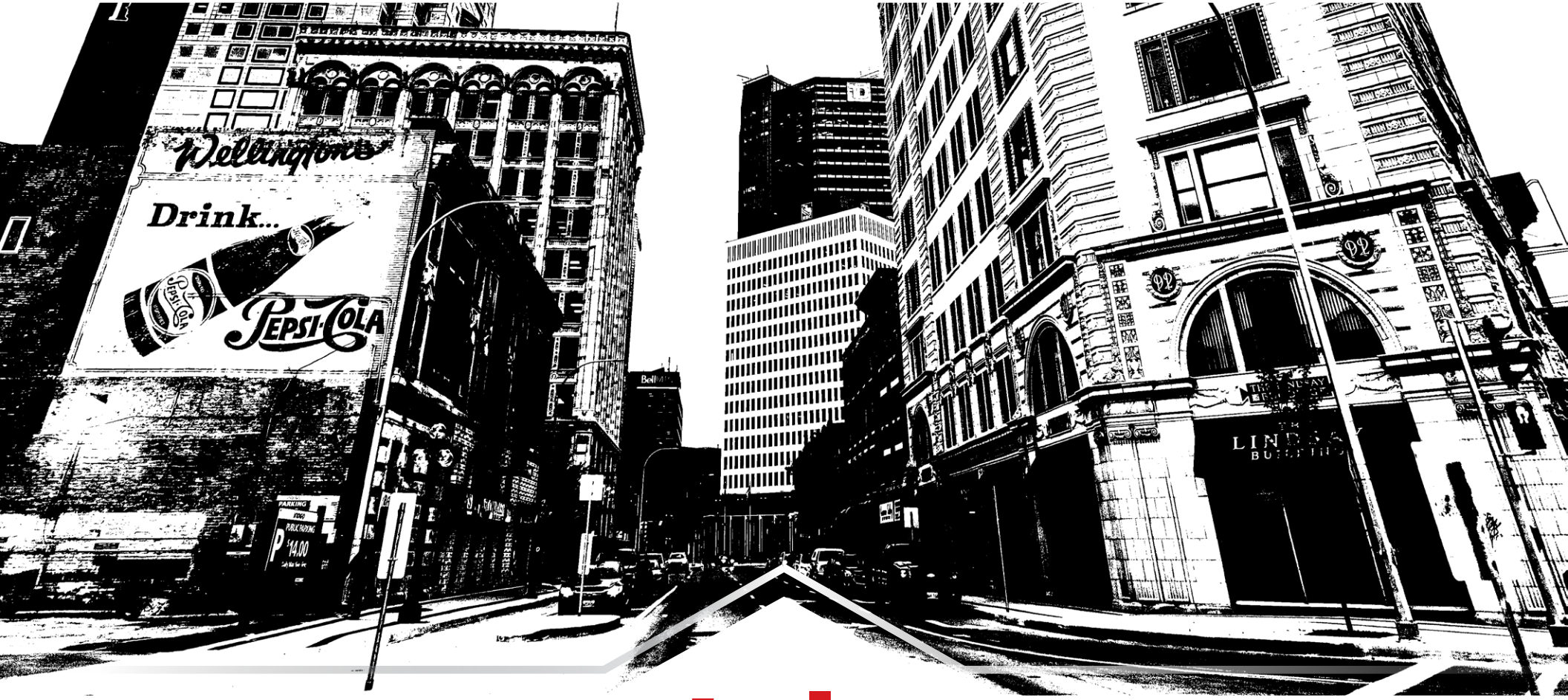
Availability Report

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.



July 2020

204-943-5700
capitalgrp.ca

2nd Floor - 570 Portage Avenue, Winnipeg MB, R3C 0G4

QUICK LINKS

Capital
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RETAIL

Retail Space for Lease
Retail Space for Sale

OFFICE

Downtown Office Space for Lease
Suburban Office Space for Lease
Office Space for Sale

INDUSTRIAL

Industrial Space for Lease
Industrial Space for Sale

VACANT LAND

Vacant Land for Sale
Vacant Land for Lease

INVESTMENT

Investment Properties for Sale

RETAIL SPACE FOR LEASE

Capital COMMERCIAL REAL ESTATE SERVICES INC.

ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT ($ per sq. ft.)	ADDT'L RENT ($ per sq. ft.)	COMMENTS
1313 BORDER STREET	Brett Chartier 204-985-1366 Presley Bordian 204-985-1356	1648	3,100	TBD	$13.29 (plus mgmt fee of 5% of net rent)	• Energized surplus parking on site-1 stall/225 sq. ft. • On-site restaurant • Former Scotiabank • Existing office build-out • Located on a Public Transit Route • On site building personnel.
600 CARON ROAD	Bob Antymniuk 204-985-1364	Main Building	11,550	$10.00		• Multi-use property just outside the west Perimeter Hwy. • 48.69 acres of land • Ample parking • Superior visibility and access from Caron Rd., the Perimeter Hwy. or Roblin Blvd. • Building features kitchen & washrooms, meeting rooms, elevator, and various fitness amenities.
740 CENTURY STREET	Bob Antymniuk 204-985-1364		9,533	$8.00	$3.80	• Heated warehouse space with 940 sq. ft. of air conditioned office space • Ample on-site parking • Dock loading with potential for additional loading area at rear of building • 15' ceiling height
205 EDMONTON STREET	Trevor Clay 204-985-1365 Mario Posillipo 204-985-1373 Presley Bordian 204-985-1356	Main Floor 2nd Floor Total Building	4,350 4,000 8,350	$20.00 $16.00	$10.15 $10.15	• Newly demolished main floor space ready for Tenant fixturing • Located in the heart of the SHED District across from the RBC Convention Centre • High exposure location at the corner of St. Mary Avenue and Edmonton Street • Developed office space • Well maintained building • Subject to 90 days notice

Full fee to outside broker - 5% of net rent (based on a 5 year lease)

CONTACT AGENT VIEW LISTING

RETAIL SPACE FOR LEASE

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676-690 ELIZABETH ROAD	Brett Chartier 204-985-1366 Presley Bordian 204-985-1356	Unit 690	890	$16.00	$6.44	• Professionally managed strip mall • Signage opportunity available • Excellent on-site parking • High visibility location • Well situated in a densely populated neighbourhood
1081 ELLICE AVENUE	Derrick Chartier 204-985-1369	Pad Site with Drive Thru	up to 2,400	$13.00	$5.50	• Former Canada Safeway Store located at the corner of Ellice Ave. & Wall St. near the St. James retail node. • Ample parking on site. • Four point of access to site.
915 EMPRESS STREET	Rennie Zegalski 204-985-1368	Unit 300	4,936	$22.00	$10.42	• Walmart anchored retail centre • Well located in the St. James retail node • High traffic high visibility location • Ample on-site parking • Signage opportunity on two pylon signs
1501 GATEWAY ROAD	Brett Chartier 204-985-1366 Presley Bordian 204-985-1356 Bryn Oliver 204-985-1379	1501A	2,100	$17.25	$6.92	• Current medical use/office space build-out • High traffic location • Building and pylon signage available • Ample parking on-site • Easy access & visibility

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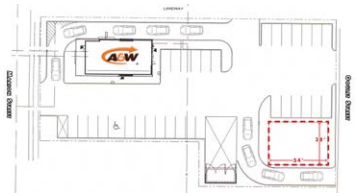
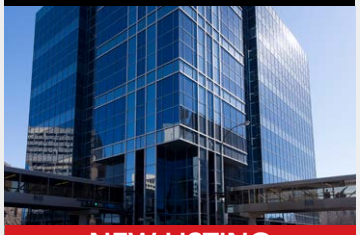
376 GOULET STREET 	Rennie Zegalski 204-985-1368 CONTACT AGENT ✉ VIEW LISTING	Build to Suit	up to 4,000 (no drive thru) Up to 2,000 (with drive thru)	TBN	$9.50	• A&W now open on-site • Ingress and egress on Marion St. and Goulet St. • Prominent exposure to Goulet St. • Pylon signage available on Marion St.
200 GRAHAM AVENUE  NEW LISTING	Rennie Zegalski 204-985-1368 Mario Posillipo 204-985-1373 Presley Bordian 204-985-1356 CONTACT AGENT ✉ VIEW LISTING		1,424	$20.00	$18.47	• Main floor retail space available in a Class A Downtown Office Building • Direct Skywalk connection to Winnipeg Square • Across from the new residential tower at 300 Main Street currently under construction • Turn-key restaurant opportunity • Four blocks from Bell MTS Place
521 HARGRAVE STREET 	Bob Antymniuk 204-985-1364 CONTACT AGENT ✉ VIEW LISTING		13,000	$11.00	TBD	• Entire commercial building available at the corner of Hargrave Street and Bannatyne Avenue • Well-situated in the Exchange District • 10 dedicated parking stalls available • High traffic location with good visibility
1585 KENASTON BOULEVARD SUBLEASE	Derrick Chartier 204-985-1369 Rennie Zegalski 204-985-1368 CONTACT AGENT ✉ VIEW LISTING		39,429	Contact Agent		• Large format sublease opportunity • Prominent space in SmartCentres Winnipeg Southwest • Walmart anchored site • Ample on-site parking • Light-controlled access • High traffic location

