CUSHMAN & WAKEFIELD
Winnipeg

AVAILABILITY REPORT

NOVEMBER 2026



*Please click a listing type to navigate

INDUSTRIAL
FOR LEASE
FOR SALE

OFFICE
FOR LEASE
FOR SALE

RETAIL
FOR LEASE
FOR SALE

INVESTMENT
FOR SALE

LAND
FOR LEASE
FOR SALE



INDUSTRIAL FOR LEASE

8 DON VALLEY PARKWAY

(+/-) 4,736 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Strategically located in the RM of Springfield, near Gunn Road and Redonda Street
- Convenient access to the Perimeter Highway and major trucking routes
- No City of Winnipeg business taxes
- (+/-) 4,736 SF available, plus (+/-) 1,500 SF bonus mezzanine
- Functional office layout featuring open workspace, private offices, and kitchen area
- 14' x 14' grade-level loading door
- Zoned MG

CONTACT

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INDUSTRIAL FOR LEASE

NOVEMBER 2026

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LOADING *GRADE*	LOADING *DOCK*	MAX CLR HT (+/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
21 MURRAY PARK ROAD										
	CHRIS MACSYMIC 204 928 5019 KARIN THIELMANN 204 470 4715	M1	BUILD-TO-SUIT	7,840 - 15,680	6			$14.95	TBD	• Build-to-suit opportunity in the heart of Murray Industrial Park • Located on Murray Park Rd between Sturgeon Rd and Moray St • Close proximity to Winnipeg Richardson International Airport and major transportation routes • Six (6) 12'x14' grade loading doors • 24' clear ceiling height • Zoned M2
289 KING STREET										
	BRANDI ELOQUENCE 204 996 3425	M	MAIN FLOOR 3RD FLOOR	3,727 156-4,093				$7.99 $6.00	$3.15 $3.15	• Built in 1895, 289 King Street is steps from the Exchange District and downtown amenities. • The building features exposed brick, timber, and Tyndall stone, offering character space suitable for office, studio, showroom, and warehouse users. Layouts are flexible and can accommodate a variety of business needs. • Amenities include on-site parking, sheltered loading, a freight elevator, third floor tenant lounge, and full sprinkler coverage. • Flexible lease terms and generous incentives are available for qualified tenants, making this a versatile option for businesses seeking downtown accessibility with character.
17 GEE TEE WAY - RM OF SPRINGFIELD										
	RYAN MUNT 204 928 5015	MG MG MG MG	1 2 1 & 2 3	2,944 2,944 5,888 10,120	1 1 2 4		16'-19' 16'-19' 16'-19' 16'-19'	$14.95 $14.95 $14.95 $15.95	$3.00 $3.00 $3.00 $3.00	**CLICK HERE TO TAKE A VIRTUAL TOUR** • Join a quickly growing industrial park just 5 minutes from the Perimeter Highway in the RM of Springfield • Choose between 10,120 sf of built out office/ warehouse space or up to 5,888 sf of shell space • 4 drive through grade doors with electric openers in unit 3 • Floor drains in the warehouse • (+/-) 16' to 19' clear ceiling height • Fenced compound space available

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3000 MCCREARY ROAD										
	STEPHEN SHERLOCK 204 799 5526 RYAN MUNT 204 928 5015			2,500 - 16,000				CONTACT AGENT	$4.75	**READY FOR TENANT FIXTURING** • Great exposure just north of the controlled intersection of McGillivray Boulevard and McCreary Road • Just outside of city of Winnipeg limits in the RM of MacDonald • No City of Winnipeg business taxes • High quality pre-cast construction with 20' clear ceiling height • All loading door openings are 10' x 14' to allow for grade level loading, dock level loading or windows • Two 11,500 sf clearspan sections and two 13,000 sf clearspan sections with bay sizes starting at 2,500 sf
865 BRADFORD STREET										
	RYAN MUNT 204 298 1905 LYDAWN MCGARRY 204 801 6967	M2		18,913	1	2	16.5′	SOLD	SOLD	• Rare opportunity to own or lease a single-tenant warehouse with existing office improvements in St. James Industrial • Approximately 14,908 SF of warehouse space and 4,005 SF of office space featuring five private offices and showroom space • (+/-) 16.5' ceiling • Column spacing (+/-) 30' x 22.5' • Covered dock level loading and ramped grade access • Two dock doors, one 8' x 10' and one 10' x 10' • One ramped grade door 14' wide x 10' tall • Large loading area - 31% site coverage • Easy access to trucking and distribution routes
359 JOHNSON AVE										
	STEPHEN SHERLOCK 204 799 5526	M1	I & J	2,400	1			$8.95	$6.86	• Located on the corner of Johnson Avenue and Levis Street close to Chalmers Ave and Watt Street • Office/warehouse space with open area, 1 private office, kitchen area and open warehouse space • Warehouse space has 1 grade level loading door and a set of double main doors • Zoned: M1 • Available immediately

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KEEWATIN SQUARE										
	CHRIS HOURIHAN 204 995 0225	M1	7 & 8 300	8,483 4,920 + 1,190 SF (MEZZ)				$10.95 $10.95	$4.3 $4.3	• Property fronts Keewatin Street in northwest Winnipeg near Inkster Industrial Park • Close proximity to CentrePort, the Winnipeg International Airport, and downtown Winnipeg • Quick access to Route 90, Inkster Boulevard, and the Perimeter Highway • Unit 2-350 Keewatin (1,612 sq. ft.) includes 2 private offices, an open office area, a rear storage/open area, and a washroom. Loading is available through a double-wide man door and hallway at the rear • Excellent on-site parking • Available for immediate occupancy • Zoned M1
55 STATION ROAD - THOMPSON, MB										
	RYAN MUNT 204 298 1905 KARIN THIELMANN 204 470 4715			8,500				$14.00	$4.50	• Located at the high exposure intersection of Nelson Road and Station Road in Thompson, MB • One grade-level loading door for easy access • Large lot with outdoor space for parking or storage, approximately 45 parking stalls currently on site • Located just off Highway 6 in the amenity hub of Thompson, MB. • Potential for customization to suit tenant needs
20 HARVEST DRIVE										
	RYAN MUNT 204 298 1905 STEPHEN SHERLOCK 204 799 5526	I2		30,000	1	7	32′	$13.95	$3.25	• Direct access to CentrePort Canada Way and Route 90 in close proximity to the Winnipeg James A. Richardson International Airport • No City of Winnipeg business taxes • Zoned I2 - Industrial General • Fully sprinklered with ESFR system • Ceiling height (+/-) 32 ft • 50 ft x 50 ft column spacing

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335 KAPELUS DRIVE										
	CHRIS MACSYMIC 204 997 6547 RYAN MUNT 204 298 1905			1,345 - 10,500				$26.00	TBD	**CONSTRUCTION UNDERWAY** • New commercial development with flexible warehouse and office/retail space. • Suites starting at approximately 1,345 SF. • Optional grade-level loading, ample parking, and professional curb appeal. • Located in the Kapelus Drive business/ industrial park, just north of Winnipeg's Perimeter Highway. • Excellent access to major transportation routes and nearby industrial corridors. • Close to retail, dining, fuel, grocery, and service amenities. • Surrounded by growing residential communities and benefiting from no City of Winnipeg business taxes.
25 PAQUIN ROAD										
	STEPHEN SHERLOCK 204 799 5526 RYAN MUNT 204 298 1905			46,018	3	1		$4.25	$9.95	• (+/-) 38,621 sf ground floor area with (+/-) 7,397 sf of second floor office space • Secure, fenced outdoor compound area • Excellent access/egress • 1 dock loading door • 3 grade loading doors • Zoned M2 • Original building built in 1988 with a (+/-) 11,616 sf addition built in 1993 • Addition has steel roof, remainder of roof recently replaced • Original building has 18' clear ceiling height and addition has 20' clear ceiling height • Majority of HVAC equipment recently replaced • Fully sprinklered • 600 AMP 3 Phase main electrical service
1000 WAVERLEY STREET										
	RYAN MUNT 204 928 5015 KARIN THIELMANN 204 470 4715		A	16,370 - 21,468	1			$18.50	$7.55	• Fully developed Office/Flex space • Excellent exposure along Waverley St between Wilkes Ave and McGillivray Blvd • Great natural light with modern improvements • Ample parking available with 70-80 stalls per unit available • Easy access to public transit with many amenities nearby • Utilities are included!

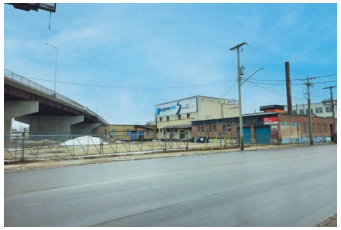
Please click the property image for more details.

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

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109 HIGGINS AVENUE										
	BRANDI ELOQUENCE 204 996 3425			20,804				$5.50 GROSS		• Located in central Winnipeg in close proximity to the Disraeli Freeway and Waterfront Drive • Ideal for warehouse/storage space • Loading area features 2 elevated loading doors and 2 grade level doors • 3 Phase, 600 Volt electrical service • Fully fenced compound area accommodates ample on site parking and exterior storage • Zoned M2
1924 MAIN STREET										
	RYAN MUNT 204 298 1905 KARIN THIELMANN 204 470 4715		3-4	SUBLEASE 2,207				LEASED		• Warehouse space • Total area: 2,207 sq. ft. • Sublease opportunity with head lease in place until October 31, 2027 • Includes 1 grade-level loading door for efficient shipping/receiving • 2 reserved parking stalls located at rear of building • Zoning: C2 – suitable for a wide range of commercial uses • Available for immediate occupancy • Head lease expires October 31, 2027
UNIT 706 - 1200 SHERWIN ROAD										
	RYAN MUNT 204 298 1905	M2		1,200		1		$2,500 PER MONTH GROSS		• Excellent access to Route 90, major transportation corridors, and Winnipeg James Armstrong Richardson International Airport • Shared kitchen and washroom • Ideal for warehousing, light manufacturing, distribution, or service-based businesses • Flexible open-concept warehouse layout • 1,200 sq. ft. of functional warehouse space • One dock-level loading door • Ample on-site parking available

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400 FORT WHYTE WAY										
	BRANDI ELOQUENCE 204 996 3425 CHRIS HOURIHAN 204 995 0225	ML ML	200 302	20,585 2,181				COND SOLD $18.00	$5.28 $5.28	• Turnkey flex space in Winnipeg's desirable southwest quadrant, just 3 minutes from Kenaston & McGillivray and 5 minutes to the Perimeter. • Features include 20' clear ceiling height and ample on-site parking • Zoned ML – Light Industrial • Located just beyond city limits with no business tax
1196 FIFE STREET										
	CHRIS MACSYMIC 204 928 5019	M2		1.4 ACRES				$4,175.00 NET MONTHLY PER ACRE		• M2 Zoned compound for lease in the heart of Inkster Industrial Park • Site is fully-fenced and gated with security cameras • Net lease plus taxes and utilities • Well-situated in close proximity to major transportation routes • Available immediately
STEELE BUSINESS PARK PHASE II										
	STEPHEN SHERLOCK 204 928 5011 RYAN MUNT 204 928 5015		1-2 10	10,915 5,425		2 * POTENTIAL FOR ADDITIONAL DOCK LOADING OR GRADE LOADING 1	28′	TBD	$4.38	**LAST UNITS REMAINING** • Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air) • Brand new construction • Excellent exposure on CentrePort Canada Way • All major amenities nearby • Quick access to major highways and key corridors

