>(ACRES +/-) | SALE PRICE  | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------|--------------------------------------------------------------------------|--------|----------------------------|--------------------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>2829 MCGREGOR FARM ROAD - EAST ST. PAUL MB</b>                                  |                                                                          |        |                            |                          |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|    | <p>RYAN MUNT<br/>204 928 5015</p> <p>BRETT INTRATER<br/>204 934 6229</p> |        | INDUSTRIAL<br>GENERAL - IG | 8.95                     | \$2,700,000 | <ul style="list-style-type: none"> <li>• Located south of Schriemers Market Centre with easy access from Lagimodiere Boulevard</li> <li>• High exposure with prominent frontage along Lagimodiere Boulevard</li> <li>• Located 3 Minutes from the Perimeter Highway</li> <li>• Zoning IG - Industrial General</li> <li>• (+/-) 260 ft of frontage along McGregor Farm Road</li> <li>• Roll number: 94500</li> <li>• Many commercial and industrial uses are permitted within the zoning               <ul style="list-style-type: none"> <li>• Light industrial use</li> <li>• Limited contractor service</li> <li>• Self Storage</li> <li>• Equipment rentals and sales</li> <li>• Eating and drinking establishment</li> </ul> </li> </ul> |
| <b>RAILWAY AVENUE S &amp; PARK ST - WASKADA MB</b>                                 |                                                                          |        |                            |                          |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|    | <p>BRANDI ELOQUENCE<br/>204 996 3425</p>                                 |        | CG                         | 0.27                     | TBD         | <p><b>LOCATION</b><br/>Waskada is an unincorporated urban community in the Municipality of Brenda – Waskada within the Canadian province of Manitoba. It is located in the southwest corner of the province, close to the United States and Saskatchewan borders. Traditionally a farming community, a recent oil boom has also brought economic activity to the area.</p> <p><b>POPULATION</b><br/>161 (2021 Census)</p> <p><b>SITE/PROPERTY DESCRIPTION</b><br/>Located on the corner of South Rail Avenue &amp; Park Street, the property is surrounded by a mix of commercial and residential properties.</p>                                                                                                                            |
| <b>4 MAIN STREET W - ELIE MB</b>                                                   |                                                                          |        |                            |                          |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|  | <p>STEPHEN SHERLOCK<br/>204 928 5011</p>                                 |        | CC                         | 0.57                     | TBD         | <p><b>LOCATION</b><br/>Elie, Manitoba, is a small community located in the RM of Cartier approximately 30 kms West of Winnipeg with strong agricultural roots, particularly in grain and livestock production. Its location along major transportation routes supports agricultural processing, logistics, and a growing commercial sector, including small-scale manufacturing and services that cater to local and regional needs.</p> <p><b>POPULATION</b><br/>705 - Source 2021 census</p> <p><b>SITE/PROPERTY DESCRIPTION</b><br/>Vacant commercial land on the North side of Main street surrounded by a mix of multi-family, commercial and recreation space.</p>                                                                     |

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

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

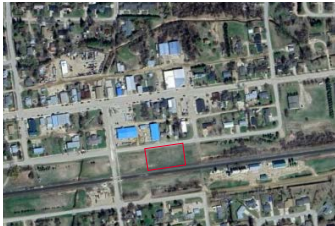
*\*Please click the property image for more details.*

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

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

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

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

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

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

| ADDRESS                                                                            | CONTACT                                           | PARCEL | ZONING | SITE AREA<br>(ACRES +/-) | SALE PRICE           | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------------------------------------------------------------|---------------------------------------------------|--------|--------|--------------------------|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CENTREPORT SOUTH                                                                   |                                                   |        |        |                          |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|    | CHRIS HOURIHAN<br>204 995 0225                    |        |        | 110.95                   | \$13,200,000         | <ul style="list-style-type: none"><li>Cushman &amp; 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.</li><li>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.</li><li>City servicing is anticipated by Fall 2026.</li></ul>                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| ST CLAUDE                                                                          |                                                   |        |        |                          |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|    | CHRIS HOURIHAN<br>204 995 0225                    | 1      |        | 1.67                     | \$50,000<br>PER ACRE | <ul style="list-style-type: none"><li>Fully serviced, zoned industrial lots available in St. Claude. Full subdivision and servicing underway, estimated to be completed summer 2026.</li><li>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.</li><li>Multiple lot sizes available to accommodate a wide range of commercial or industrial needs.</li><li>Conveniently located just off of Highway 2, providing excellent accessibility.</li><li>Vendor is open to build-to-suit options.</li></ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                    |                                                   | 2      |        | 1.67                     |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                    |                                                   | 3      |        | 2.05                     |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                    | STEPHEN SHERLOCK<br>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<br>204 934 6246                  |        | AL     | 0.50                     | CONTACT<br>AGENT     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>LOCATION</p> <p>St Pierre Jolys is a village in the Canadian province of Manitoba, located 50 km southeast of Winnipeg on Highway 59 near the Rat River. It is surrounded by the Rural Municipality of De Salaberry, and the nearest communities to it are Steinbach, St. Malo, Morris and Niverville.</p> <p>POPULATION</p> <p>1,305 (2021 Census)</p> <p>SITE/PROPERTY DESCRIPTION</p> <p>Square shaped lot, fronting Sabourin Street (East Side Hwy 59), access off Cote Avenue</p> |