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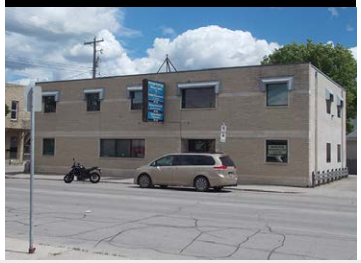
1665 KENASTON BOULEVARD	Mario Posillipo 204-985-1373 Presley Bordian 204-985-1356		1,200 and up	Contact Agent	North Side $9.18 - 10.78 South Side $11.33	• Southwest Winnipeg's premiere shopping destination with anchors including Walmart, Home Depot, Safeway, HomeSense and Tim Horton's • Easy and convenient light controlled intersection with multiple access points • Rare opportunity to join one of Winnipeg's largest shopping destinations
177 LOMBARD AVENUE	Mario Posillipo 204-985-1373 Rennie Zegalski 204-985-1368	Unit 101 Unit 102	2,000 2,260	$15.00	$13.15	• Steps from Portage & Main • Join Salisbury House on the main floor • Unit features convention lobby access and washrooms and would be ideal for professional office space, spa or retail
135 MCGREGOR STREET 	Trevor Clay 204-985-1365 Luke Paulsen 204-985-1358	Main Floor	845	$10.00		• High traffic location on McGregor Street just off of Selkirk Avenue • On-site parking • Ideal of medical office use
836 MCLEOD STREET	Brett Chartier 204-985-1366 Presley Bordian 204-985-1356	Unit 3	1,200	$16.00	$9.00	• Located on a major transit route • Adjacent to Superstore • Ample on-site parking • Pylon signage available

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2184 MCPHILLIPS STREET	Peter Kaufmann 204-985-1362 Eric Ott 204-985-1378		3,622 5,050	$17.00 - $19.00	$8.76	• Excellent exposure and visibility to approximately 30,000 vehicles per day. • Across the street from Garden City Shopping Centre. • Tenants include: Sherman Williams Paint, Vita Health, Popeyes, Money Mart, and Pita Pit. • Can be combined to 8,672 sq. ft.
216 OSBORNE STREET	Presley Bordian 204-985-1356 Bryn Oliver 204-985-1379		1,170	$20.00	$9.42	• Well situated in Osborne Village steps from Confusion Corner • High levels of both vehicle and foot traffic • On-site parking available • Flexible lease term • Signage opportunities available
2230 MCPHILLIPS STREET	Derrick Chartier 204-985-1369 Rennie Zegalski 204-985-1368	Unit 4 Unit 5 Unit 6 Total	1,400 1,400 1,400 4,200	$26.00	$11.02	• Excellent exposure and visibility • Directly across from Seven Oaks Hospital • High traffic location • Ample on-site parking • Pylon signage opportunity for $100/month
2401 MCPHILLIPS STREET	Mario Posillipo 204-985-1373 Rennie Zegalski 204-985-1368		1,438 and up	$24.00 - $28.00	$10.00	• New retail redevelopment on McPhillips Street across from Seven Oaks Hospital • Excellent exposure and visibility • High traffic location • Ample on-site parking

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1883 NESS AVENUE	Bob Antymniuk 204-985-1364		1,488	$23.00	TBD	• Average daily traffic count of 36,000 vehicles at the intersection of Ness Avenue and Ferry Road (2018 City of Winnipeg Traffic Flow Map) • Ample on-site parking available • Signage opportunity available • Drive Thru Window
3025 NESS AVENUE	Bob Antymniuk 204-985-1364	Unit J	1,000	$17.50	$9.13	• High visibility corner at light controlled intersection of Ness Avenue and Sturgeon Road • Close proximity to Murray Industrial Park and Sturgeon Heights Collegiate • Pylon signage available • Ample parking on site
433 OAK POINT HIGHWAY	Peter Kaufmann 204-985-1362		1,100 - 11,600	$22.00	$6.50	• New construction on Oakpoint Highway • High traffic location with excellent visibility and access • Ample on-site parking • Available in late Fall 2020
283 PORTAGE AVENUE	Derrick Chartier 204-985-1369 Mario Posillipo 204-985-1373 Rennie Zegalski 204-985-1368	CRU 1 CRU 2	2,774 787	$20.00 - $24.00	$7.85	• Main flr retail space available at the Sterling Bldg • Highly visible units at the corner of Portage Ave. and Smith St. in close proximity to the U of W and the WAG • Street parking available as well as at an adjacent parkade • The spaces features ample natural light & large windows

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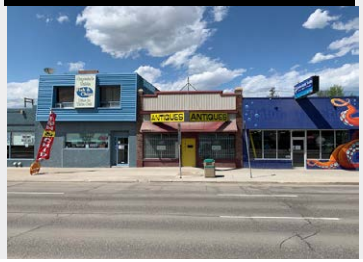
570 PORTAGE AVENUE SUBLEASE	Rennie Zegalski 204-985-1368	Unit 100	1,380	$17.00	$7.97	• Fully equipped restaurant with equipment offered by sub-landlord • High traffic, high visibility location • On-site and street parking available • Located across from the University of Winnipeg and CBC Studios
1821 PORTAGE AVENUE 	Mario Posillipo 204-985-1373 Presley Bordian 204-985-1356		2,250	$14.00	TBD	• Frontage on Portage Avenue in a high traffic, high visibility location • Space is ideal for professional offices, restaurant, day spa, massage, salon or specialty realty • Full dry basement perfect for storage • Great signage opportunity • Excellent transit access
1855 PORTAGE AVENUE	Mario Posillipo 204-985-1373		1,398	$16.00	$9.16	• High visibility, high traffic location with frontage on Portage Avenue • Signage opportunity available • 4 reserved parking stalls at rear of building
2145 PORTAGE AVENUE	Bob Antymniuk 204-985-1364	Main Floor Lower Level	1,532 1,028	$18.00	$5.50	• Frontage on Portage Avenue • Excellent visibility and access • Average daily traffic count of 53,500 vehicles • Ample on-site parking available • Densely populated surrounding neighbourhood • Signage opportunity available

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2145 PORTAGE AVENUE **SUBLEASE**	**Bob Antymniuk** 204-985-1364 CONTACT AGENT VIEW LISTING	Unit 2	1,494	$20.00	$5.50	• Frontage on Portage Avenue • Excellent visibility and access • Average daily traffic count of 53,500 vehicles • Ample on-site parking available • Densely populated surrounding neighbourhood • Headlease expiry - September 30, 2023
3655 PORTAGE AVENUE 	**Rennie Zegalski** 204-985-1368 **Mario Posillipo** 204-985-1373 CONTACT AGENT VIEW LISTING	31	5,442	$22.00	$9.64	• Join Walmart, Canadian Tire, Sobeys, Tim Hortons, Shoppers Drug Mart, Orangetheory Fitness and Sportchek • Light controlled intersection with excellent access to Portage Avenue • High traffic location • Well situated in the Portage Avenue West retail area
3520-3536 ROBLIN BLVD. 	**Brett Chartier** 204-985-13663 CONTACT AGENT VIEW LISTING	Unit 3528	1,000	$13.50	$7.85	• Frontage on Roblin Boulevard in a high traffic, high visibility location • Space is ideal for professional offices, restaurant, hair salon or specialty retail • Signage opportunity with pylon signage available • Ample on-site parking
SEASONS OF TUXEDO **610 STERLING LYON PKWY**	**Derrick Chartier** 204-985-1369 **Rennie Zegalski** 204-985-1368 CONTACT AGENT VIEW LISTING	Unit A Unit C Unit B, D-K	1,155 1,084 1,184 (each)	$35.00	$11.00 *(plus mgmt fee of 5% of basic rent)*	• Premiere retail centre anchored by IKEA and Cabelas. • High traffic count location with excellent visibility. • Up to 13,200 sq. ft. available • Typical unit dimensions - 20' x 60' (+/-)