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4 STONE FORT ROAD - PHASE II										
	COLIN GRATTON 204 471 1270 LYDAWN MCGARRY 204 801 6967			2,450				CONTACT AGENT	TBD	• Available fall 2027 • Ceiling Height: 18' Clear • Grade Loading: 14' x 16' • Opportunity for a Build-To-Suit • Power supply: 240V/200A • Built-Out Washrooms • Lot Compounded • Ample Surface Parking Available • Zoning: M1 • Located only 3 Mins from St. Andrews Airport
1451 SASKATCHEWAN AVE										
	CHRIS MACSYMIC 204 997 6547 BRETT INTRATER 204 999 1238 RYAN MUNT 204 298 1905 KARIN THIELMANN 204 470 4715	M3		96,380	2	7	14-30'	$9.95	TBD	• (+/-) 88,380 SF of open manufacturing area • (+/-) 8,000 SF of office space, including a mezzanine level • Functional layout suitable for manufacturing, warehousing, and distribution operations • Excellent truck access with ample maneuvering space for 53' semi-trailers • Seven dock-level loading doors • Two overhead loading doors • 1,200-amp, 600-volt, 3-phase power • Clear ceiling heights ranging from 14' to 30' • Electrified parking available within a secure fenced compound • Well-positioned industrial facility with efficient shipping and receiving capabilities
8 FROESE CRESCENT										
	CHRIS HOURIHAN 204 995 0225 COLIN GRATTON 204 471 1270 LYDAWN MCGARRY 204 801 6967			5,500 5,500		$13.00 $13.00		TBD TBD		• Each building measuring 100' x 50', with an additional 500 sq. ft. mezzanine • Buildings situated on a 1.10 acre parcel • Excellent opportunity for an owner-user to occupy one building while leasing out the second building to generate rental income • Each mezzanine features two offices, open work area and a washroom • Finished washroom on each main floor • 12' x 12' grade-level loading door at each building • 18' clear ceiling height • 600V/200A power supply in each building • Quick access to Highway 1 and the Perimeter Highway • Zoned IG – General Industrial – Suitable for a variety of uses, including warehouse, light industrial, service trades, and distribution • No City of Winnipeg Business Tax

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4 BAYVIEW WAY **MCGILLIVRAY BUSINESS PARK COMMERCIAL CONDOS** 	RYAN MUNT 204 928 5015 KARIN THIELMANN 204 470 4715	ML		1,350 (PER UNIT)	1		18′	TBD	TBD	• Located just South of McGillivray Boulevard • Flexible design option to combine adjacent or back-to-back units, providing drive-through access • No City of Winnipeg Business Taxes • Zoned ML *Allowing multitude of uses
1801 SARGENT AVENUE 	STEPHEN SHERLOCK 204 799 5526	M2		30,000	2	3	16′9″	$9.95	$2.11	• Available November 1, 2026 • Located in the St. James Industrial area, with convenient access to the many amenities of Polo Park, Route 90 and Winnipeg Richardson International Airport • Bright office space featuring ample windows and natural light • Shipping/receiving office located within the warehouse, with a storage mezzanine above • Functional office layout featuring an open workstation area, private offices, reception area, and lunchroom • 3 dock-level loading doors and 2 grade-level loading doors accessed via steel ramps • 16’9” ceiling height • Zoning: M2
8 DON VALLEY PARKWAY 	STEPHEN SHERLOCK 204 799 5526	MG		4,736	1			$14.95	$4.10	• Strategically located in the RM of Springfield, near Gunn Road and Redonda Street • Convenient access to the Perimeter Highway and major trucking routes • No City of Winnipeg business taxes • (+/-) 4,736 SF available, plus (+/-) 1,500 SF bonus mezzanine • Functional office layout featuring open workspace, private offices, and kitchen area • 14’ x 14’ grade-level loading door • Zoned MG

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1079 WELLINGTON AVENUE										
	LYDAWN MCGARRY 204 801 6967 BRANDI ELOQUENCE 204 996 3425	M1	111	1,250				$13.00	$5.26	• Centrally located commercial space in Winnipeg's Sargent Park/St. James Industrial area • Convenient access to Route 90, Wellington Avenue, and • Winnipeg Richardson International Airport • Layout features 4 private rooms and a generous open area suitable to personal services, retail or office use • Existing lease available for assignment through December 31, 2030 • Immediate occupancy available • Zoned: M1

INDUSTRIAL
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53 HIGGINS AVE



(+/-) 73,523 SF AVAILABLE

PROPERTY HIGHLIGHTS

- 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.

CONTACT

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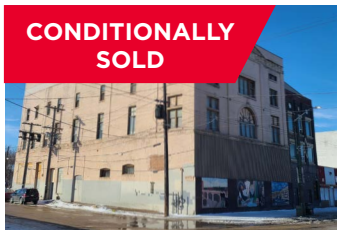
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4 BAYVIEW WAY **MCGILLIVRAY BUSINESS PARK COMMERCIAL CONDOS**									
	RYAN MUNT 204 928 5015 KARIN THIELMANN 204 470 4715	ML		1,350 (PER UNIT)	1		18′	STARTING AT $420,000.000	• Located just South of McGillivray Boulevard • Flexible design option to combine adjacent or back-to-back units, providing drive-through access • No City of Winnipeg Business Taxes • Zoned ML *Allowing multitude of uses
1000 WAVERLEY STREET									
	RYAN MUNT 204 928 5015 KARIN THIELMANN 204 470 4715	M2	151,651 SF	58,464 SF ON 3.48 ACRES	1	5 (CAN BE REINSTALLED)		CONTACT AGENT	• Fully developed office flex space ideally situated in the highly desirable Southwest Winnipeg • One unit available for immediate possession with additional revenue and growth opportunity • Exceptional parking offering with (+/-) 200 stalls • Excellent high-exposure building signage and large monument sign opportunity along Waverley Street • City of Winnipeg transit stops going North and South located directly outside • Zoned M2 • Property Tax: $166,804.55 (2025)
57025 ROAD 169 W. KOLA, MB									
	CHRIS MACSYMIC 204 997 6547	GD	3.14	23,883 SF	13		16′	$6,000,000	• Cross grade facility complete with warehouse, service area, wash bay, built out office and outbuildings for storage • Main building heated with natural gas (indoor boiler) • Additional air unit and exhaust system • Freshwater Cistern (In Ground) – 3000 Gallons • 2 Compartment Septic Tank connected to sewer for building – 3500 Gallons • Zoning: General Development

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UNIT 511-512 - 1200 SHERWIN ROAD									
	RYAN MUNT 204 298 1905 KARIN THIELMANN 204 470 4715	M2		4,925	1	1	16'4	SOLD	• 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
53 HIGGINS AVE									
	BRANDI ELOQUENCE 204 996 3425		2.04	73,523	2	2	13' - 22'	$4,300,000	Unique multi-storey office/warehouse plus industrial complex situated in Winnipeg's North Point Douglas area, just minutes from Downtown and major transport routes. This rare, character-rich property offers both owner-operator use and redevelopment potential. The original building features built-out main floor offices, warehousing on floors two through four, and an original flour storage tower on floors five and six offering exceptional city views. The additional warehouse was originally designed with a curve to accommodate a rail spur. Current operations include fenced compound in this space.
814 MAIN ST, 207 & 209 JARVIS AVE									
	COLIN GRATTON 204 471 1270			20,340			20'	COND SOLD	• Redevelopment opportunity in downtown Winnipeg suited for housing, medical boarding, or community support uses • Former plans suggest opportunity for 52 Micro Units & 8 Suites • Originally constructed in 1908 • Dock loading access • Fully sprinklered throughout • Varied clear ceiling heights: • 1st floor: 20' • 2nd floor: 16' • 3rd floor: 12' • Recent building improvements include: • New boiler installed in 2008 • Tar & gravel roof replaced in 2017 • 7 new electrical panels

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1447 HIGHWAY 75 - RM OF RITCHOT MB									
	RYAN MUNT 204 298 1905 CHRIS MACSYMIC 204 997 6547		25	15,004	6	3		$6,000,000	**FORMER TRUCKING FACILITY** • Office Building SF: (+/-) 3,664 • Warehouse Building SF: (+/-) 11,340 • Fenced and gated yard space • Additional revenue from Xplornet cell tower • Weigh scale included • Approximately 80 electrified staff parking stalls • Zoning: AL - Agricultural Limited Zone • Conditional use in place for industrial use
ROCKALL PARK COMMERCIAL CONDOS PHASE II									
	RYAN MUNT 204 928 5015 KARIN THIELMANN 204 470 4715	IB		1,170 (PER UNIT)	1		18′	STARTING AT $345,000	• New state-of-the-art commercial condominium complex located just west of the Perimeter Highway and south of Roblin Boulevard • Excellent access to the Perimeter Highway and Roblin Blvd with future access from Wilkes Ave • Ideal for small business uses including light industrial, contractors, or showroom space and hobbiest uses such as storage for cars, boats, RVs, and more • No City of Winipeg business taxes • Option to combine adjacent units to create drive through access • Site fully serviced with water, sewer, gas, hydro, and BellMTS fibre internet • Paved, fenced, and secured site with an asphalt compound area • Unit customization menu list available upon request
25 PAQUIN ROAD									
	STEPHEN SHERLOCK 204 799 5526 RYAN MUNT 204 298 1905			46,018	3	1		$6,900,000	• (+/-) 38,621 sf ground floor area with (+/-) 7,397 sf of second floor office space • Secure, fenced outdoor compound area • Excellent access/egress • 1 dock loading door • 3 grade loading doors • Zoned M2 • Original building built in 1988 with a (+/-) 11,616 sf addition built in 1993 • Addition has steel roof, remainder of roof recently replaced • Original building has 18’ clear ceiling height and addition has 20’ clear ceiling height • Majority of HVAC equipment recently replaced • Fully sprinklered • 600 AMP 3 Phase main electrical service

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865 BRADFORD STREET									
	RYAN MUNT 204 298 1905 LYDAWN MCGARRY 204 801 6967	M2	1.39	18,913	1	2	16.5′	SOLD	• Rare opportunity to own or lease a single-tenant warehouse with existing office improvements in St. James Industrial • Approximately 14,908 SF of warehouse space and 4,005 SF of office space featuring five private offices and showroom space • (+/-) 16.5’ ceiling • Column spacing (+/-) 30’ x 22.5’ • Covered dock level loading and ramped grade access • Two dock doors, one 8’ x 10’ and one 10’ x 10’ • One ramped grade door 14’ wide x 10’ tall • Large loading area - 31% site coverage • Easy access to trucking and distribution routes
870 CENTURY STREET									
	RYAN MUNT 204 298 1905	M2		12,000	1		12’33 – 12’7”	$2,450,000	• Prime St. James industrial location with excellent access to Route 90, Portage Ave, and the airport • Close to Polo Park, retail, restaurants, and transit • Renovated office (2024): 5 offices, meeting room, kitchenette, 2 washrooms, showroom + warehouse • Fully sprinklered • 1 grade door (8’ x 12’) • Clear height: 12’3”–12’7” • Built in 1965 • Zoning: M2 • Land: ±28,040 SF
919 MAIN STREET								PRICE REDUCED ~~$480,000.00~~ $470,000.00	
	BRANDI ELOQUENCE 204 996 3425 COLIN GRATTON 204 471 1270			5,390					• Well-maintained property offering outstanding value for both owner-users and investors • Suitable for a wide range of uses including retail, office, or automotive repair • Functional layout featuring showroom and warehouse space on the main level, second level office space, and storage on the lower level • One (1) grade-level overhead loading door • Centrally located with prominent signage and frontage along Main Street • Convenient access to major transportation routes

Please click the property image for more details.