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

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

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

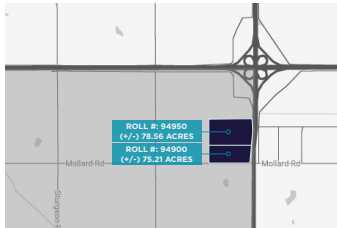
| ADDRESS                                                                            | CONTACT                                                                  | PARCEL | ZONING | SITE AREA<br>(ACRES +/-) | SALE PRICE | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------|--------------------------------------------------------------------------|--------|--------|--------------------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| STATION LANE, ERIKSDALE, MB                                                        |                                                                          |        |        |                          |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|    | BRANDI ELOQUENCE<br>204 996 3425                                         |        | GC     | 0.64                     | COND SOLD  | <p>LOCATION</p> <p>Eriksdale is a community in central Manitoba's Interlake Region, near Lake Manitoba's eastern shore. Situated at the crossroads of Highway 6 and Highway 68, it lies about 118 km (73 mi) north of Winnipeg and is part of the Rural Municipality of West Interlake. Agriculture remains the primary economic driver, complemented by a thriving winter fishing industry. Commercial fishing on Lake Manitoba also provides a significant source of income for some residents, reflecting the area's connection to both land and water-based livelihoods.</p> <p>POPULATION</p> <p>837 (source 2016 Census)</p> <p>SITE/PROPERTY DESCRIPTION</p> <p>Vacant land located NW of the corner of Station Lane and Main Street in close proximity to the Eriksdale Museum</p> |
| RATHWELL FARM LANDS                                                                |                                                                          |        |        |                          |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|  | BRANDI ELOQUENCE<br>204 996 3425<br><br>STEPHEN SHERLOCK<br>204 799 5526 |        |        | 171.57                   | SOLD       | <ul style="list-style-type: none"><li>Fully cleared land ideal for agricultural use</li><li>Prime location: Situated between Rathwell and Treherne in the RM of Norfolk Treherne</li><li>Highway frontage: Excellent exposure with ample frontage along PTH 2</li><li>Convenient access: Service road access directly off PTH 2</li><li>Established agricultural area: Located within a well-established and active farming region</li><li>Zoned AG - Agricultural: Allows for a wide range of agricultural operations</li></ul>                                                                                                                                                                                                                                                           |

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

| ADDRESS                                                                                                                                    | CONTACT                                                              | PARCEL | ZONING | SITE AREA<br>(ACRES +/-) | SALE PRICE                     | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|--------|--------|--------------------------|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>620 WILLIAM AVENUE</b><br>                              | BRETT INTRATER<br>204 999 1238<br><br>CHRIS HOURIHAN<br>204 995 0225 |        |        | 3,211 SF                 | \$450,000                      | <ul style="list-style-type: none"><li>• Opportunity to acquire a vacant multifamily development site in</li><li>• Central Winnipeg</li><li>• Zoned RMF-S</li><li>• 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)</li><li>• Adjacent to Health Sciences Centre, Children's Hospital, and Manitoba Clinic</li><li>• Within close proximity to Red River College Polytechnic and the University of Winnipeg</li><li>• Walking distance to grocery stores, public transit, and surrounding neighbourhood amenities</li><li>• Located near significant public and private redevelopment initiatives</li></ul> |
| <b>579 MCDERMOT AVENUE</b><br>                             | BRETT INTRATER<br>204 999 1238<br><br>CHRIS HOURIHAN<br>204 995 0225 |        |        | 8,121 SF                 | \$1,250,000                    | <ul style="list-style-type: none"><li>• Opportunity to acquire a vacant multifamily development site in Central Winnipeg</li><li>• Zoned RMF-L</li><li>• 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)</li><li>• Adjacent to Health Sciences Centre, Children's Hospital, and Manitoba Clinic</li><li>• Within close proximity to Red River College Polytechnic and the University of Winnipeg</li><li>• Walking distance to grocery stores, public transit, and surrounding neighbourhood amenities</li><li>• Located near significant public and private redevelopment initiatives</li></ul>           |
| <b>IRONWOOD EXCHANGE (CORNER OF HWY 59 &amp; 44)</b><br> | RYAN MUNT<br>204 298 1905                                            |        |        | 1.36 - 1.65              | \$330,000.00 -<br>\$365,000.00 | <ul style="list-style-type: none"><li>• Prime Highway 59 &amp; Highway 44 location with high visibility</li><li>• Excellent exposure to daily traffic and regional commuters</li><li>• CH (Commercial Highway) zoning with diverse commercial use potential</li><li>• No City of Winnipeg business taxes</li><li>• Development-ready site with completed subdivision</li><li>• Flexible commercial and residential development opportunities</li></ul>                                                                                                                                                                                                                                                                                                   |