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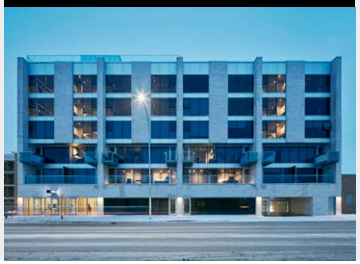
SEASONS OF TUXEDO 640 STERLING LYON PKWY CONTACT AGENT VIEW LISTING	Derrick Chartier 204-985-1369 Rennie Zegalski 204-985-1368	Unit 3	1,200	$35.00	$11.00 *(plus mgmt fee of 5% of basic rent)*	• Former restaurant space available immediately • Electrical: 100 Amp with transformer • Mechanical: 5 Tons heat pump unit • 2 Hour fire rated demising wall • Existing handicap accessible washroom
SEASONS OF TUXEDO 660 STERLING LYON PKWY CONTACT AGENT VIEW LISTING	Derrick Chartier 204-985-1369 Rennie Zegalski 204-985-1368	Unit 4 Unit 10 Unit 11	2,107 1,862 1,862	$30.00	$11.00 *(plus mgmt fee of 5% of basic rent)*	• Premiere retail centre anchored by IKEA and Cabelas. • High traffic count location with excellent visibility. • Box run units also available. • Build to suit availabilities. • Join new Rec Room entertainment complex now open
SEASONS OF TUXEDO 670 STERLING LYON PKWY CONTACT AGENT VIEW LISTING	Derrick Chartier 204-985-1369 Rennie Zegalski 204-985-1368	Unit B Unit C Unit D Unit E	1,230 1,230 1,230 1,040	$35.00	$11.00 *(plus mgmt fee of 5% of basic rent)*	• Premiere retail centre anchored by IKEA and Cabelas. • High traffic count location with excellent visibility. • Join Tim Hortons in a new 7,200 sq. ft. building • Possession in Fall 2020
267 SHERBROOK STREET  CONTACT AGENT VIEW LISTING	Rennie Zegalski 204-985-1368 Mario Posillipo 204-985-1373	Unit 110 Unit 111	1,333 1,494	$20.00	$7.77	• Located walking distance from downtown in the fast growing West Broadway neighbourhood • Excellent access to public transportation • Located on the main floor of a brand new 6-storey, 71 unit apartment building • Ideal for Specialty Retail/Office Space

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SOUTHGLEN SC NEW LISTING	Rennie Zegalski 204-985-1368 Derrick Chartier 204-985-1369 CONTACT AGENT VIEW LISTING	Unit K	1,216	$28.00	$10.86 *(plus mgmt fee of 5% of gross rent)*	• Anchor tenants include NoFrills, Liquor Mart, Shoppers Drug Mart, Casera Credit Union, Starbucks and Bulk Barn • Excellent light-controlled access to the site • Fully built-out professional office/retail space
1108 ST. JAMES STREET CONTACT AGENT VIEW LISTING	Bob Antymniuk 204-985-1364		3,010	$18.00	$5.50	• High traffic/high visibility location on St. James Street near Polo Park Shopping Centre • Only 3 km to the airport • 20' ceiling height • Full sprinkler system • Ample parking on site
1225 ST. JAMES STREET CONTACT AGENT VIEW LISTING	Rennie Zegalski 204-985-1368 Mario Posillipo 204-985-1373		33,022	$12.00	$4.68	• Former Wholesale Sports available immediately • Clean, modern interior in excellent condition • High traffic, high visibility location on St. James Street in the St. James Retail Node. • Located at a light-controlled intersection. • Signage opportunity available. • Ample parking on-site.
1615 ST. MARY'S ROAD CONTACT AGENT VIEW LISTING	Brett Chartier 204-985-1366	Unit 102 Unit 104	972 1,350	$17.00 $15.00	$8.33 $8.33	• Suburban office space for lease on St. Mary's Road only blocks south of St. Vital Shopping Centre • Site features all of the amenities of the St. Vital retail node • On-site parking available • Unit 104 consists of two private offices, 1 large boardroom, kitchenette, private washroom and a reception area

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55 WATERFORD COMMONS 	Mario Posillipo 204-985-1373 Rennie Zegalski 204-985-1368 Derrick Chartier 204-985-1369 CONTACT AGENT ✉ VIEW LISTING		850 and up	$27.00 - $32.00	$9.85	• New retail development located at 55 Waterford Commons at Bridgeford Path just south of Jefferson Ave. • Located at a light controlled intersection • High traffic counts and excellent visibility • 188 on-site parking stalls
330 WATERFRONT DRIVE 	Rennie Zegalski 204-985-1368 Mario Posillipo 204-985-1373 CONTACT AGENT ✉ VIEW LISTING		1,300	$3,900/month	*(Tenant pays separate utilities)*	• High profile corner unit in the East Exchange District on Waterfront Drive at James Avenue • Main floor retail space below four-storey apartment building currently under construction • Customization opportunities for qualified tenants • Opportunity for patio space • Ideal for coffee shop or specialty retail
AIRPORT EXECUTIVE CENTRE 	Trevor Clay 204-985-1365 Brett Chartier 204-985-1366 Presley Bordian 204-985-1356 CONTACT AGENT ✉ VIEW LISTING	111/112 115	2,060 915	$15.00	$16.20	• Close proximity to Winnipeg Richardson International Airport • Parking: 1 stall/1,000 sq. ft @ $50.00/stall/month plus GST • MTS & Shaw fiber Internet
CO-OP SHOPPING CENTRE **PORTAGE LA PRAIRIE, MB**	Rennie Zegalski 204-985-1368 CONTACT AGENT ✉ VIEW LISTING		1,200 and up	$22.00	$7.00	• New retail development located on the west side of Portage la Prairie, MB • Light controlled intersection • Join new Manitoba Liquor Mart, Popeye's, Mr. Mike's Steakhouse and Co-op Grocery • Excellent visibility and access • Ideal for dentist, medical office, restaurant, day spa or hair salon

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1326 SASKATCHEWAN AVE PORTAGE LA PRAIRIE, MB	Rennie Zegalski 204-985-1368 CONTACT AGENT VIEW LISTING		30,700 sq. ft. of land	TBD	TBD	• Located on Saskatchewan Avenue in close proximity to the Portage la Prairie Mall. • High visibility, high traffic count location. • Ideal for a variety of uses including: financial institution, medical office, service retail, full or quick server restaurant, insurance broker or day care.
SELKIRK CROSSING SELKIRK, MB	Derrick Chartier 204-985-1369 Mario Posillipo 204-985-1373 Rennie Zegalski 204-985-1368 CONTACT AGENT VIEW LISTING	Pad Site	2,500	TBD	TBD	• Join Canadian Tire, Tim Horton's, Mark's Work Wearhouse and Sportchek • Located at a light controlled intersection • Multifamily development adjacent to site • Located in the main retail node of Selkirk, MB • Build-to-suit requires approximately 8 months to construct
155-175 CARGILL ROAD CONDITIONALLY LEASED	Rennie Zegalski 204-985-1368 CONTACT AGENT VIEW LISTING		1,380	$17.00	$5.64	• Join the only Liquor Mart in Winkler and a new Mary Brown's Restaurant • Located next to Rona and Superstore, the busiest food store in Winkler and the surrounding communities • Excellent parking with a ratio of 4.3/1000 sq. ft. • Winkler is the major shopping hub for Southern Manitoba
1520 HIGHLAND AVENUE BRANDON, MB	Rennie Zegalski 204-985-1368 CONTACT AGENT VIEW LISTING	0.97	CHW	$385,000	$6,669.17	• High exposure to Trans-Canada Highway traffic • Rare ownership opportunity in Manitoba's second largest city • Ideal build-to-suit opportunity for many highway/ commercial uses • Join A&W, Super 8 Hotel, Smitty's and Shell on a high profile corner in Brandon • Annual average daily traffic count of 8,210

RETAIL SPACE FOR SALE

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ADDRESS	CONTACT	LAND AREA (acres +/-)	BLDG AREA (sq. ft. +/-)	SALE PRICE	TAXES	COMMENTS
600 CARON ROAD	Bob Antymniuk 204-985-1364	48.69	11,550	$5,000,000		• Multi-use property just outside the west Perimeter Hwy. • 48.69 acres of land • Ample parking • Superior visibility and access from Caron Rd., the Perimeter Hwy. or Roblin Blvd. • Building features kitchen & washrooms, meeting rooms, elevator, and various fitness amenities.
521 HARGRAVE STREET	Bob Antymniuk 204-985-1364	9,842 sq. ft.	13,000	$2,300,000	$42,427.61	• Commercial building for sale at the corner of Hargrave Street and Bannatyne Avenue • Well-situated in the Exchange District • 10 dedicated parking stalls available • High traffic location with good visibility
820 KIMBERLY AVENUE	Trevor Clay 204-985-1365 Eric Ott 204-985-1378	0.71	7,776	$1,325,000	$30,394.74	• Fully developed office space • High-quality building construction • Fenced compound • Located ten minutes from Portage & Main and 25 minutes from the airport
1039 MAIN STREET	Rennie Zegalski 204-985-1368	5,821 sq. ft.	2,826	$300,000		• Former Roman Catholic Church • Well-maintained building • New roof - 2020 • Highly visible corner profile on Main Street just south of Burrows Avenue • Competitively priced • Ideal space for a variety of community-level uses