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING GRADE	LOADING DOCK	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
8 FROESE CRESCENT								PRICE REDUCED	
	CHRIS HOURIHAN 204 995 0225 COLIN GRATTON 204 471 1270 LYDAWN MCGARRY 204 801 6967			5,500 5,500	1 1		18′ 18′	$2,150,000	• Each building measuring 100’ x 50’, with an additional 500 sq. ft. mezzanine • Buildings situated on a 1.10 acre parcel • Excellent opportunity for an owner-user to occupy one building while leasing out the second building to generate rental income • Each mezzanine features two offices, open work area and a washroom • Finished washroom on each main floor • 12’ x 12’ grade-level loading door at each building • 18’ clear ceiling height • 600V/200A power supply in each building • Quick access to Highway 1 and the Perimeter Highway • Zoned IG – General Industrial – Suitable for a variety of uses, including warehouse, light industrial, service trades, and distribution • No City of Winnipeg Business Tax
400 FORT WHYTE WAY									

	BRETT INTRATER
	204 999 1238
	
	CHRIS HOURIHAN
	204 995 0225
				20,061
				25,818
							20′
							20′
								COND SOLD
								COND SOLD
									• 100% freehold interest available at 400 Fort Whyte Way, RM of MacDonald
									• Two buildings totaling ±45,879 sq. ft. on ±3.3 acres
									  • Building 1: (+/-) 20,061 sq. ft.
									  • Building 2: (+/-) 25,818 sq. ft.
									• Prime location southwest of Winnipeg with direct access via the new light-controlled intersection at McGillivray Blvd. & McCreary Rd.
									• Exceptionally well-maintained asset under professional ownership and management
									• Strong in-place tenancy providing stable cash flow
									• Vacant space in Building 2 offers immediate occupancy for an owner-user
									• Opportunity for both investors and owner-users seeking income and growth potential
									• Rare multi-building offering in a rapidly growing commercial/industrial corridor

INDUSTRIAL FOR SALE

NOVEMBER 2026

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

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING *GRADE*	LOADING *DOCK*	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
70 NICOLAS AVENUE									
	BRETT INTRATER 204 999 1238 CHRIS MACSYMIC 204 997 6547 KARIN THIELMANN 204 470 4715		4.88	14,777	1	3	12′ - 20′	$3,250,000	• Excellent industrial opportunity in a well-established business park • Ample on-site parking for staff and visitors • Efficient shipping and receiving area designed for smooth logistics • Opportunity for owner-occupiers or investors • Sprinklered, Forced air HVAC, Gas Unit Heaters, LED/Halogen lighting, adequate electrical for tenant demand • Site includes office space, washrooms, a kitchenette and warehouse space • Year Built: 1964 with an addition built in 1968 • Zoning: M3 • 3 - 10’ x 10’ dock loading doors • 1 - 10’ x 8’ platform dock door with grade ramp • (+/-) 12’ - 20’ ceiling height
900 FISHER AVENUE - PORTAGE LA PRAIRIE, MB									
	CHRIS HOURIHAN 204 995 0225		2.18	15,680	1		11′9″	COND SOLD	• Strategic Portage la Prairie location, approximately 85 km west of Winnipeg • Minutes from the Trans-Canada Highway #1, providing excellent regional and national transportation access • Nearby fibre optic access point supporting connectivity and technology-based operations • Close proximity to the CN Rail corridor, located approximately 69 metres (227 feet) from the property • Currently configured for a cryptocurrency mining operation • Approximately 2.5 MW of electrical capacity available • Well suited for data processing, technology-focused businesses, and other power-intensive industrial users • 10′ x 10′ grade loading door • 10′5″ clear ceiling height • 11′9″ overall ceiling height • Functional layout suitable for a variety of light industrial applications • M1 - Light Manufacturing zoning • Flexible opportunity for businesses looking to establish or expand operations in Manitoba’s growing industrial market- Provide your feedback on BizChat

Please click the property image for more details.

ADDRESS	CONTACT	ZONING	LAND AREA (ACRES +/-)	BUILDING AREA (SF +/-)	LOADING *GRADE*	LOADING *DOCK*	MAX CLR HT (+/-)	SALE PRICE	COMMENTS
1451 SASKATCHEWAN AVE 	CHRIS MACSYMIC 204 997 6547 BRETT INTRATER 204 999 1238 RYAN MUNT 204 298 1905 KARIN THIELMANN 204 470 4715	M3	4.348	96,380	2	7	14-30′	$15,500.000	• (+/-) 88,380 SF of open manufacturing area • (+/-) 8,000 SF of office space, including a mezzanine level • Functional layout suitable for manufacturing, warehousing, and distribution operations • Excellent truck access with ample maneuvering space for 53′ semi-trailers • Seven dock-level loading doors • Two overhead loading doors • 1,200-amp, 600-volt, 3-phase power • Clear ceiling heights ranging from 14′ to 30′ • Electrified parking available within a secure fenced compound • Well-positioned industrial facility with efficient shipping and receiving capabilities

OFFICE
FOR LEASE

1079 WELLINGTON AVE



(+/-) 1,250 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Centrally located commercial space in Winnipeg's Sargent Park/ St. James Industrial area
- Convenient access to Route 90, Wellington Avenue, and Winnipeg Richardson International Airport
- Layout features 4 private rooms and a generous open area suitable to personal services, retail or office use
- Existing lease available for assignment through December 31, 2030
- Immediate occupancy available
- Zoned: M1

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OFFICE FOR LEASE

NOVEMBER 2026

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
379 BROADWAY						
	CHRIS HOURIHAN 204 934 6215 COLIN GRATTON 204 471 1270	101 303	1,996 1,657	$21.00 $11.75	$15.22 $15.22	• Prime downtown location surrounded by a variety of amenities, including vibrant summer food trucks on Broadway • Immediate access to the RBC Convention Centre and Skywalk, connecting you to the heart of downtown • Excellent public transportation options for seamless commuting • Elevator access and full handicap accessibility throughout the building • Professionally managed for worry-free operations • Ideal for law offices or other professional service firms • Functional layout includes a welcoming reception area, four private offices, one washroom, and multiple open workspaces • Conveniently close to Manitoba Courts—perfect for legal professionals • Heavy daily traffic exposure, with up to 22,900 vehicles passing by the corner of Edmonton Street and Broadway
155 CARLTON STREET						
	BRETT INTRATER 204 934 6229 RYAN MUNT 204 928 5015	306/307 1404/1405 1502 1550 1620 1901	3,260 7,531 10,028 1,822 2,097 7,632	$16.50 $16.50 $16.50 $16.50 $16.50 $16.50	$14.58 $14.58 $14.58 $14.58 $14.58 $14.58	• Located on the Northeast corner of Carlton St and York Ave • Directly across from the RBC Convention Centre • Connection to downtown's climate-controlled skywalk and concourse systems • 24/7 security on site • Ample parking available at Lakeview Square Parkade

OFFICE FOR LEASE

NOVEMBER 2026

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
5120 ROBLIN BOULEVARD						
	RYAN MUNT 204 928 5015 KARIN THIELMANN 204 470 4715	D	909	$2,000 GROSS/ MONTH		• Building signage opportunities available • Excellent location for a neighborhood office in the heart of Charleswood • Great exposure on Roblin Boulevard located between Harstone Road and Pepperloaf Crescent • Join Taverna Rodos Restaurant & Lounge, Signature Pizza & Salads and Royal Bank • Professionally managed • Zoned C
STERLING LYON BUSINESS PARK - 900 LORIMER BOULEVARD						
	STEPHEN SHERLOCK 204 928 5011 RYAN MUNT 204 928 5015	MAIN FLOOR	2,500 - 6,264	$25.00	$10.50	• Located on Lorimer Blvd off of Sterling Lyon Pkwy in close proximity to Kenaston, Wilkes and Waverley • Site has a variety of amenities in the neighborhood • Rare opportunity in a brand new office building in SW Winnipeg • Ample parking; both surface and heated underground parking available
1000 WAVERLEY STREET						
	RYAN MUNT 204 928 5015 KARIN THIELMANN 204 470 4715	A	16,370 - 21,468	$18.50	$7.55	• Fully developed Office/Flex space • Excellent exposure along Waverley St between Wilkes Ave and McGillivray Blvd • Great natural light with modern improvements • Ample parking available with 70-80 stalls per unit available • Easy access to public transit with many amenities nearby • Utilities are included!

OFFICE FOR LEASE

NOVEMBER 2026

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
363 BROADWAY						**BUILDING SIGNAGE OPPORTUNITY** • 15-Storey Class B Office space for lease located in Winnipeg's amenity-rich Broadway corridor on the Northwest corner of Broadway and Carlton Street • Close proximity to the RBC Convention Centre, Provincial Law Courts and Manitoba Legislature with easy access to the climate-controlled Skywalk System • Convenient transit access with a stop directly out front of the building as well as all along Broadway with service to the 23 and 24 lines connecting all major transfer points • 24/7 on-site security • 5 elevators, recently upgraded • 3 levels of heated underground parking with on-site car wash • Valet service available • BOMA Best silver certified
	RYAN MUNT 204 928 5015 BRETT INTRATER 204 934 6229	1 (MAIN FLOOR UNIT) 200 510 605 610 800 812 815 830 902 1130 1415	3,511 13,027 4,668 4,630 2,273 3,778 1,608 1,362 4,851 1,706 1,363 1,454	$24.00 $16.50 $16.50 $16.50 LEASED $16.50 $16.50 $16.50 $16.50 $16.50 $16.50 $16.50	$15.78 $15.78 $15.78 $15.78 LEASED $15.78 $15.78 $15.78 $15.78 $15.78 $15.78 $15.78	

1000 LORIMER BLVD						• Located on Lorimer Boulevard off of Sterling Lyon Parkway in close proximity to Kenaston, Wilkes and Waverley
						• Excellent opportunity in a newer facility allowing for flexible use of space
						• Site has a variety of amenities in the neighborhood
						• Space includes:
						  • 20 private offices
						  • 4 small meeting rooms (which could easily be offices)
						  • One small boardroom (12' x 14')
						  • One large mezzanine boardroom (15'4" x 29'6")
						  • 3 washrooms (mens, womens, unisex)
						  • 2 open work areas
						  • Reception area
						  • Kitchen/ lunchroom area

	STEPHEN SHERLOCK 204 799 5526 RYAN MUNT 204 298 1905	2 & 3	5,586	$20.95	$8.47	
55 DONALD STREET						• Main floor space with efficient floorplate with attractive improvements in place • Interior layout features 10 offices, 1 boardroom, open work area, a kitchenette, and a fully accessible UTR restroom • Ample parking available on site • Secure access via key fob entry • Available immediately
	RYAN MUNT 204 298 1905 CHRIS HOURIHAN 204 995 0225		3,954	$10.00	$14.17	

OFFICE FOR LEASE

NOVEMBER 2026

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
289 KING STREET						
	BRANDI ELOQUENCE 204 996 3425	MAIN FLOOR 3RD FLOOR	3,727 156-4,093	$7.99 $6.00	$3.15 $3.15	• Built in 1895, 289 King Street is steps from the Exchange District and downtown amenities. • The building features exposed brick, timber, and Tyndall stone, offering character space suitable for office, studio, showroom, and warehouse users. Layouts are flexible and can accommodate a variety of business needs. • Amenities include on-site parking, sheltered loading, a freight elevator, third floor tenant lounge, and full sprinkler coverage. • Flexible lease terms and generous incentives are available for qualified tenants, making this a versatile option for businesses seeking downtown accessibility with character.
755 HENDERSON HIGHWAY						
	CHRIS HOURIHAN 204 934 6215	UNIT 202 THIRD FLOOR	1,260 5,750	COND LEASED $23.00	COND LEASED $7.32	• Located in Northeast Winnipeg • In close proximity to downtown and Chief Peguis Trail • Building features floor to ceiling windows • Main entrance features glass atrium with three storey glazing and elevator access. • Available immediately
333 MAIN STREET			SUBLEASE			
	RYAN MUNT 204 928 5015	4TH FLOOR 10TH FLOOR 11TH FLOOR	7,720 7,720 7,720 23,160	TBD TBD TBD	$15.86 $15.86 $15.86	• 3 full floors available on the 4th, 10th and 11th floor • Floorplates are approximately 7,720 sf • Connection to downtown's climate controlled skywalk and concourse systems • Direct elevator lobby exposure • Headlease expiry: December 27th, 2026