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

| ADDRESS                                      | CONTACT | PARCEL | ZONING | SITE AREA<br>(ACRES +/-) | SALE PRICE   | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------------|---------|--------|--------|--------------------------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NORTHWEST CORNER OF ROUTE 90 AT MOLLARD ROAD |         |        |        | 78.56                    |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                              |         |        |        | 75.21                    |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                              |         |        |        | 153.77 TOTAL             | \$15,400,000 | <ul style="list-style-type: none"><li>• High-exposure CentrePort location with excellent visibility and access to major transportation routes</li><li>• Strategic positioning within one of Manitoba's premier industrial and logistics hubs</li><li>• Convenient connectivity to the Perimeter Highway, Highway 7, Winnipeg, and surrounding communities</li><li>• Large contiguous parcel suitable for industrial, logistics, transportation, and commercial development</li><li>• Surrounded by established industrial operators and significant ongoing investment</li><li>• Outstanding opportunity for owner-users, developers, and investors seeking scale and long-term growth</li><li>• Over 2,600 ft of frontage on Route 90 and over 2,400 ft of frontage on Mollard Road</li></ul> |



# 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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| ADDRESS                                                                          | CONTACT                        | PARCEL | ZONING | SITE AREA<br>(ACRES +/-) | RENTAL<br>RATE<br>(PSF)            | COMMENTS                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------|--------------------------------|--------|--------|--------------------------|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1196 FIFE STREET</b>                                                          |                                |        |        |                          |                                    |                                                                                                                                                                                                                                                                                                                                             |
|  | CHRIS MACSYMIC<br>204 928 5019 |        | M2     | 1.4 ACRES                | \$4,175.00 NET<br>MONTHLY PER ACRE | <ul style="list-style-type: none"><li>• M2 Zoned compound for lease in the heart of Inkster Industrial Park</li><li>• Site is fully-fenced and gated with security cameras</li><li>• Net lease plus taxes and utilities</li><li>• Well-situated in close proximity to major transportation routes</li><li>• Available immediately</li></ul> |

|                                                                                                                                              |                                                   |                                                                               |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------------------------------|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>BRANDI ELOQUENCE</b><br/>204 996 3425</p> <p><b>STEPHEN SHERLOCK</b><br/>204 799 5526</p> <p><b>COLIN GRATTON</b><br/>204 471 1270</p> | <p><b>LAND LEASE</b><br/><b>BUILD-TO-SUIT</b></p> | <p><b>STARTING AT 6 ACRES</b><br/><b>RANGING FROM 10,000 - 117,000 SF</b></p> | <p><b>CONTACT</b><br/><b>AGENT</b></p> | <ul style="list-style-type: none"> <li>• Land lease options starting at (+/-) 6 acres</li> <li>• Build-to-suit options from (+/-) 10,000 - 117,000 sf</li> <li>• Opportunity to combine individual lots to accommodate larger users</li> <li>• Serviced by 600 volt 400 amp 3 phase natural gas, municipal water, holding tanks and septic fields</li> <li>• 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</li> <li>• Strategically positioned along the International Mid-Continent Trade Corridor with approximately 70+ million dollars of commercial vehicle traffic each day</li> <li>• Active switching and spur off CN main line with daily service from both CN and BNSF rail lines</li> <li>• Transload services provided by Mid Canada Transload Services Ltd.</li> </ul> |
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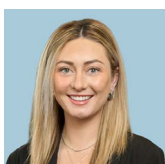
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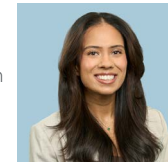
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