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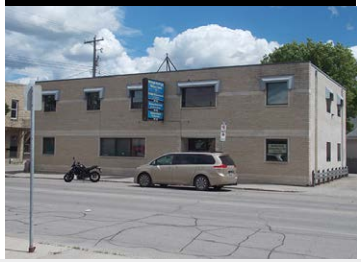
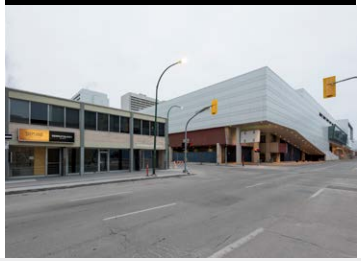
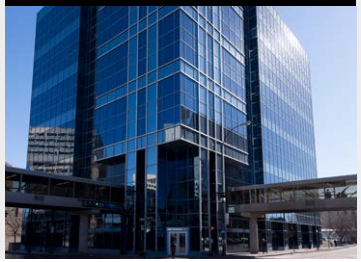
135 MCGREGOR STREET 	Trevor Clay 204-985-1365 Luke Paulsen 204-985-1358 CONTACT AGENT VIEW LISTING	5,702 sq. ft.	6,968	~~$599,000~~ $550,000		• High traffic location on McGregor Street just off of Selkirk Avenue • On-site parking • Ideal of medical office use
1326 SASKATCHEWAN AVE **PORTAGE LA PRAIRIE, MB**	Rennie Zegalski 204-985-1368 CONTACT AGENT VIEW LISTING	30,700 sq. ft.		$389,000		• Located on Saskatchewan Avenue in close proximity to the Portage la Prairie Mall. • High visibility, high traffic count location. • Ideal for a variety of uses including: financial institution, medical office, service retail, full or quick server restaurant, insurance broker or day care.
539 MAIN STREET 	Trevor Clay 204-985-1365 Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358 CONTACT AGENT VIEW LISTING	0.34	3,800	~~$600,000~~ $585,000		• Excellent visibility on main traffic artery in Oakbank • Fully renovated and developed office space • Good building to land ratio • Opportunity for an Owner/Occupier or leaseback with current Owner
131 SELKIRK AVENUE **THOMPSON, MB**	Derrick Chartier 204-985-1369 Rennie Zegalski 204-985-1368 CONTACT AGENT VIEW LISTING	27,000 sq. ft.	8,484	$565,000	$19,023.66	• Former Manitoba Liquor Mart ideally located in central Thompson, MB • Loading dock and freight elevator with conveyor belt to lower level • Large parking lot • Solid concrete and steel construction • Usable lower level

DOWNTOWN OFFICE SPACE FOR LEASE

Capital COMMERCIAL REAL ESTATE SERVICES INC.

ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT ($ per sq. ft.)	ADDT'L RENT ($ per sq. ft.)	COMMENTS
205 EDMONTON STREET 	Trevor Clay 204-985-1365 Mario Posillipo 204-985-1373 Presley Bordian 204-985-1356	Main Floor Unit 2A Unit 2B Total Building	4,350 816 3,184 8,550	$20.00 $16.00 $16.00	$10.15	• Newly demolished main floor space ready for Tenant fixturing • Located in the heart of the SHED District across from the RBC Convention Centre • High exposure location at the corner of St. Mary Avenue and Edmonton Street • Developed office space • Well maintained building • Available on 90 days notice
		Full fee to outside broker - 5% of net rent (based on a 5 year lease)				
	CONTACT AGENT VIEW LISTING					
200 GRAHAM AVENUE 	Trevor Clay 204-985-1365 Brett Chartier 204-985-1366	Suite 810	4,937		$18.47	• Class A Downtown Office Building • Direct Skywalk connection to Winnipeg Square • Underground heated parking
	CONTACT AGENT VIEW LISTING					
62 HARGRAVE STREET	Mario Posillipo 204-985-1373 Derrick Chartier 204-985-1369 Rennie Zegalski 204-985-1368	Unit 105	829	$11.00	$8.11	• Located Downtown, South of Broadway Ave just minutes to from Portage and Main • Good Access to Public Transportation • Completely remodeled, and available immediately • Parking Stalls available for a Monthly Cost • Ideal space for Professional Services such as Law Office, Financial Services or Accounting Services
	CONTACT AGENT VIEW LISTING					
521 HARGRAVE STREET	Bob Antymniuk 204-985-1364		13,000	$11.00	TBD	• Entire commercial building available at the corner of Hargrave Street and Bannatyne Avenue • Well-situated in the Exchange District • 10 dedicated parking stalls available • High traffic location with good visibility
	CONTACT AGENT VIEW LISTING					

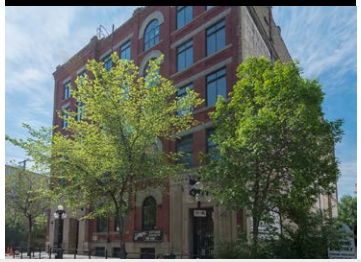
DOWNTOWN OFFICE SPACE FOR LEASE

Capital COMMERCIAL REAL ESTATE SERVICES INC.

ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT ($ per sq. ft.)	ADDT'L RENT ($ per sq. ft.)	COMMENTS
448 HARGRAVE STREET	Bob Antymniuk 204-985-1364	 4th Floor 4th Floor	650 1,670 2,450 4,200 9,000 2,200 2,200	$14.00 $14.00 $14.00 $14.00 $14.00 $14.00 $14.00		• Located at the corner of Hargrave St. and Notre Dame Ave. • Full sprinkler system • Electrical - 200 amps, 110/220 volts • All utilities metered separately except water • Parking available at monthly rate.
CONTACT AGENT ✉	VIEW LISTING					
177 LOMBARD AVENUE	Trevor Clay 204-985-1365 Brett Chartier 204-985-1366	5th Floor 8th Floor	3,500 - 7,100 1,501	$14.00 $16.00	$13.15 $13.15	• Located in the Exchange District only steps from Portage & Main • Easy access to the underground walkway system and all of the amenities of both the Exchange District and downtown Winnipeg • Full 5th Floor availability
CONTACT AGENT ✉	VIEW LISTING					
433 MAIN STREET	Trevor Clay 204-985-1365 Brett Chartier 204-985-1366	Unit 300 Unit 310 Unit 410 Unit 510 Unit 600	4,807 4,829 3,064 3,500 6,128	$25.00	Gross Rent	• Attractive Floor Plate Size • Well Situated in the Exchange District just two blocks north of the intersection of Portage & Main • Corner Location at Main Street and Bannatyne Avenue • Potential large block of contiguous space • On-site security and amenities • Units 300 and 310 can be combined to 9,636 sq. ft. • Units 500 and 510 can be combined to 9,628 sq. ft.
CONTACT AGENT ✉	VIEW LISTING					
670 MAIN STREET	Mario Posillipo 204-985-1373 Rennie Zegalski 204-985-1368	Unit 220 Unit 310 Unit 320	2,512 2,386 2,512	$19.00 $19.00 $19.00	Gross Rent	• Newly constructed downtown office space • Tenant parking next door in covered parkade • Elevator access to each floor • Numerous downtown amenities in the surrounding area • Unit 310 can be subdivided to 602 sq. ft. and 1,763 sq. ft.
CONTACT AGENT ✉	VIEW LISTING					

DOWNTOWN OFFICE SPACE FOR LEASE

Capital COMMERCIAL REAL ESTATE SERVICES INC.

ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT ($ per sq. ft.)	ADDT'L RENT ($ per sq. ft.)	COMMENTS
112 MARKET AVENUE 	**Mario Posillipo** 204-985-1373 **Rennie Zegalski** 204-985-1368	Lower Level 2nd Floor 3rd Floor 4th Floor 5th Floor	5,113 9,350 1,060 3,142 2,108	$15.00 $14.00 $14.00 $14.00 $14.00	$4.95 $4.95 $4.95 $4.95 $4.95	• Well located in the Exchange District • Brick & Beam Heritage Building • Modern features with updated HVAC
	CONTACT AGENT VIEW LISTING					
136 MARKET AVENUE	**Brett Chartier** 204-985-1366 **Presley Bordian** 204-985-1356	Unit 250	2,119	$13.50	$10.39	• Fully developed brick and beam office space • Well located in the East Exchange District only four blocks from Portage & Main • Space features 6 private offices, large reception area, and storage space
	CONTACT AGENT VIEW LISTING					
214 MCDERMOT AVENUE **SUBLEASE**	**Mario Posillipo** 204-985-1373 **Rennie Zegalski** 204-985-1368	Level 100 Level 200 Levels 300 & 400	1,700 2,155 4,242	$14.00 $14.00 $14.00	$5.47 $5.47 $5.47	• 4 storey Heritage Building in the Exchange District • Elevator access • Redeveloped office space • Large windows throughout • Contractual parking available in the surrounding area • Head-lease expires March 1, 2024
	CONTACT AGENT VIEW LISTING					
491 PORTAGE AVENUE	**Brett Chartier** 204-985-1366	4th Floor Unit 601 Unit 603	8,785 3,552 2,395	$11.00 $11.00 $11.00	$11.64 $11.64 $11.64 *(+ 5% mgmt fee on gross rent)*	• Space is fully developed. • Attached parkade. • Good access to public transportation • Units 601 & 603 can be combined to 5,947 sq. ft.
	CONTACT AGENT VIEW LISTING					

SUBURBAN OFFICE SPACE FOR LEASE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT ($ per sq. ft.)	ADDT'L RENT ($ per sq. ft.)	COMMENTS
1313 BORDER STREET	Brett Chartier 204-985-1366 Presley Bordian 204-985-1356	Multiple Units	855 -10,320	$12.50	$13.29 (plus mgmt fee of 5% of net rent)	• Energized on-site parking (1 stall/225 sq. ft.) • On-site restaurant • Located on a Public Transit Route • On-site building personnel. • Existing office build-out • Move-in ready • Professional space planning available.
600 CARON ROAD	Bob Antymniuk 204-985-1364	Main Building	11,550	$10.00		• Multi-use property just outside the west Perimeter Hwy. • 48.69 acres of land • Ample parking • Superior visibility and access from Caron Rd., the Perimeter Hwy. or Roblin Blvd. • Building features kitchen & washrooms, meeting rooms, elevator, and various fitness amenities.
740 CENTURY STREET	Bob Antymniuk 204-985-1364		9,533	$8.00	$3.80	• Heated warehouse space with 940 sq. ft. of air conditioned office space • Ample on-site parking • Dock loading with potential for additional loading area at rear of building • 15' ceiling height
1330 CHEVRIER BOULEVARD	Peter Kaufmann 204-985-1362 Eric Ott 204-985-1378		2,400	$4,700/ month gross		• Newly renovated space with new HVAC system • Open concept with large windows • Two minute commute to Pembina Highway and Waverley Street • 7 parking stalls on-site included in rent • Close to new Rapid Transit station • 12'4" ceiling height

CONTACT AGENT VIEW LISTING

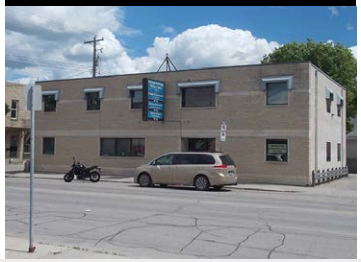
SUBURBAN OFFICE SPACE FOR LEASE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT ($ per sq. ft.)	ADDT'L RENT ($ per sq. ft.)	COMMENTS
1683-1685 CHURCH AVENUE	Peter Kaufmann 204-985-1362 Eric Ott 204-985-1378 CONTACT AGENT VIEW LISTING	1683 1685	2,500 2,500	$6.75	$3.47	• Well situated in Inkster Industrial Park • Open office area can be converted back to warehouse • Air conditioning in office area • Ample parking • Dock loading • 16' ceiling height
1501 GATEWAY ROAD	Brett Chartier 204-985-1366 Presley Bordian 204-985-1356 Bryn Oliver 204-985-1379 CONTACT AGENT VIEW LISTING	1501A	2,100	$17.25	$6.92	• Current medical use/office space build-out • High traffic location • Building and pylon signage available • Ample parking on-site • Easy access & visibility
630 KERNAGHAN AVENUE	Trevor Clay 204-985-1365 Luke Paulsen 204-985-1358 Eric Ott 204-985-1378 CONTACT AGENT VIEW LISTING	Main Floor Second Floor	13,597 23,334	$12.00 $10.00	$3.84 $3.84	• Ample Parking • 12 strand fibre optics and multiple T1 data lines • On-Site Maintenance Staff • Utilities included for Main Floor and Second Floor office units • Fully built-out office • Major renovations to Main Floor Office within 5 years.
1099 KINGSBURY AVENUE	Brett Chartier 204-985-1366 Presley Bordian 204-985-1356 CONTACT AGENT VIEW LISTING	Unit 11	890	$17.50	$6.79	• Available September 1, 2020 • Located adjacent to Garden Oaks Shopping Centre • Ample on-site parking available • Fascia signage available • Easy access from Kingsbury Avenue and Watson Street • Former Medical Use

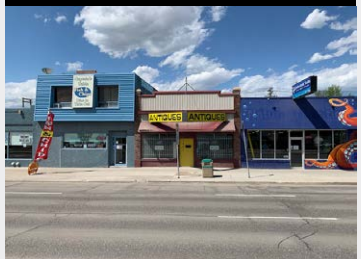
SUBURBAN OFFICE SPACE FOR LEASE

Capital COMMERCIAL REAL ESTATE SERVICES INC.

ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT ($ per sq. ft.)	ADDT'L RENT ($ per sq. ft.)	COMMENTS
135 MCGREGOR STREET 	**Trevor Clay** 204-985-1365 **Luke Paulsen** 204-985-1358 CONTACT AGENT ✉ VIEW LISTING	Main Floor	845	$10.00		• High traffic location on McGregor Street just off of Selkirk Avenue • On-site parking • Ideal for medical office use
2200 MCPHILLIPS STREET **SUBLEASE**	**Brett Chartier** 204-985-1366 **Presley Bordian** 204-985-1356 CONTACT AGENT ✉ VIEW LISTING	206	600	$14.00	$15.23	• Located directly on McPhillips Street across from Garden City Shopping Centre • Former lab space • On-site Property Management • Ample on-site parking • Headlease expires August 31, 2025
1760 NESS AVENUE 	**Trevor Clay** 204-985-1365 **Brett Chartier** 204-985-1366 CONTACT AGENT ✉ VIEW LISTING	Unit 100 Unit 102 Lower Level	1,300 1,500 1,500	$14.00 $13.75 $5.00	$6.77 $6.77 $6.77	• On-site staff and visitor parking included • Close to the amenities of the Polo Park area • Located on a major transit route • Developed office space
3025 NESS AVENUE 	**Bob Antymniuk** 204-985-1364 CONTACT AGENT ✉ VIEW LISTING	Unit J	1,000	$17.50	$9.13	• High visibility corner at light controlled intersection of Ness Avenue and Sturgeon Road • Close proximity to Murray Industrial Park and Sturgeon Heights Collegiate • Pylon signage available • Ample parking on site

SUBURBAN OFFICE SPACE FOR LEASE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT ($ per sq. ft.)	ADDT'L RENT ($ per sq. ft.)	COMMENTS
222 OSBORNE STREET	Presley Bordian 204-985-1356 Bryn Oliver 204-985-1379	Unit 1 Unit 7 Unit 8B Unit 11 Units 14&15 Unit 17 Unit 18 Unit 19	750 550 500 750 1,500 720 950 500	$21.00	Gross	• Well situated in Osborne Village steps from Confusion Corner • High levels of both vehicle and foot traffic • On-site parking available • Flexible lease term • Signage opportunities available
	CONTACT AGENT ✉	VIEW LISTING				
1821 PORTAGE AVENUE 	Mario Posillipo 204-985-1373 Presley Bordian 204-985-1356		2,250	$14.00	TBD	• Frontage on Portage Avenue in a high traffic, high visibility location • Space is ideal for professional offices, restaurant, day spa, massage, salon or specialty realty • Full dry basement perfect for storage • Great signage opportunity • Excellent transit access
	CONTACT AGENT ✉	VIEW LISTING				
2145 PORTAGE AVENUE	Bob Antymniuk 204-985-1364	2nd Floor	6,700	$12.00	$5.50	• Excellent visibility and access • Average daily traffic count of 53,500 vehicles (City of Winnipeg Traffic Flow Map) • Ample on-site parking available • Densely populated surrounding neighbourhood • Signage opportunity available • Elevator and stair access to 2nd Floor
	CONTACT AGENT ✉	VIEW LISTING				
3227 ROBLIN BOULEVARD SUBLEASE	Trevor Clay 204-985-1365 Presley Bordian 204-985-1356		9,900 *(includes 3,000 sq. ft. of developed space on the lower level)*	$19.25	$4.550 *(Property Tax)* $0.77 *(Admin. Fee)*	• Fully renovated space offering a mix of offices, meeting rooms and open area • 27 parking stalls on-site • Furniture available to Subtenant • Building and pylon signage opportunity • Building equipped with security system, swipe card access • Headlease expiry on March 31, 2022
	CONTACT AGENT ✉	VIEW LISTING				