OFFICE FOR LEASE

NOVEMBER 2026

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
67 SCURFIELD BLVD						**CLICK HERE TO TAKE A VIRTUAL TOUR**
	RYAN MUNT 204 298 1905 CHRIS MACSYMIC 204 997 6547		25,745	COND SOLD	COND SOLD	• 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. • 25,745 SF available for sale or lease, formerly occupied by MITT. • Excellent Fort Garry Industrial Park location near Kenaston Boulevard and Waverley Street. • Flexible layout featuring classrooms, offices, training rooms, and multi-purpose space. • Modern interior improvements with ample power and data infrastructure. • Generous on-site parking for staff, students, and visitors. • Prominent exposure along Scurfield Boulevard with strong signage potential. • Convenient access to Abinojii Mikanah, Kenaston Boulevard, and the Perimeter Highway. • Surrounded by amenities including retail, restaurants, fitness centres, and services. • Immediate occupancy available with potential for tenant-specific improvements. • M1 zoned, supporting a variety of industrial and commercial uses.
1460 CLARENCE AVE						
	RYAN MUNT 204 298 1905 CHRIS MACSYMIC 204 997 6547		6,553	$9.95	$8.06	• Available immediately • Located in southwest Winnipeg on Clarence Avenue off of Waverley Street with easy access to McGillivray Boulevard • Nicely developed office space with 9 private offices, open work area, lunch room, washrooms and storage space • Excellent natural light throughout • Many restaurants and other amenities in close proximity

OFFICE FOR LEASE

NOVEMBER 2026

Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1280 WAVERLEY STREET						
	RYAN MUNT 204 928 5015		35,000	CONTACT AGENT	CONTACT AGENT	• Located on Waverley Street with direct McGillivray Boulevard exposure; 29,100 daily vehicles ensure high visibility to commuters and locals. • New build opportunity at 1280 Waverley for modern suburban office with efficient design, contemporary finishes, and flagship flexibility. • Flagship site in fast-growing Southwest Winnipeg; strong residential density west supports long-term demand. • Easy access via Waverley/Buffalo; near McGillivray/Kenaston for seamless Winnipeg connectivity. • Prime signage on Waverley maximizes brand visibility for corporate/professional users. • Near McGillivray/Kenaston retail, dining, services for employee/client convenience. • Zoned M1 for flexible office/commercial uses.
31-47 SCURFIELD BLVD						
	RYAN MUNT 204 928 5015 STEPHEN SHERLOCK 204 799 5526	39 41 39 & 41	2,884 1,367 4,251	COND LEASED LEASED LEASED	COND LEASED LEASED LEASED	• 31–47 Scurfield Boulevard offers a prime leasing opportunity in Winnipeg's established southwest business corridor. This versatile office/industrial property benefits from excellent accessibility to Waverley Street, McGillivray Boulevard, and Kenaston Boulevard, providing convenient connectivity across the city. With both building and prominent pylon signage available, tenants can take advantage of strong visibility in a high-traffic commercial node. Ideal for a range of professional and light industrial users, this location combines functionality with exposure in a sought-after area.

Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1305 PEMBINA HWY			SUBLEASE			
	BRETT INTRATER 204 999 1238 KARIN THIELMANN 204 470 4715		6,952	CONTACT AGENT	CONTACT AGENT	• Positioned at one of Winnipeg's most prominent intersections, this former financial institution offers exceptional visibility and accessibility • Located beside FreshCo. and surrounded by established commercial activity, the site presents a rare opportunity for businesses seeking a prestigious address with strong traffic flow and redevelopment potential. • 11 Private Offices - Ideal for individual practitioners or small teams • 2 Boardrooms – Perfect for meetings, workshops, or collaborative sessions • Spacious Washrooms • Clean and modern facilities for staff and clients • Kitchenette Potential - Flexible space with plumbing access for future installation • Safe Removed – Clean slate for customization and layout optimization • Drive-Thru Opportunity – Subject to municipal approval; great for service-based operations • 600A 120/208V 3-Phase Electrical Service – Robust power capacity for medical, wellness, or tech-based use
187 ST. MARY'S ROAD						
	COLIN GRATTON 204 471 1270 LYDAWN MCGARRY 204 801 6967 CHRIS HOURIHAN 204 995 0225		3,551	$18.00	$8.01	• Turnkey suburban office space, ideal for owner-users • 3,551 sq. ft. featuring eight private offices, large boardroom, reception area, kitchenette, and two washrooms • Additional 1,003 sq. ft. of basement space • Located on major public transportation routes • Five-minute drive to downtown • Three tandem parking stalls, with additional street parking available

OFFICE FOR LEASE

NOVEMBER 2026

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1821 MAIN STREET						
	COLIN GRATTON 204 471 1270 RYAN MUNT 204 298 1905		612	$1,600 GROSS MONTHLY		• Main-floor office/retail opportunity located on Main Street, ideally positioned between Jefferson Avenue and Leila Avenue • Well-suited for professional service users, including law firms, accounting practices, and similar businesses • Functional layout offering an open-concept workspace with shared common areas • Two reserved parking stalls available at the rear of the property • Prominent, high-visibility signage opportunity on the building façade • Conveniently located minutes from Kildonan Park and in close proximity to a variety of restaurants and retail amenities
98 MARKET AVENUE						
	COLIN GRATTON 204 471 1270 CHRIS HOURIHAN 204 934 6215		2,400	$16.00	$4.00	• Blank canvas ready for tenant design and fit-up • Main floor of a modern design 6 storey, 64 suite property • Tucked away in the East Exchange District within close proximity to an array of amenities • Amazing walkability, close to local spots including Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Ave Pumphouse, The Forks and much more • Zoned D
21 MURRAY PARK ROAD						
	CHRIS MACSYMIC 204 928 5019 KARIN THIELMANN 204 470 4715	BUILD-TO-SUIT	7,840 - 15,680	$14.95	TBD	• Office space located on Murray Park Rd in the heart of Murray Industrial Park • In close proximity to Winnipeg Richardson International Airport and major transportation routes • Interior layout includes a large boardroom, private offices, an open work area, and a kitchenette • Ample parking on-site

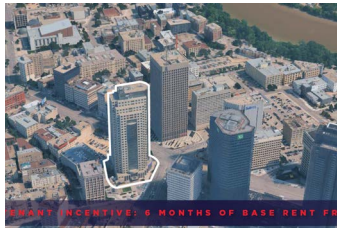
OFFICE FOR LEASE

NOVEMBER 2026

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1020 LORIMER BLVD						
	STEPHEN SHERLOCK 204 799 5526 RYAN MUNT 204 298 1905	206 404	2,906 2,916	$25.00 $30.00	$15.52 $15.22	• Prime location serving Linden Woods, River Heights, and Tuxedo. • Only 15 minutes from Downtown Winnipeg and the airport. • Surrounded by affluent neighbourhoods and major retail amenities. • Excellent access via major roadways and public transit. • Established medical tenant presence within the building. • Ideal for medical, wellness, and professional office users. • Abundant natural light throughout the space. • Surface parking available for staff and visitors. • High-income catchment area with strong surrounding residential density. • Built-in client and patient base from nearby communities.
220 PORTAGE AVE						
	BRETT INTRATER 204 934 6229 KARIN THIELMANN 204 470 4715	910 1000 1100 1130 1220	3,501 10,322 2,366 1,844 1,617	$18.00 $18.00 $18.00 $18.00 $18.00	$18.85 $18.85 $18.85 $18.85 $18.85	• 17-storey office tower located on the corner of Portage Avenue and Fort Street, just west of Portage and Main • Convenient transit access with service to 59 transit routes connecting all major transfer points • Skywalk connectivity allowing for year-round climate-controlled access to 25 buildings, including Winnipeg Square, Canada Life Centre, and the Sport, Hospitality & Entertainment District (SHED) • Clients can take advantage of the Winnipeg Square parkade, offering heated, underground, secured hourly and monthly parking as well as bike storage • Professionally managed • On-site security and janitorial services • On-site café • LEED Platinum Certification • Extensive renovation completed in 2017

Please click the property image for more details.

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
201 PORTAGE AVE 	BRANDI ELOQUENCE 204 996 3425 CHRIS HOURIHAN 204 995 0225	2140	1,586	$19.50	$21.36	**6 MONTHS OF BASE RENT FREE** • Prime 21st floor corner suite featuring abundant natural light and panoramic views from two exposures • Interior improvements completed in 2025 • 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 • Dedicated refreshment station featuring integrated cabinetry, countertop space, and under-counter refrigeration • 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 • Headlease expires February 28th, 2030
100 PAQUIN ROAD 	RYAN MUNT 204 928 5015 COLIN GRATTON 204 471 1270	SECOND FLOOR	5,000 SF - 11,262	$15.00 GROSS		• Located in the St. Boniface Industrial Park on the east side of Winnipeg, with easy access to Lagimodiere Boulevard, Plessis Road and the Perimeter Highway • Abundance of natural light throughout office space creating a desirable work environment • Excellent on-site electrified parking • Convenient access to major public transportation routes • The 2nd floor consists of reception, kitchen, 2 boardrooms, large open areas, and over 10 offices • Considerations for furniture to be included • Potential for installation of a lift for accessible access to the 2nd Floor • Outdoor patio space available for tenants • 50+ parking stalls available • Flexible lease options available

OFFICE FOR LEASE

NOVEMBER 2026

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
505 FORT WHYTE WAY 	BRETT INTRATER 204 934 6229 RYAN MUNT 204 298 1905 CHRIS HOURIHAN 204 995 0225	104	6,000	$26.00	$6.14	• Located in Oak Bluff, at the corner of McCreary Road and McGillivray Boulevard, immediately south of FortWhyte Alive • Excellent access to McGillivray Boulevard, the Perimeter Highway and Trans-Canada Highway • No City of Winnipeg business taxes • Close proximity to a wide range of retail amenities at Kenaston Boulevard and McGillivray Boulevard • Excellent on-site parking • Prominent signage opportunities • Zoning: MB
1079 WELLINGTON AVE 	BRANDI ELOQUENCE 204 996 3425 LYDAWN MCGARRY 204 801 6967		1,250	$13.00	TBD	• Centrally located commercial space in Winnipeg's Sargent Park/St. James Industrial area • Convenient access to Route 90, Wellington Avenue, and Winnipeg Richardson International Airport • Layout features 4 private rooms and a generous open area suitable to personal services, retail or office use • Existing lease available for assignment through December 31, 2030 • Immediate occupancy available • Zoned: M1

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

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OFFICE FOR SALE

NOVEMBER 2026

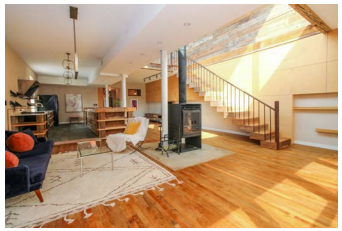
**Please click the property image for more details.*

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
1000 WAVERLEY STREET						
	RYAN MUNT 204 928 5015 KARIN THIELMANN 204 470 4715		58,464 SF ON 3.48 ACRES	CONTACT AGENT	$166,804.55	• Fully developed office flex space ideally situated in the highly desirable Southwest Winnipeg • One unit available for immediate possession with additional revenue and growth opportunity • Exceptional parking offering with (+/-) 200 stalls • Excellent high-exposure building signage and large monument sign opportunity along Waverley Street • City of Winnipeg transit stops going North and South located directly outside • Zoned M2 • Property Tax: $166,804.55 (2025)
1038 PORTAGE AVE						
	CHRIS HOURIHAN 204 934 6215		6,850	$1,100,000	$22,682.58	• Amazing exposure and building signage opportunities along Portage Avenue • Sale/leaseback option or vacant possession • Excellent neighbourhood and surrounding area, close to many amenities and Polo Park Shopping Node • Second floor office space includes new flooring, new ceiling and LED lights • Shared vestibule, separate temperature controls and separately metered utilities allows for easy division of the main floor and second floor for two tenant occupancy • Additional monthly income from billboard signage
323 PORTAGE AVE						
	BRETT INTRATER 204 999 1238 CHRIS MACSYMIC 204 928 5019		49,820	$2,650,000	$72,313.50	• 3-Storey Office/Retail/Mixed-Use Commercial Building For Sale • Unique Investor or Owner/Occupier Opportunity • Great potential for conversion to self storage or other alternative uses • Ideally located directly across from the Canada Life Centre in the heart of the Sport, Hospitality & Entertainment District (SHED) in Downtown Winnipeg • (+/-) 38,640 sf spanning 3-Storeys plus additional (+/-) 11,180 sf basement • Zoning: M – Multiple Use

OFFICE FOR SALE

NOVEMBER 2026

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
52 ADELAIDE STREET				NOW OFFERED AT		**CLICK HERE TO TAKE A VIRTUAL TOUR**
	COLIN GRATTON 204 471 1270 BRETT INTRATER 204 934 6229		9,060	$1,600,000	$10,886.84	• Unique 3-storey heritage building constructed in 1910 for Douglas & Co.'s fur manufacturing business, located in the heart of Winnipeg's Exchange District • High-end turnkey retail/office spaces, luxury penthouse suite and finished lower level perfect for owner-occupier opportunity • Functional vintage-style elevator servicing all floors • Private side lane with secured gate offering 2 or 3 tandem parking stalls • Significant recent capital investments • High-end imported fixtures from Bali, including stone sinks and a stone bathtub • Flooring reclaimed from the Church of Christ Scientist in Osborne Village • Steps from countless amenities around Downtown and the Exchange District
1871 NESS AVENUE				PRICE REDUCED		
	COLIN GRATTON 204 471 1270 CHRIS HOURIHAN 204 995 0225		3,781	$720,000	$16,322.52	• Prime suburban location in close proximity to Polo Park Shopping Centre and surrounding amenities • Excellent visibility and exposure along Ness Avenue • Features fully built out office/showroom space with existing improvements • Value add opportunity to reconfigure layout to suit a variety of users including office, retail, personal and professional services • Excellent signage opportunity along Ness Ave

OFFICE FOR SALE

NOVEMBER 2026

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS
55 DONALD STREET						
	RYAN MUNT 204 298 1905 CHRIS HOURIHAN 204 995 0225		22,667	$5,750,000	$69,940.29	• Rare opportunity to acquire a high-exposure, boutique-style office building located on the fringe of downtown Winnipeg. The property benefits from excellent visibility, convenient in/out access, prominent building signage, and close proximity to major arterial routes and downtown amenities • Flexible layout with improvements for immediate occupancy or easy reconfiguration. • Private offices, boardrooms, open areas, kitchenette, and accessible washroom per floor. • Two parking lots with 48 total stalls. • Key fob entry for safety and control. • Perfect for owner-occupiers, or investors. Turnkey and available now.
187 ST. MARY'S ROAD						
	COLIN GRATTON 204 471 1270 LYDAWN MCGARRY 204 801 6967 CHRIS HOURIHAN 204 995 0225		3,551	$1,295,000.00	$20,584.57	• Turnkey suburban office space, ideal for owner-users • 3,551 sq. ft. featuring eight private offices, large boardroom, reception area, kitchenette, and two washrooms • Additional 1,003 sq. ft. of basement space • Located on major public transportation routes • Five-minute drive to downtown • Three tandem parking stalls, with additional street parking available
400 FORT WHYTE WAY						

	BRETT INTRATER
	204 999 1238
	
	CHRIS HOURIHAN
	204 995 0225
		BUILDING 1
		BUILDING 2
			20,061
			25,818
				COND SOLD
				COND SOLD
						• 100% freehold interest available at 400 Fort Whyte Way, RM of MacDonald
						• Two buildings totaling ±45,879 sq. ft. on ±3.3 acres
						  • Building 1: (+/-) 20,061 sq. ft.
						  • Building 2: (+/-) 25,818 sq. ft.
						• Prime location southwest of Winnipeg with direct access via the new light-controlled intersection at McGillivray Blvd. & McCreary Rd.
						• Exceptionally well-maintained asset under professional ownership and management
						• Strong in-place tenancy providing stable cash flow
						• Vacant space in Building 2 offers immediate occupancy for an owner-user
						• Opportunity for both investors and owner-users seeking income and growth potential
						• Rare multi-building offering in a rapidly growing commercial/industrial corridor

OFFICE FOR SALE

NOVEMBER 2026

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

ADDRESS	CONTACT	UNIT/SUITE	AREA AVAILABLE (SF +/-)	SALE PRICE	TAXES	COMMENTS

21-23 MAIN ST, FISHER BRANCH MB



COLIN GRATTON
204 471 1270

LYDAWN MCGARRY
204 801 6967

4,368

$300,000

$8,467.32

- Well maintained single story office building featuring two units
- Potential to lease out both units or owner-occupy the building
- Nicely improved and maintained office improvements
- Ample parking both at the front and the rear of the building
- Unit 1 features 5 exam rooms, 1 storage room, and reception area
- Unit 2 features a large communal work area and 8 private offices
- Common area space includes a large boardroom, kitchenette and washrooms
- Rear entrance with access to staff parking
- Owner-occupier opportunity with income-generating medical tenancy potential
- Strong long-term tenant potential for stable income
- Ideal for pharmacy, medical, and professional service users

43 RAILWAY STREET, ASHERN MB



COLIN GRATTON
204 471 1270

LYDAWN MCGARRY
204 801 6967

9,900

$550,000

$17,967.26

- Opportunity for investors or owner-occupiers, offering a flexible layout for office-use while retaining the ability to generate supplementary income:
  - (+/-) 5,085 SF Leased by Government of Manitoba
  - (+/-) 4,815 SF Vacant for Owner Occupier or Additional Tenant
- Ample on-site parking for staff and visitors
- Built in 1992
- Functional office layout ready for occupancy
- Well suited for government, professional, office, medical, and service commercial uses
- Zoning: CG - Commercial General

RETAIL
FOR LEASE

645 & 663 MARION STREET



(+/-) 1,111 SF UP TO (+/-) 4,000 SF AVAILABLE

PROPERTY HIGHLIGHTS

- New construction opportunity along Marion Street in St. Boniface, one of Winnipeg's most established and densely populated neighbourhoods
- Excellent exposure and signage opportunity along Marion Street, a major east-west corridor connecting St. Boniface, Windsor Park, Southdale, Downtown Winnipeg, and Lagimodiere Blvd
- Positioned near the future Water Tower District, a transformative mixed-use redevelopment projected to introduce new residential density, retailers, offices, and amenities to the immediate area. Anticipated to bring more than 4,200 residents and employees to the area upon completion
- Ample on-site parking with convenient access to public transit
- Freestanding pad site opportunity on the corner of Marion St and Dupuy Ave, up to 4,000 sq. ft. with drive-thru potential
- Flexible pad site configuration with the ability to demise into smaller units
- Future signalized intersection at Marion & Dupuy
- Ideal for a variety of retail, medical, office, wellness, service, and food-service users

CONTACT

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RETAIL FOR LEASE

NOVEMBER 2026

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
379 BROADWAY							
	CHRIS HOURIHAN 204 934 6215 COLIN GRATTON 204 471 1270		101 303	1,996 1,657	$21.00 $11.75	$15.22 $15.22	• Prime downtown location surrounded by a variety of amenities, including vibrant summer food trucks on Broadway • Immediate access to the RBC Convention Centre and Skywalk, connecting you to the heart of downtown • Excellent public transportation options for seamless commuting • Elevator access and full handicap accessibility throughout the building • Professionally managed for worry-free operations • Ideal for law offices or other professional service firms • Functional layout includes a welcoming reception area, four private offices, one washroom, and multiple open workspaces • Conveniently close to Manitoba Courts—perfect for legal professionals • Heavy daily traffic exposure, with up to 22,900 vehicles passing by the corner of Edmonton Street and Broadway
98 MARKET AVENUE							
	COLIN GRATTON 204 471 1270 CHRIS HOURIHAN 204 934 6215	D		2,400	$16.00	$4.00	• Blank canvas ready for tenant design and fit-up • Main floor of a modern design 6 storey, 64 suite property • Tucked away in the East Exchange District within close proximity to an array of amenities • Amazing walkability, close to local spots including Nonsuch Brewery, Cibo, Saddlery, Kevin's, James Avenue Pumphouse, The Forks and much more

RETAIL FOR LEASE

NOVEMBER 2026

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
15 PROGRESS WAY							
	CHRIS HOURIHAN 204 995 0225		2	3,400	$24.00	$5.00	• Join a new 6,000 sq. ft. medical clinic in a beautifully-designed building, ready for tenant fixturing • Conveniently situated off McGillivray Boulevard, near one of Winnipeg's fastest growing residential hubs and only 4km from the retail amenities located at Kenaston & McGillivray • Located off a light-controlled intersection in McGillivray Business Park in the RM of Macdonald, allowing for no business tax • Brand-new construction providing energy-efficiency and lower operating costs • Ample parking with 57 stalls on site • Zoned ML, allowing for a multitude of uses to take advantage of the clinic's high-traffic nature
106 BROWNING BLVD							
	RYAN MUNT 204 298 1905	C2	B	2,249	COND LEASED	COND LEASED	• Retail Space Ideal for Daycare or Medical Use • outdoor Space Potential • Ample on-site surface parking for staff and clients • Many amenities nearby along Portage Avenue • Situated in the neighbourhood of Westwood, with excellent access to major routes including Portage Avenue and the Perimeter Highway • Zoning: C2

RETAIL FOR LEASE

NOVEMBER 2026

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
293 KAPELUS DRIVE							
	RYAN MUNT 204 298 1905 CHRIS MACSYMIC 204 997 6547		101	1070	$25.00	TBD	• Construction Underway • High-visibility location with direct access to the North Perimeter Highway and quick connectivity to Winnipeg and surrounding areas • Positioned within West St. Paul's growing residential corridor, generating steady local traffic • Established commercial node anchored by national brands such as Tim Hortons • Located in one of the region's fastest-growing municipalities, supported by ongoing residential and infrastructure development • Units available from ±759 to ±1,207 square feet • Available for sale or lease • Option for 14' x 14' grade loading door or storefront glazing • 134 on-site parking stalls (over 5 stalls per 1,000 square feet) • Pylon and building signage opportunities available • Zoning: CH – Commercial Highway • Fully serviced with gas, hydro, sewer, and water • Shared on-site garbage and recycling facilities • Ceiling height: 16 ft 6″ on all single-level units. 10 ft 2″ on main level of multi-level units. 11 ft 2″ on 2nd level of multi-level units
			102	1069	$25.00		
			103	1204	$25.00		
			104	1204	$25.00		
			105	1204	COND SOLD		
			106	1204	COND SOLD		
			107	1204	CONDSOLD		
			108	1204	COND SOLD		
			109	1204	COND SOLD		
			110	1204	COND SOLD		
			111	1204	$25.00		
			112	976	$25.00		
			113	1204	$25.00		
			114	1204	$25.00		
			115	1204	$25.00		
			116	1204	$25.00		
			117	1204	$25.00		
			118	1204	$25.00		
			119	1204	$25.00		
			120	1204	$25.00		
			121	1155	$25.00		
			122	967	$25.00		
			123	759	$25.00		
			201	1207	$25.00		
			202	1204	$25.00		
1500-1510 BISON DRIVE							
	CHRIS HOURIHAN 204 995 0225 TAVLEEN DEOL 204 999 7303			956 - 1,296	$30.00	$12.00	• Within walking distance to Save-On-Foods, Manitoba Liquor Mart, Shoppers Drug Mart, and a variety of established neighbouring businesses. • Steps from the future South Winnipeg Recreation Campus – made to service over 120,000 residents, with opening anticipated in late 2027. • Surrounded by thousands of newly developed residential units within walking distance, providing a strong built-in customer base. • Prominent, high-visibility boutique retail frontage with ceiling height of 15 ft (clear). • Flexible suite sizes with customizable layout configurations to accommodate a variety of business concepts. • Ideal but not limited to medical, personal services, professional offices, restaurants, cafés, and other complementary retail uses. • Patio spaces pre-approved for commercial tenants! • Generous on-site parking, including covered stalls conveniently located adjacent to the building for tenant's customers or staff. • Additional underground parking available. • Ample complimentary street parking nearby. • Access to shared common areas.
			150	1,060	COND LEASED	COND LEASED	