SUBURBAN OFFICE SPACE FOR LEASE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT ($ per sq. ft.)	ADDT'L RENT ($ per sq. ft.)	COMMENTS
794 SARGENT AVENUE **SUBLEASE**	**Trevor Clay** 204-985-1365 **Presley Bordian** 204-985-1356 CONTACT AGENT ✉ VIEW LISTING		1,224	$16.00 *(to Oct. 31, 2021)* $16.50 *(Nov. 1, 2021 - Oct. 31, 2022)*	Gross	• Available August 1, 2020 • Headlease expires October 31, 2022 • Main floor unit • On-site reserved parking • Building and pylon signage available • Unit consists of large reception area, five private offices, two restrooms and staff area
SOUTHGLEN SC **NEW LISTING**	**Rennie Zegalski** 204-985-1368 **Derrick Chartier** 204-985-1369 CONTACT AGENT ✉ VIEW LISTING	Unit K	1,216	$28.00	$10.86 *(plus mgmt fee of 5% of gross rent)*	• Anchor tenants include NoFrills, Liquor Mart, Shoppers Drug Mart, Casera Credit Union, Starbucks and Bulk Barn • Excellent light-controlled access to the site • Fully built-out professional office/retail space
1108 ST. JAMES STREET CONTACT AGENT ✉ VIEW LISTING	**Bob Antymniuk** 204-985-1364		3,010	$18.00	$5.50	• High traffic/high visibility location on St. James Street near Polo Park Shopping Centre • Only 3 km to the airport • 20' ceiling height • Full sprinkler system • Ample parking on site
1615 ST. MARY'S ROAD CONTACT AGENT ✉ VIEW LISTING	**Brett Chartier** 204-985-1366	Unit 102 Unit 104	972 1,350	$17.00 $15.00	$8.33 $8.33	• Suburban office space for lease on St. Mary's Road only blocks south of St. Vital Shopping Centre • Site features all of the amenities of the St. Vital retail node • On-site parking available • Unit 104 consists of two private offices, 1 large boardroom, kitchenette, private washroom and a reception area

SUBURBAN OFFICE SPACE FOR LEASE

Capital COMMERCIAL REAL ESTATE SERVICES INC.

ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT ($ per sq. ft.)	ADDT'L RENT ($ per sq. ft.)	COMMENTS
70-72 SOUTH LANDING DR	Derrick Chartier 204-985-1369 Brett Chartier 204-985-1366 CONTACT AGENT VIEW LISTING		2,250 - 23,000	$13.95	$4.95	• New multi-tenant office/industrial building in South Landing Business Park • In close proximity to the amenities of the Kenaston & McGillivray retail area • Located in the RM of MacDonald with no City of Winnipeg business taxes
678 TACHE AVENUE	Mario Posillipo 204-985-1373 Rennie Zegalski 204-985-1368 CONTACT AGENT VIEW LISTING		1,420	$18.00	$7.11	• Beautifully Finished Office Space • Located in the St. Boniface Area, just off Provencher • Across the Promenade Bridge, your minutes away to Portage and Main • Close to local shops and restaurants • Located close to transit stops
885-887 WALL STREET	Bob Antymniuk 204-985-1364 CONTACT AGENT VIEW LISTING		11,600	$9.00	TBD	• Located just south of Ellice Avenue in west Winnipeg • Zoned M1 Industrial • 2 grade loading doors
AIRPORT EXECUTIVE CENTRE	Trevor Clay 204-985-1365 Brett Chartier 204-985-1366 Presley Bordian 204-985-1356 CONTACT AGENT VIEW LISTING		588 - 3,458	$15.00	$16.20	• Close proximity to Winnipeg Richardson International Airport • Parking: 1 stall/1,000 sq. ft @ $50.00/stall/month plus GST • MTS & Shaw fiber Internet

SUBURBAN OFFICE SPACE FOR LEASE

Capital COMMERCIAL REAL ESTATE SERVICES INC.

ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT ($ per sq. ft.)	ADDT'L RENT ($ per sq. ft.)	COMMENTS
301-501 WESTON STREET	Trevor Clay 204-985-1365 Eric Ott 204-985-1378	Unit A Unit C Unit H Unit L Units H & L	4,868 2,110 2,286 2,086 4,372	$9.25 $10.00 $10.00 $10.00 $9.00	$7.48 $7.48 $7.48 $7.48 $7.48	• Utilities Included • Located in close proximity to the airport • Ample on-site parking • Easy access to major transit routes • Strong mix of office & industrial tenants • Professionally managed
511 ROBINSON AVENUE SELKIRK, MB	Bob Antymniuk 204-985-1364	Main Floor	14,740	Starting at $9.00		• Office property being redeveloped in Selkirk, Manitoba • Ample on-site parking • 2,400 sq. ft. of warehouse also available

CONTACT AGENT VIEW LISTING

CONTACT AGENT VIEW LISTING

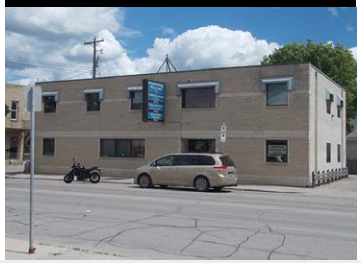
OFFICE SPACE FOR SALE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

ADDRESS	CONTACT	LAND AREA (acres +/-)	BLDG AREA (sq. ft. +/-)	SALE PRICE	TAXES	COMMENTS
137 BANNATYNE AVENUE	Mario Posillipo 204-985-1373 Trevor Clay 204-985-1365 Presley Bordian 204-985-1356 CONTACT AGENT VIEW LISTING		2,190	$395,000		• Commercial condo in a four-storey Heritage Building in the Exchange District • Condo features exposed brick and high Douglas Fir beams • Functional, renovated floor-plate with large windows • Elevator access • One private tandem parking stall
600 CARON ROAD	Bob Antymniuk 204-985-1364 CONTACT AGENT VIEW LISTING	48.69	11,550	$5,000,000		• Multi-use property just outside the west Perimeter Hwy. • 48.69 acres of land • Ample parking • Superior visibility and access from Caron Rd., the Perimeter Hwy. or Roblin Blvd. • Building features kitchen & washrooms, meeting rooms, elevator, and various fitness amenities.
521 HARGRAVE STREET	Bob Antymniuk 204-985-1364 CONTACT AGENT VIEW LISTING	9,842 sq. ft.	13,000	$2,300,000	$42,427.61	• Commercial building for sale at the corner of Hargrave Street and Bannatyne Avenue • Well-situated in the Exchange District • 10 dedicated parking stalls available • High traffic location with good visibility
448 HARGRAVE STREET	Bob Antymniuk 204-985-1364 CONTACT AGENT VIEW LISTING		Commercial Condo 9,690 sq. ft.	Market Rate		• Located at the corner of Hargrave St. and Notre Dame Ave. • Full sprinkler system • Electrical - 200 amps, 110/220 volts • Parking available at monthly rate.

OFFICE SPACE FOR SALE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

ADDRESS	CONTACT	LAND AREA (acres +/-)	BLDG AREA (sq. ft. +/-)	SALE PRICE	TAXES	COMMENTS
820 KIMBERLY AVENUE	Trevor Clay 204-985-1365 Eric Ott 204-985-1378	0.71	7,776	$1,325,000	$30,394.74	• Fully developed office space • High-quality building construction • Fenced compound • Located ten minutes from Portage & Main and 25 minutes from the airport
1039 MAIN STREET NEW LISTING	Rennie Zegalski 204-985-1368	5,821 sq. ft.	2,826	$300,000		• Former Roman Catholic Church • Well-maintained building • New roof - 2020 • Highly visible corner profile on Main Street just south of Burrows Avenue • Competitively priced • Ideal space for a variety of community-level uses
135 MCGREGOR STREET 	Trevor Clay 204-985-1365 Luke Paulsen 204-985-1358	5,702	6,968	~~$599,000~~ $550,000		• High traffic location on McGregor Street just off of Selkirk Avenue • On-site parking • Ideal for medical office use
678 TACHE AVENUE	Mario Posillipo 204-985-1373 Rennie Zegalski 204-985-1368	2,596 sq. ft.	1,420	Contact Agent		• Beautifully Finished Office Space • Located in the St. Boniface Area, just off Provencher • Across the Promenade Bridge, your minutes away to Portage and Main • Close to local shops and restaurants • Located close to transit stops

CONTACT AGENT VIEW LISTING

OFFICE SPACE FOR SALE

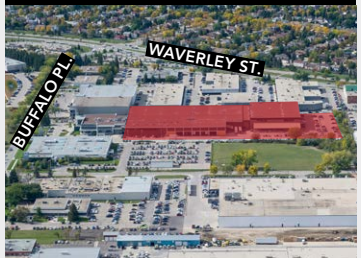
Capital COMMERCIAL REAL ESTATE SERVICES INC.