RETAIL FOR LEASE

NOVEMBER 2026

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1821 MAIN STREET							
	COLIN GRATTON 204 471 1270 RYAN MUNT 204 298 1905			612	$1,600 GROSS MONTHLY		• Main-floor office/retail opportunity located on Main Street, ideally positioned between Jefferson Avenue and Leila Avenue • Well-suited for professional service users, including law firms, accounting practices, and similar businesses • Functional layout offering an open-concept workspace with shared common areas • Two reserved parking stalls available at the rear of the property • Prominent, high-visibility signage opportunity on the building façade • Conveniently located minutes from Kildonan Park and in close proximity to a variety of restaurants and retail amenities
185 SMITH STREET							
	COLIN GRATTON 204 471 1270 KARIN THIELMANN 204 470 4715	M		2,345	$5,000/MTH		• Prime storefront in Smith Street Lofts, below a luxury 251-unit apartment complex with 20,000 sf of amenities • Excellent visibility: faces Southwest with views of Smith Street traffic and Millennium Library Park • High foot and vehicle traffic, especially during Canada Life Centre events • Impressive features: 13' exposed ceilings, industrial concrete finishes, architectural lighting, floor-to-ceiling glazing • Convenient location: adjacent to apartment complex main entrance, with covered canopy and landscaped vestibule • Flexible adjacent courtyard space, suitable for private outdoor patio/garden • Prime downtown Winnipeg location, serving as the development's main showpiece • Zoned M

RETAIL FOR LEASE

NOVEMBER 2026

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

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

Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
1305 PEMBINA HWY				SUBLEASE			
	BRETT INTRATER 204 999 1238 KARIN THIELMANN 204 470 4715			6,952	CONTACT AGENT	CONTACT AGENT	• Positioned at one of Winnipeg's most prominent intersections, this former financial institution offers exceptional visibility and accessibility • Located beside FreshCo. and surrounded by established commercial activity, the site presents a rare opportunity for businesses seeking a prestigious address with strong traffic flow and redevelopment potential. • 11 Private Offices - Ideal for individual practitioners or small teams • 2 Boardrooms – Perfect for meetings, workshops, or collaborative sessions • Spacious Washrooms • Clean and modern facilities for staff and clients • Kitchenette Potential - Flexible space with plumbing access for future installation • Safe Removed – Clean slate for customization and layout optimization • Drive-Thru Opportunity – Subject to municipal approval; great for service-based operations • 600A 120/208V 3-Phase Electrical Service – Robust power capacity for medical, wellness, or tech-based use
425-439 CENTURY STREET							
	TAVLEEN DEOL 204 999 7303		425 427 429 431 435	2,850 2,500 2,316 3,800 3,333	$25.00 $25.00 $25.00 $25.00 $25.00	$7.50 $7.50 $7.50 $7.50 $7.50	• 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

Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	RENTAL RATE (PSF)	CAM & TAX (PSF)	COMMENTS
52 OSBORNE STREET							
	RYAN MUNT 204 298 1905 BRETT INTRATER 204 999 1238	C2		1,311	LEASED	LEASED	• Located in the heart of Osborne Village, just southwest of Downtown Winnipeg within the most densely populated area of Winnipeg • Surrounded by an abundance of amenities within walking distance • High levels of vehicle and foot traffic • On-site parking available • Building signage opportunities • New RTU installed in 2025 • Zoning: C2

RETAIL
FOR SALE

323 PORTAGE AVE



(+/-) 49,820 SF Available

PROPERTY HIGHLIGHTS

- 3-Storey Office/Retail/Mixed-Use Commercial Building For Sale
- Unique Investor or Owner/Occupier Opportunity
- Great potential for conversion to self storage or other alternative uses
- Ideally located directly across from the Canada Life Centre in the heart of the Sport, Hospitality & Entertainment District (SHED) in Downtown Winnipeg
- (+/-) 38,640 sf spanning 3-Storeys plus additional (+/-) 11,180 sf basement
- Zoning: M – Multiple Use

CONTACT

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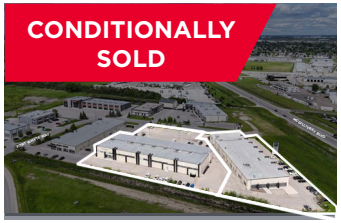
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RETAIL FOR SALE

NOVEMBER 2026

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

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
323 PORTAGE AVE							
	BRETT INTRATER 204 999 1238 CHRIS MACSYMIC 204 928 5019			49,820		$2,650,000	• 3-Storey Office/Retail/Mixed-Use Commercial Building For Sale • Unique Investor or Owner/Occupier Opportunity • Great potential for conversion to self storage or other alternative uses • Ideally located directly across from the Canada Life Centre in the heart of the Sport, Hospitality & Entertainment District (SHED) in Downtown Winnipeg • (+/-) 38,640 sf spanning 3-Storeys plus additional (+/-) 11,180 sf basement • Zoning: M – Multiple Use
919 MAIN STREET						PRICE REDUCED ~~$480,000.00~~ $470,000.00	
	BRANDI ELOQUENCE 204 996 3425 COLIN GRATTON 204 471 1270			5,390			• 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
400 FORT WHYTE WAY							

	BRETT INTRATER
	204 999 1238
	
	CHRIS HOURIHAN
	204 995 0225
			BUILDING 1
			BUILDING 2
					20,061
					25,818
						COND SOLD
						COND SOLD
							• 100% freehold interest available at 400 Fort Whyte Way, RM of MacDonald
							• Two buildings totaling ±45,879 sq. ft. on ±3.3 acres
							  • Building 1: (+/-) 20,061 sq. ft.
							  • Building 2: (+/-) 25,818 sq. ft.
							• Prime location southwest of Winnipeg with direct access via the new light-controlled intersection at McGillivray Blvd. & McCreary Rd.
							• Exceptionally well-maintained asset under professional ownership and management
							• Strong in-place tenancy providing stable cash flow
							• Vacant space in Building 2 offers immediate occupancy for an owner-user
							• Opportunity for both investors and owner-users seeking income and growth potential
							• Rare multi-building offering in a rapidly growing commercial/industrial corridor

Please click the property image for more details.

ADDRESS	CONTACT	ZONING	UNIT/SUITE	AREA AVAILABLE (SF +/-)	LAND AREA (ACRES +/-)	SALE PRICE	COMMENTS
293 KAPELUS DRIVE							
	RYAN MUNT 204 298 1905 CHRIS MACSYMIC 204 997 6547		101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 201 202	1070 1069 1204 1204 1204 1204 1204 1204 1204 1204 1204 976 1204 1204 1204 1204 1204 1204 1204 1204 1155 967 759 1207 1204		UNITS STARTING AT $400,000 COND SOLD COND SOLD COND SOLD COND SOLD COND SOLD COND SOLD	• Construction underway • High-visibility location with direct access to the North Perimeter Highway and quick connectivity to Winnipeg and surrounding areas • Positioned within West St. Paul's growing residential corridor, generating steady local traffic • Established commercial node anchored by national brands such as Tim Hortons • Located in one of the region's fastest-growing municipalities, supported by ongoing residential and infrastructure development • Units available from ±759 to ±1,207 square feet • Available for sale or lease • Option for 14' x 14' grade loading door or storefront glazing • 134 on-site parking stalls (over 5 stalls per 1,000 square feet) • Pylon and building signage opportunities available • Zoning: CH – Commercial Highway • Fully serviced with gas, hydro, sewer, and water • Shared on-site garbage and recycling facilities

INVESTMENT FOR SALE

599 WARDLAW AVENUE



(+/-) 0.118 Acres Available

PROPERTY HIGHLIGHTS

- Three-suite residential income property in Winnipeg's desirable McMillan neighbourhood
- Three self-contained units offering diversified rental income
- Well-established residential area with strong rental appeal
- Convenient access to Osborne Village and Downtown Winnipeg
- Close to transit, shopping, restaurants, services, and everyday amenities
- Excellent opportunity to expand an existing residential investment portfolio

CONTACT

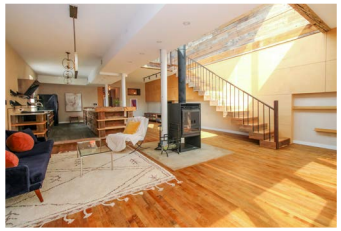
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INVESTMENT FOR SALE

NOVEMBER 2026

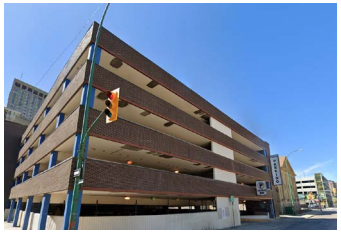
**Please click the property image for more details.*

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
52 ADELAIDE STREET 	COLIN GRATTON 204 471 1270 BRETT INTRATER 204 934 6229			9,060 SF	NOW OFFERED AT $1,600,000	**CLICK HERE TO TAKE A VIRTUAL TOUR** • Unique 3-storey heritage building constructed in 1910 for Douglas & Co.'s fur manufacturing business, located in the heart of Winnipeg's Exchange District • High-end turnkey retail/office spaces, luxury penthouse suite and finished lower level perfect for owner-occupier opportunity • Functional vintage-style elevator servicing all floors • Private side lane with secured gate offering 2 or 3 tandem parking stalls • Significant recent capital investments • High-end imported fixtures from Bali, including stone sinks and a stone bathtub • Flooring reclaimed from the Church of Christ Scientist in Osborne Village • Steps from countless amenities around Downtown and the Exchange District
365 OSBORNE STREET 	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 997 6547		M2	4.21	CONTACT AGENT	• On behalf of our client, Artis REIT, The Cushman & Wakefield | Stevenson Investment Team ("CWSIT") is pleased to market for sale a 100% freehold interest in 365 Osborne Street in Winnipeg, MB (the "Property"), a two-storey freestanding office building 100% leased to Bell Canada. • The property spans 75,986 sq. ft. and was purpose-built in 2007 as a call centre for MTS, a predecessor of Bell Canada. Ideally located just south of Confusion Corner on over 4 acres, the Property offers convenient direct access from Osborne Street (through a traffic signalled intersection), ample onsite parking, and excellent proximity to Winnipeg Transit Bus Service, including the Osborne Station Rapid Transit Terminal. • Only minutes north, Osborne Village is known for its mix of residential,commercial and retail spaces and is significantly growing in both population and purpose-built rental housing, further enhancing the area's long-term investment potential.

INVESTMENT FOR SALE

NOVEMBER 2026

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
884 GROSVENOR / 20 WENTWORTH						
	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 997 6547 KARIN THIELMANN 204 470 4715			3,680 SF	$895,000	• Located in Winnipeg's desirable River Heights neighbourhood • Well-maintained duplex offering stable rental income and redevelopment potential • Prominent corner lot ideal for future multifamily intensification • Strong candidate for RMF-L rezoning (4–5 storey apartment) • Capacity for approximately 11–13 residential units • Corner configuration supports efficient site layout and access • Located in a mature area with ongoing infill growth • Immediate income from two high-quality rental units • Strong long-term hold with redevelopment upside • All-electric building for simplified operations • Share sale via bare trust structure (potential land transfer tax savings) • Reliable tenants with premium finishes and amenities • Central River Heights location near schools, parks, retail, and transit • High rental demand and enduring neighbourhood appeal • Premier area for future multifamily development
SMITH STREET PARKADE						
	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 928 5019		M	29,237 SF	$9,795,000	• Number of stalls: 430 (over 5 levels) • 3 Minute walk to nearest climate controlled walkway entrance • Rare opportunity to own large-scale parking structure in downtown Winnipeg • Acquire well below replacement-cost • Significant recent investment in the asset

INVESTMENT FOR SALE

NOVEMBER 2026

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
1000 WAVERLEY STREET						
	RYAN MUNT 204 928 5015 KARIN THIELMANN 204 470 4715		M2	151,651 SF	CONTACT AGENT	• Fully developed office flex space ideally situated in the highly desirable Southwest Winnipeg • One unit available for immediate possession with additional revenue and growth opportunity • Exceptional parking offering with (+/-) 200 stalls • Excellent high-exposure building signage and large monument sign opportunity along Waverley Street • City of Winnipeg transit stops going North and South located directly outside • Zoned M2 • Property Tax: $166,804.55 (2025)
1000 ROSSER AVE - BRANDON, MB						
	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 997 6547 KARIN THIELMANN 204 470 4715			17,357 SF	$1,950,000	• 1000 Rosser Avenue offers investors the opportunity to acquire a stable, income-producing asset in the heart of Downtown Brandon. The property is fully leased to Bank of Montreal (BMO), one of Canada's largest and most established financial institutions. With strong corner exposure and excellent visibility, the asset provides secure income today and strategic flexibility at lease maturity. • The site benefits from its location within Brandon's Downtown Mixed Use (DMU) zoning, supporting a wide range of commercial uses and offering long-term adaptability for investors.

INVESTMENT FOR SALE

NOVEMBER 2026

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
DBM INDUSTRIAL PORTFOLIO						

	CHRIS MACSYMIC
	204 997 6547
	
	BRETT INTRATER
	204 999 1238
	
	KARIN THIELMANN
	204 470 4715
				68,000 SF	COND SOLD	• 100% interest in a three-property industrial portfolio.
						• Properties located in three Canadian markets:
						  • 65 Vail Court, Sussex, NB
						  • 725-727 Martindale Road, Sudbury, ON
						  • 1055 Fleury Street, Regina, SK
						• Approximately 68,000 sq. ft. of fully leased industrial space.
						• Single AAA covenant tenant in high-demand industrial nodes.
						• Exposure to strong regional economic diversity.
						• Reliable long-term income with an average remaining lease term over 4.5 years.
						• Tenant mainly self-manages and covers capital expenditures, minimizing owner oversight.

400 FORT WHYTE WAY						

	BRETT INTRATER
	204 999 1238
	
	CHRIS HOURIHAN
	204 995 0225
		BUILDING 1
		BUILDING 2
				20,061
				25,818
					COND SOLD
					COND SOLD
						• 100% freehold interest available at 400 Fort Whyte Way, RM of MacDonald
						• Two buildings totaling ±45,879 sq. ft. on ±3.3 acres
						  • Building 1: (+/-) 20,061 sq. ft.
						  • Building 2: (+/-) 25,818 sq. ft.
						• Prime location southwest of Winnipeg with direct access via the new light-controlled intersection at McGillivray Blvd. & McCreary Rd.
						• Exceptionally well-maintained asset under professional ownership and management
						• Strong in-place tenancy providing stable cash flow
						• Vacant space in Building 2 offers immediate occupancy for an owner-user
						• Opportunity for both investors and owner-users seeking income and growth potential
						• Rare multi-building offering in a rapidly growing commercial/industrial corridor

INVESTMENT FOR SALE

NOVEMBER 2026

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
1017 MCPHILLIPS STREET 	BRETT INTRATER 204 934 6229 KARIN THIELMANN 204 470 4715			1.7	SOLD	• MMI Group Inc., operating as Cushman & Wakefield Winnipeg ("the "Advisor") is pleased to offer for sale a 100% freehold interest in 1017 McPhillips Street (the "Property"). • The Property is a single-tenant pharmacy-anchored retail asset fully leased to Shoppers Drug Mart, providing investors with stable, long-term income backed by one of Canada's strongest national covenants. Positioned along a high-visibility arterial corridor in northwest Winnipeg, the Property benefits from strong surrounding residential density, consistent daily traffic, and limited direct competition, supporting tenant performance and retention. • With minimal management requirements and durable cash flow, the Property represents a low-risk, defensive retail investment in a mature and established trade area.
ROBIN'S NEST MOTEL & CAFÉ - RM OF NORTH CYPRESS - LANGFORD, MB 	CHRIS MACSYMIC 204 997 6547 BRETT INTRATER 204 934 6229 RYAN MUNT 204 298 1905 KARIN THIELMANN 204 470 4715			6,644 SF	$1,650,000	• Excellent opportunity for hospitality investors/operators seeking a well-established rural hospitality property. • Highly visible location along the Trans-Canada Highway #1 (at 82120 Highway 1 & PTH 5), RM of North Cypress-Langford, Manitoba. • Year Built – 1964 (Motel & Restaurant), 2008 (Mobile Home). • Hotel & Restaurant - (+/-) 5,204 sq. ft. • Mobile Home - (+/-) 1,440. ft. • Total sf: (+/-) 6,644. • Site area – 2.38 acres. • Single storey 13-unit hotel/motel with adjacent single storey restaurant, gas station, and mobile home. • Close proximity to Spruce Woods Provincial Park with year-round operations. • Zoning - RCI – Rural Community Industrial.

INVESTMENT FOR SALE

NOVEMBER 2026

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
ISLAND LAKES VILLAGE 	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 997 6547 RYAN MUNT 204 298 1905 KARIN THIELMANN 204 470 4715			2.3	SOLD	• MMI Group Inc., operating as Cushman & 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. • 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. • 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.
599 WARDLAW AVENUE 	BRETT INTRATER 204 934 6229 KARIN THIELMANN 204 470 4715		R2	0.118	$699,000	• Three-suite residential income property in Winnipeg's desirable McMillan neighbourhood • Three self-contained units offering diversified rental income • Well-established residential area with strong rental appeal • Convenient access to Osborne Village and Downtown Winnipeg • Close to transit, shopping, restaurants, services, and everyday amenities • Excellent opportunity to expand an existing residential investment portfolio

LAND FOR SALE

NORTHWEST CORNER OF ROUTE 90 AT MOLLARD ROAD



(+/-) 153.77 Total Acres Available

PROPERTY HIGHLIGHTS

- High-exposure CentrePort location with excellent visibility and access to major transportation routes
- Strategic positioning within one of Manitoba's premier industrial and logistics hubs
- Convenient connectivity to the Perimeter Highway, Highway 7, Winnipeg, and surrounding communities
- Large contiguous parcel suitable for industrial, logistics, transportation, and commercial development
- Surrounded by established industrial operators and significant ongoing investment
- Outstanding opportunity for owner-users, developers, and investors seeking scale and long-term growth
- Over 2,600 ft of frontage on Route 90 and over 2,400 ft of frontage on Mollard Road

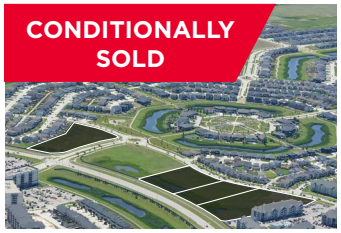
CONTACT

Brett Intrater
Executive Vice President
Brett Intrater Personal Real Estate Corporation
T 204 934 6229
C 204 999 1238
brett.intrater@cwwinnipeg.com

LAND FOR SALE

NOVEMBER 2026

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
BRIDGWATER TRAILS						
	BRETT INTRATER 204 934 6229 CHRIS MACSYMIC 204 928 5019	LOT 2	RMF-L	3.2	COND SOLD	• Located in highly-desirable Southwest Winnipeg • Direct access to Kenaston Boulevard, Winnipeg' most prominent north/south thoroughfare, connecting significant commercial growth nodes • These parcels greatly benefit from the amenity-rich Bridgwater Town Centre, the master planned premium town centre designed as the heart of the Bridgwater Neighbourhoods in Waverley West • Bridgwater Neighbourhoods are the fastest growing and highest value subdivision in Winnipeg (average MLS sale price $50k+ per door above closest competing subdivision) • Consistent retail and multi-residential demand have driven unabated nearby growth
153 MAIN STREET NORTH, MINNEDOSA, MB						
	CHRIS MACSYMIC 204 997 6547		CC	0.3	$99,900.00	• Roll Number: 45100.000 • Legal Description: 9/10-16-G
SOUTHWEST DEVELOPMENT LAND						
	BRETT INTRATER 204 999 1238 RYAN MUNT 204 928 5015 CHRIS MACSYMIC 204 928 5019	LOT 1 LOT 2	C3	3.69 3.84	$825,000/ACRE $825,000/ACRE	• Brand new development • C3 zoned southwest land • Growing area being surrounded by new homes and multi-family buildings • Excellent visibility from Kenaston Boulevard and access from Payworks Way • Ideal for office, flex industrial/office, car dealerships, self-storage and high-end commercial condos

LAND FOR SALE

NOVEMBER 2026

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
2829 MCGREGOR FARM ROAD - EAST ST. PAUL MB						

	RYAN MUNT
	204 928 5015
	
	BRETT INTRATER
	204 934 6229
			INDUSTRIAL GENERAL - IG	8.95	$2,700,000	• Located south of Schriemers Market Centre with easy access from Lagimodiere Boulevard
						• High exposure with prominent frontage along Lagimodiere Boulevard
						• Located 3 Minutes from the Perimeter Highway
						• Zoning IG - Industrial General
						• (+/-) 260 ft of frontage along McGregor Farm Road
						• Roll number: 94500
						• Many commercial and industrial uses are permitted within the zoning
						  • Light industrial use
						  • Limited contractor service
						  • Self Storage
						  • Equipment rentals and sales
						  • Eating and drinking establishment

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

LAND FOR SALE

NOVEMBER 2026

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
FIRST ST BAY NORTH, PINAWA MB						
	BRANDI ELOQUENCE 204 934 6246		ML	0.78	TBD	LOCATION Pinawa is a local government district and small community of 1,331 residents located in southeastern Manitoba, Canada. It is 110 kilometres north-east of Winnipeg. POPULATION 1,512 (2021 Census) SITE/PROPERTY DESCRIPTION Rectangular shaped lot, fronting 1st Street Bay South, access off 211 Road
635 FRONT AVENUE - MANITOU MB						
	STEPHEN SHERLOCK 204 928 5011		MG	1.02	TBD	• Industrial land located in Manitou, Manitoba. Just east of Morden on Highway 3 • Vacant site zoned MG – Industrial General. • Site is bordered to the north by a rail line and agricultural land, to the south by residential/ commercial mix and to the east and west is other industrial land
AUGUSTA ROAD, RUSSELL MB						
	STEPHEN SHERLOCK 204 799 5526		CM	1.20	CONTACT AGENT	LOCATION Russell is an unincorporated urban community in the Municipality of Russell-Binscarth in Manitoba, Canada. It is located along PTH 16andPTH 83, and is at the western terminus of PTH 45. Russell is approximately 15km east of the Saskatchewan border and 340km NW of Winnipeg. POPULATION 1,740 (2021 Census) SITE/PROPERTY DESCRIPTION Triangular shaped lot at the NW corner of Augusta Street and Shell River Avenue

LAND FOR SALE

NOVEMBER 2026

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

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

LAND FOR SALE

NOVEMBER 2026

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

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

LAND FOR SALE

NOVEMBER 2026

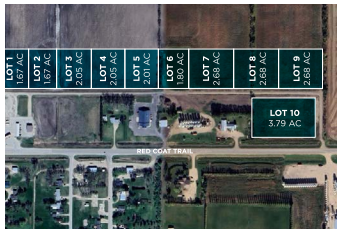
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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
343 STATION ROAD - SHOAL LAKE, MB						
	BRANDI ELOQUENCE 204 996 3425			0.12	$30,000	• Opportunity to acquire a 5,100 sf lot in the heart of Shoal Lake. • Excellent exposure on the main commercial thoroughfare. • Site is cleared and has access to municipal services, minimizing upfront development costs. • Ideal for a multitude of uses, including office, retail, restaurant, etc.
104 3RD STREET NE, DAUPHIN, MB						
	BRANDI ELOQUENCE 204 996 3425		CC	0.9	COND SOLD	LOCATION Dauphin is Manitoba's ninth largest community and serves as a hub to the province's Parkland Region. It is surrounded by rich, productive farmland, natural beauty and endless opportunity for outdoor recreation. POPULATION 8,368 as of the 2021 Canadian Census SITE/PROPERTY DESCRIPTION Rectangular lot located on the corner of 1st Avenue NE and 3rd Street NE, surrounded by commercial uses and fronting on a CN rail line.
86 NORTH RAILWAY STREET, MACGREGOR, MB						
	BRANDI ELOQUENCE 204 996 3425		I	0.53	CONTACT AGENT	LOCATION MacGregor is a community in Manitoba found in the RM of North Norfolk. MacGregor is located approximately 130 km (81 mi) west of Winnipeg and 80 km (50 mi) east of Brandon. It is a farming community, with the biggest industry in the area being agriculture. The community is surrounded by farms, and the Trans-Canada Highway is located just north of town. POPULATION 962 as of 2021 Canadian Census. SITE/PROPERTY DESCRIPTION Well-located rectangular plot in a mixed use area offering direct access via North Railway Street East. Surrounding neighborhood consists mainly of industrial and residential uses.

LAND FOR SALE

NOVEMBER 2026

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
CENTREPORT SOUTH						
	CHRIS HOURIHAN 204 995 0225			110.95	$13,200,000	• Cushman & Wakefield | Stevenson is pleased to act as the Vendor's exclusive agent in the sale of 110.95 acres of prime development land, strategically located along Sturgeon Road in CentrePort South, within the City of Winnipeg boundaries. • This offering presents a compelling opportunity to secure a well-positioned site in one of Winnipeg's most dynamic and evolving industrial corridors, with close proximity to the Winnipeg James A. Richardson International Airport and quick access to CentrePort Canada Way, Route 90, and the Perimeter Highway. • City servicing is anticipated by Fall 2026.
ST CLAUDE						
	CHRIS HOURIHAN 204 995 0225 STEPHEN SHERLOCK 204 799 5526	1 2 3 4 7 8 9 10		1.67 1.67 2.05 2.05 2.68 2.68 2.68 3.79	$50,000 PER ACRE COND SOLD	• Fully serviced, zoned industrial lots available in St. Claude. Full subdivision and servicing underway, estimated to be completed summer 2026. • Municipal water and sewer services will be brought to the property line. Hydro servicing brought into the development. Natural gas is available with connection along Highway 2 but has not been brought to the property line. Purchasers are responsible for the final service connections from the property line. • Multiple lot sizes available to accommodate a wide range of commercial or industrial needs. • Conveniently located just off of Highway 2, providing excellent accessibility. • Vendor is open to build-to-suit options.
EAST SIDE OF HIGHWAY #59 - ST. PIERRE - JOLYS, MB						
	BRANDI ELOQUENCE 204 934 6246		AL	0.50	CONTACT AGENT	LOCATION St Pierre Jolys is a village in the Canadian province of Manitoba, located 50 km southeast of Winnipeg on Highway 59 near the Rat River. It is surrounded by the Rural Municipality of De Salaberry, and the nearest communities to it are Steinbach, St. Malo, Morris and Niverville. POPULATION 1,305 (2021 Census) SITE/PROPERTY DESCRIPTION Square shaped lot, fronting Sabourin Street (East Side Hwy 59), access off Cote Avenue

LAND FOR SALE

NOVEMBER 2026

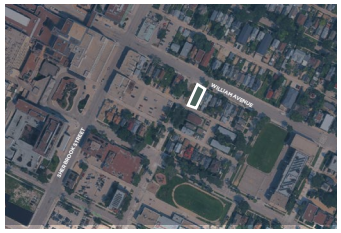
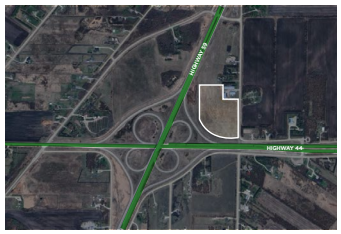
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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
PHASE III STEELE BUSINESS PARK						
	STEPHEN SHERLOCK 204 799 5526 RYAN MUNT 204 298 1905			5.65	$1,300,000 PER ACRE	• Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air) • Ready to build on industrial development site • Significant site improvements • Storm Sewer, water and land drainage work completed • Significant underground sewer work completed • Paved entryway and roadways for access completed • Sub base for concrete loading apron installed • Building footprint completed and installed for approximately 80,000 sf building
JAMAICA STREET, GLADSTONE MB						
	BRANDI ELOQUENCE 204 996 3425			0.69	CONTACT AGENT	• Opportunity to acquire a 0.69-acre lot at the end of a quiet residential block in Gladstone, MB. • Positioned between two established residential streets, with exposure to Highway 16, offering both privacy for residents and strong visibility for future marketing or resale. • The site is cleared and has access to municipal services, minimizing upfront development costs. • Located within a mature residential area with strong community character. • Ideal for a single-family build or potential multi-unit development (subject to zoning). • All future construction must be completed above grade.
STATION LANE, ERIKSDALE, MB						
	BRANDI ELOQUENCE 204 996 3425		GC	0.64	COND SOLD	LOCATION Eriksdale is a community in central Manitoba's Interlake Region, near Lake Manitoba's eastern shore. Situated at the crossroads of Highway 6 and Highway 68, it lies about 118 km (73 mi) north of Winnipeg and is part of the Rural Municipality of West Interlake. Agriculture remains the primary economic driver, complemented by a thriving winter fishing industry. Commercial fishing on Lake Manitoba also provides a significant source of income for some residents, reflecting the area's connection to both land and water-based livelihoods. POPULATION 837 (source 2016 Census) SITE/PROPERTY DESCRIPTION Vacant land located NW of the corner of Station Lane and Main Street in close proximity to the Eriksdale Museum

LAND FOR SALE

NOVEMBER 2026

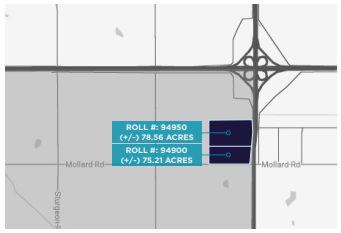
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ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
620 WILLIAM AVENUE 	BRETT INTRATER 204 999 1238 CHRIS HOURIHAN 204 995 0225			3,211 SF	$450,000	• Opportunity to acquire a vacant multifamily development site in • Central Winnipeg • Zoned RMF-S • Development potential for up to approximately 18 units (purchasers are responsible for conducting their own due diligence regarding the development potential and number of units achievable) • Adjacent to Health Sciences Centre, Children's Hospital, and Manitoba Clinic • Within close proximity to Red River College Polytechnic and the University of Winnipeg • Walking distance to grocery stores, public transit, and surrounding neighbourhood amenities • Located near significant public and private redevelopment initiatives
579 MCDERMOT AVENUE 	BRETT INTRATER 204 999 1238 CHRIS HOURIHAN 204 995 0225			8,121 SF	$1,250,000	• Opportunity to acquire a vacant multifamily development site in Central Winnipeg • Zoned RMF-L • Development potential for up to approximately 50 units (purchasers are responsible for conducting their own due diligence regarding the development potential and number of units achievable) • Adjacent to Health Sciences Centre, Children's Hospital, and Manitoba Clinic • Within close proximity to Red River College Polytechnic and the University of Winnipeg • Walking distance to grocery stores, public transit, and surrounding neighbourhood amenities • Located near significant public and private redevelopment initiatives
IRONWOOD EXCHANGE (CORNER OF HWY 59 & 44) 	RYAN MUNT 204 298 1905			1.36 - 1.65	$330,000.00 - $365,000.00	• Prime Highway 59 & Highway 44 location with high visibility • Excellent exposure to daily traffic and regional commuters • CH (Commercial Highway) zoning with diverse commercial use potential • No City of Winnipeg business taxes • Development-ready site with completed subdivision • Flexible commercial and residential development opportunities

LAND FOR SALE

NOVEMBER 2026

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
NORTHWEST CORNER OF ROUTE 90 AT MOLLARD ROAD						
	BRETT INTRATER 204 999 1238			78.56 75.21 153.77 TOTAL	$15,400,000	• High-exposure CentrePort location with excellent visibility and access to major transportation routes • Strategic positioning within one of Manitoba's premier industrial and logistics hubs • Convenient connectivity to the Perimeter Highway, Highway 7, Winnipeg, and surrounding communities • Large contiguous parcel suitable for industrial, logistics, transportation, and commercial development • Surrounded by established industrial operators and significant ongoing investment • Outstanding opportunity for owner-users, developers, and investors seeking scale and long-term growth • Over 2,600 ft of frontage on Route 90 and over 2,400 ft of frontage on Mollard Road
ROSENORT INDUSTRIAL PARK						
	LYDAWN MCGARRY 204 801 6967 COLIN GRATTON 204 471 1270		M	0.95 - 20.00	$65,000 - $99,000	• Strategic location just west of Route 75, approximately 30 minutes from Winnipeg's South Perimeter and the Pembina-Emerson U.S. border crossing • Immediate access to PR 205 and major trucking corridors with connections across Canada and the U.S. • Fully serviced industrial lots available from (+/-) 0.95 to (+/-) 20.00 acres • Located in Rosenort Industrial Park within the RM of Morris • No business tax • Municipal water and sewer services available • Serviced with three-phase power, natural gas, and fibre optic internet • Less than 10 km from both CN and CP rail lines • Surrounded by established businesses including K-Tec, NOVID, Dura-Con Industries, Sun Tech, and others • Established and growing industrial park supported by ongoing development and investment • Zoning: M - Industrial

LAND FOR SALE

NOVEMBER 2026

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	SALE PRICE	COMMENTS
OAK POINT HWY						
	BRETT INTRATER 204 999 1238		M1	5.31	$4,713,500	• Rare opportunity to acquire industrial land with high exposure along Oak Point highway • Ideal for owner-users, investors, retail and industrial developers • Strategic northwest Winnipeg location with convenient access to major transportation corridors • Excellent truck accessibility via Inkster Boulevard, Route 90 and the Perimeter Highway • Proximity to James Armstrong Richardson International Airport, supporting regional, national and air-freight-oriented operations • Strong transportation connectivity to Winnipeg's broader industrial network • Well-positioned for businesses requiring convenient access for employees, customers, suppliers and commercial vehicles • Currently subdivided into 2x 1-acre parcels and 1x 3.31-acre parcel • Zoned: M1

LAND
FOR LEASE

126 RAIL PARK WAY



(+/-) 8.8 Acres Available

PROPERTY HIGHLIGHTS

- Part of the 665-acre CentrePort Canada Rail Park, designed for heavy industrial and logistics users.
- Rail-served location with access to CPKC, CN, and BNSF, plus proximity to major highways and the airport.
- Surrounded by established industrial, warehousing, trucking, and distribution operations.
- Located in a rapidly growing industrial market with significant ongoing investment.
- Strong access to transportation infrastructure and the Winnipeg labour market.
- I3 Heavy Industrial zoning supports manufacturing, distribution, and large-scale industrial uses.

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LAND FOR LEASE

NOVEMBER 2026

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

ADDRESS	CONTACT	PARCEL	ZONING	SITE AREA (ACRES +/-)	RENTAL RATE (PSF)	COMMENTS
1196 FIFE STREET						
	CHRIS MACSYMIC 204 928 5019		M2	1.4	$4,175.00 NET MONTHLY PER ACRE	• M2 Zoned compound for lease in the heart of Inkster Industrial Park • Site is fully-fenced and gated with security cameras • Net lease plus taxes and utilities • Well-situated in close proximity to major transportation routes • Available immediately
MID CANADA RAIL PARK						
	BRANDI ELOQUENCE 204 996 3425 STEPHEN SHERLOCK 204 799 5526 COLIN GRATTON 204 471 1270	LAND LEASE BUILD-TO-SUIT		STARTING AT 6 ACRES RANGING FROM 10,000 - 117,000 SF	CONTACT AGENT	• Land lease opportunities starting at (+/-) 6 acres. Build-to-suit options from (+/-) 10,000 to 117,000 SF. Flexible lot configurations for larger users. Fully serviced with 3-phase power, natural gas, municipal water, and septic services. Excellent access to Highway 75, CentrePort Canada, Winnipeg Airport, and the Emerson-Pembina border crossing. Strategically located on the International Mid-Continent Trade Corridor. Active CN and BNSF rail service with on-site spur access. On-site transload services available.
126 RAIL PARK WAY						
	CHRIS MACSYMIC 204 928 5019		I3	8.8	CONTACT AGENT	• Part of the 665-acre CentrePort Canada Rail Park, designed for heavy industrial and logistics users. • Rail-served location with access to CPKC, CN, and BNSF, plus proximity to major highways and the airport. • Surrounded by established industrial, warehousing, trucking, and distribution operations. • Located in a rapidly growing industrial market with significant ongoing investment. • Strong access to transportation infra-structure and the Winnipeg labour market. • I3 Heavy Industrial zoning supports manufacturing, distribution, and large-scale industrial uses.

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