ADDRESS	CONTACT	LAND AREA (acres +/-)	BLDG AREA (sq. ft. +/-)	SALE PRICE	TAXES	COMMENTS
885-887 WALL STREET	Bob Antymniuk 204-985-1364	17,167	11,600	$1,500,000	TBD	• Located just south of Ellice Avenue in west Winnipeg • Zoned M1 Industrial • 2 grade loading doors
1326 SASKATCHEWAN AVE PORTAGE LA PRAIRIE, MB	Rennie Zegalski 204-985-1368		Office 1,000-2,216 Retail 1,200-4,968 Restaurant 4,150	TBD	TBD	• 30,700 sq. ft. of development land on Saskatchewan Avenue in close proximity to the Portage la Prairie Mall. • High visibility, high traffic count location. • Ideal for a variety of uses including: financial institution, medical office, service retail, or full or quick server restaurant.
1326 SASKATCHEWAN AVE PORTAGE LA PRAIRIE, MB	Rennie Zegalski 204-985-1368	30,700 sq. ft.		$389,000	TBD	• Located on Saskatchewan Avenue in close proximity to the Portage la Prairie Mall. • High visibility, high traffic count location. • Ideal for a variety of uses including: financial institution, medical office, service retail, full or quick server restaurant, insurance broker or day care.
539 MAIN STREET	Trevor Clay 204-985-1365 Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358	0.34	3,800	~~$600,000~~ $585,000		• Excellent visibility on main traffic artery in Oakbank • Fully renovated and developed office space • Good building to land ratio • Opportunity for an Owner/Occupier or leaseback with current Owner

CONTACT AGENT VIEW LISTING

INDUSTRIAL SPACE FOR LEASE

Capital COMMERCIAL REAL ESTATE SERVICES INC.

ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT ($ per sq. ft.)	ADDT'L RENT ($ per sq. ft.)	COMMENTS
404 ARCHIBALD STREET CONDITIONALLY SOLD	Peter Kaufmann 204-985-1362 Eric Ott 204-985-1378 CONTACT AGENT VIEW LISTING	1.27	4,342	$8.50	TBD	• Well maintained building • Large compound area with room for expansion • Great exposure onto Archibald Street • Camera security system with key fob access to building and yard • Zoned M3 - Manufacturing - Heavy • 3 - grade level loading doors
10 BENTALL STREET	Trevor Clay 204-985-1365 Luke Paulsen 204-985-1358 Eric Ott 204-985-1378 CONTACT AGENT VIEW LISTING	Build-to-suit	up to 30,000	TBD		• Rectangular 2.1 acre site with two access points onto Redwood Avenue and Bentall Street • Well situated in Winnipeg's largest industrial park • Location provides for excellent access to key transportation routes
BROOKSIDE IND. PARK	Trevor Clay 204-985-1365 Luke Paulsen 204-985-1358 Eric Ott 204-985-1378 CONTACT AGENT VIEW LISTING		10,440-63,000	TBD	$2.95	• Modern new industrial building in CentrePort Canada • Located in the RM of Rosser with no City of Winnipeg business taxes • Available October 2020 • Dock & Grade loading
1555 BUFFALO PLACE 	Derrick Chartier 204-985-1369 Rennie Zegalski 204-985-1368 CONTACT AGENT VIEW LISTING		160,155	$7.95	$4.25	• Well-situated in Fort Garry Industrial Park • In close proximity to the amenities of the Kenaston & McGillivray retail area • 96 parking stalls • 22' - 33' ceilings • Enclosed & exterior dock loading • 6,000 sq. ft. pallet storage building • Available April 1, 2020

INDUSTRIAL SPACE FOR LEASE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT ($ per sq. ft.)	ADDT'L RENT ($ per sq. ft.)	COMMENTS
1635 BURROWS AVENUE	Eric Ott 204-985-1378 Mario Posillipo 204-985-1373 CONTACT AGENT VIEW LISTING	Unit 8	3,022	$6.75	$3.69	• Great location with quick access to trucking routes • Building roof resealed in 2016 • Three Phase power available • 18' clear ceiling height • Dock loading
1900 BROOKSIDE BLVD. CONDITIONALLY SOLD	Peter Kaufmann 204-985-1362 Eric Ott 204-985-1378 CONTACT AGENT VIEW LISTING	Building 1 Building 2 Building 3	10,885 7,162 10,360	$8.75		• 3 industrial buildings totaling 28,407 sq. ft. • Located in CentrePort Canada within the RM of Rosser with no City of Winnipeg business taxes • Sewer and water being installed • Frontage on Brookside Boulevard (Route 90) • Easy access to CentrePort Canada Way and Richardson International Airport
740 CENTURY STREET	Bob Antymniuk 204-985-1364 CONTACT AGENT VIEW LISTING		14,533	$8.00	$3.80	• Heated warehouse space with 940 sq. ft. of air conditioned office space • Ample on-site parking • Dock loading with potential for additional loading area at rear of building • 15' ceiling height
1330 CHEVRIER BOULEVARD	Peter Kaufmann 204-985-1362 Eric Ott 204-985-1378 CONTACT AGENT VIEW LISTING		2,400	$4,700/ month gross		• Newly renovated space with new HVAC system • Open concept with large windows • Two minute commute to Pembina Highway and Waverley Street • 7 parking stalls on-site included in rent • Close to new Rapid Transit station • 12'4" ceiling height

INDUSTRIAL SPACE FOR LEASE

Capital COMMERCIAL REAL ESTATE SERVICES INC.

ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT ($ per sq. ft.)	ADDT'L RENT ($ per sq. ft.)	COMMENTS
1683-1685 CHURCH AVENUE 	Peter Kaufmann 204-985-1362 Eric Ott 204-985-1378 CONTACT AGENT ✉ VIEW LISTING	1683 1685	2,500 2,500	$6.75	$3.47	• Well situated in Inkster Industrial Park • Open office area can be converted back to warehouse • Air conditioning in office area • Ample parking • Dock loading • 16' ceiling height
1336 CLIFTON STREET 	Bob Antymniuk 204-985-1364 CONTACT AGENT ✉ VIEW LISTING	1336	3,760	$9.00	TBD	• On-site parking • Dock loading • Zoned M3 Industrial
1791 DUBLIN AVENUE NEW LISTING	Trevor Clay 204-985-1365 Luke Paulsen 204-985-1358 Eric Ott 204-985-1378 CONTACT AGENT ✉ VIEW LISTING		14,480	$6.95	$5.14	• Well situated in the St. James industrial area with easy access to Route 90 and the Richardson International Airport • Clear span warehouse space • Developed office space - 1,987 sq. ft. (+/-) • Ample parking on-site
90 HUTCHINGS STREET 	Trevor Clay 204-985-1365 Eric Ott 204-985-1378 CONTACT AGENT ✉ VIEW LISTING	Warehouse Main Flr Office Mezz. Office Total	48,197 6,426 4,291 58,914	$6.75	$3.50	• Well-finished office space on two floors • Well-insulated structure with newer HVAC • Parking for upwards of 45 employees • Fenced, paved compound space available • Plenty of power available for manufacturing use

INDUSTRIAL SPACE FOR LEASE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT ($ per sq. ft.)	ADDT'L RENT ($ per sq. ft.)	COMMENTS
630 KERNAGHAN AVENUE	Trevor Clay 204-985-1365 Eric Ott 204-985-1378 Luke Paulsen 204-985-1358 CONTACT AGENT VIEW LISTING	Unit A Unit B Total	52,914 17,395 70,309	$6.25	$3.06	• 24' Clear Height • Dock & Grade Loading • Various configurations from 17,395 sq. ft. to 70,309 sq. ft. • Ample Parking • On-Site Maintenance Staff • Compound Space Available
1000 KING EDWARD STREET	Trevor Clay 204-985-1365 Derrick Chartier 204-985-1369 Eric Ott 204-985-1378 CONTACT AGENT VIEW LISTING		up to 126,851	$6.00	$2.14	• Located along Winnipeg's primary north/south transportation corridor • Near the airport • Dock loading • 16' - 19' ceilings • *36,887 sq. ft. available August 2020*
615 MISSION STREET ONE UNIT REMAINING	Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358 Eric Ott 204-985-1378 CONTACT AGENT VIEW LISTING		1,967	~~$10.88~~ $9.95	TBD	• Located in St. Boniface Industrial Park, 5 minutes from Downtown Winnipeg • Newly built flex space, offers a variety of uses • On-site parking • Great exposure off of Mission Street • Landlord will build to suit
1680 NOTRE DAME AVE. SUBLEASE	Brett Chartier 204-985-1366 Eric Ott 204-985-1378 CONTACT AGENT VIEW LISTING	Unit 5	5,596	~~$10.50~~ $8.95	$5.18	• Existing office build-out with approximately 50% office & 50% warehouse • 24' clear warehouse ceiling height • 1 dock loading door • On-site parking includes customer/staff parking in front of building & 7 reserved parking stalls in loading area • HVAC distributed throughout warehouse • Building is BOMA Best Certified Silver

INDUSTRIAL SPACE FOR LEASE

Capital COMMERCIAL REAL ESTATE SERVICES INC.

ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT ($ per sq. ft.)	ADDT'L RENT ($ per sq. ft.)	COMMENTS
178 SAMBORSKI DRIVE NEW LISTING	Trevor Clay 204-985-1365 Eric Ott 204-985-1378 CONTACT AGENT VIEW LISTING		16,000	$11.95	$4.39	• 3 dock, 1 grade loading door • Compound space available • Existing office improvements • Located in the RM of MacDonald with no City of Winnipeg Business Tax
SHEPPARD STREET 	Trevor Clay 204-985-1365 Luke Paulsen 204-985-1358 Eric Ott 204-985-1378 CONTACT AGENT VIEW LISTING	Build-to-suit	up to 75,000	TBD		• Up to 75,000 square feet on approximately 6 acres • Prime Inkster Industrial Park location • Location provides for excellent access to key transportation routes • Landlord will work with potential tenant to provide custom designed facility to meet specific requirements
1108 ST. JAMES STREET 	Bob Antymniuk 204-985-1364 CONTACT AGENT VIEW LISTING		3,010	$18.00	$5.50	• High traffic/high visibility location on St. James Street near Polo Park Shopping Centre • Only 3 km to the airport • 20' ceiling height • Full sprinkler system • Ample parking on site
25 SOUTH LANDING DR 	Trevor Clay 204-985-1365 Eric Ott 204-985-1378 CONTACT AGENT VIEW LISTING		4,863	$14.95	$4.92	• New industrial building in South Landing Business Park • No City of Winnipeg business taxes • Dock & Grade loading • Compound space available • 24' ceilings • *Free base rent for the remainder of 2020* • *Up to 750 sq. ft. of build-to-suit office space with a 3-year lease term*

INDUSTRIAL SPACE FOR LEASE

Capital COMMERCIAL REAL ESTATE SERVICES INC.

ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT ($ per sq. ft.)	ADDT'L RENT ($ per sq. ft.)	COMMENTS
70-72 SOUTH LANDING DR	Derrick Chartier 204-985-1369 Brett Chartier 204-985-1366		2,250 - 23,000	$13.95	$4.95	• New multi-tenant office/industrial building in South Landing Business Park • Available for tenant fixturing Spring 2020 • In close proximity to the amenities of the Kenaston & McGillivray retail area • Located in the RM of MacDonald with no City of Winnipeg business taxes
885-887 WALL STREET	Bob Antymniuk 204-985-1364		11,600	$9.00	TBD	• Located just south of Ellice Avenue in west Winnipeg • Zoned M1 Industrial • 2 grade loading doors
301-501 WESTON STREET	Trevor Clay 204-985-1365 Eric Ott 204-985-1378	Unit A Unit C Units C & D Unit H Unit L Units H & L	4,868 2,110 5,434 2,286 2,086 4,372	$9.25 $10.00 $9.25 $10.00 $10.00 $9.00	$7.48 $7.48 $4.92 $7.48 $7.48 $7.48	• Utilities Included • Located in close proximity to the airport • Ample on-site parking • Easy access to major transit routes • 5,000 sq. ft. fenced compound for Units C&D • Strong mix of office & industrial tenants • Dock and grade loading • Professionally managed

CONTACT AGENT VIEW LISTING

INDUSTRIAL SPACE FOR SALE

Capital COMMERCIAL REAL ESTATE SERVICES INC.

ADDRESS	CONTACT	LAND AREA (Acres +/-)	BLDG AREA (sq. ft. +/-)	SALE PRICE	TAXES	COMMENTS
404 ARCHIBALD STREET CONDITIONALLY SOLD	Peter Kaufmann 204-985-1362 Eric Ott 204-985-1378 CONTACT AGENT VIEW LISTING	1.27	4,342	$750,000	$15,478.40	• Well maintained building • Large compound area with room for expansion • Great exposure onto Archibald Street • Camera security system with key fob access to building and yard • Zoned M3 - Manufacturing - Heavy • 3 - grade level loading doors
1900 BROOKSIDE BLVD. CONDITIONALLY SOLD	Peter Kaufmann 204-985-1362 Eric Ott 204-985-1378 CONTACT AGENT VIEW LISTING		Building 1 10,885 Building 2 7,162 Building 3 10,360	$3,295,000	$36,956.83	• 3 industrial buildings totaling 28,407 sq. ft. • Located in CentrePort Canada within the RM of Rosser with no City of Winnipeg business taxes • Sewer and water being installed • Frontage on Brookside Boulevard (Route 90) • Easy access to CentrePort Canada Way and Richardson International Airport
743-775 JARVIS AVENUE 	Peter Kaufmann 204-985-1362 Eric Ott 204-985-1378 CONTACT AGENT VIEW LISTING	0.85	775 Jarvis 8,100 sq. ft. 771 Jarvis 5,918 743 Jarvis 14,990 sq. ft. (vacant lot)	$1,175,000	$12,898.92	• Excellent building for mechanical shop or industrial use • 2 buildings and one 15,000 square foot lot • Easy access to McPhillips, Arlington and Main Street • Heavy power • Crane way running down the centre of the building
820 KIMBERLY AVENUE 	Trevor Clay 204-985-1365 Eric Ott 204-985-1378 CONTACT AGENT VIEW LISTING	0.71	7,776	$1,325,000	$30,394.74	• Fully developed office space • High-quality building construction • Fenced compound • Located ten minutes from Portage & Main and 25 minutes from the airport • Zoned C2

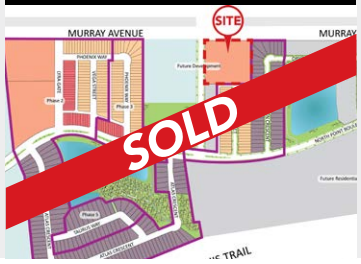
INDUSTRIAL SPACE FOR SALE

Capital COMMERCIAL REAL ESTATE SERVICES INC.

ADDRESS	CONTACT	LAND AREA (Acres +/-)	BLDG AREA (sq. ft. +/-)	SALE PRICE	TAXES	COMMENTS
925 LOGAN AVENUE	Rennie Zegalski 204-985-1368 Eric Ott 204-985-1378 CONTACT AGENT VIEW LISTING	1.4	16,150	$1,525,000	$25,363.41	• Centrally located warehouse property • M3 Zoning for Heavy Manufacturing uses • Quick access from major thoroughfares • Multi-tenant or single user space • Fenced Compound
277 MCPHILLIPS STREET	Derrick Chartier 204-985-1369 Brett Chartier 204-985-1366 CONTACT AGENT VIEW LISTING	2.4	Office/ Warehouse 8,681 Cold Storage 6,600	$1,500,000	$32,773.39	• Great location on McPhillips Street • M3-Manufacturing Heavy • Fenced Yard Space • Excess Land for Future Development • Prominent Pylon Signage
885-887 WALL STREET	Bob Antymniuk 204-985-1364 CONTACT AGENT VIEW LISTING	17,167	11,600	$1,500,000	TBD	• Located just south of Ellice Avenue in west Winnipeg • Zoned M1 Industrial • 2 grade loading doors
22&24 PR, 248 - ELIE, MB	Mario Posillipo 204-985-1373 CONTACT AGENT VIEW LISTING		22 - PR 248 2,880 sq. ft. 22 - PR 248 7,020 sq. ft.	$549,000	$4,182.32	• 2 industrial buildings for sale in Elie, MB • Located just off the Trans Canada Highway • Grade loading • Metal clad, wood frame building on a concrete slab • Large fenced in gravel lot

INDUSTRIAL SPACE FOR SALE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

ADDRESS	CONTACT	LAND AREA (Acres +/-)	BLDG AREA (sq. ft. +/-)	SALE PRICE	TAXES	COMMENTS
81 BERENS ROAD **THOMPSON, MB**	Trevor Clay 204-985-1365 Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358 CONTACT AGENT ✉ VIEW LISTING	2.37	13,920	$1,000,000		• Good visibility entering Thompson • Located at high traffic intersection • Wash bay in building • Low site coverage ratio
600 CARON ROAD 	Bob Antymniuk 204-985-1364 CONTACT AGENT ✉ VIEW LISTING	48.69	11,550	$5,000,000		• Multi-use property just outside the west Perimeter Hwy. • 48.69 acres of land • Ample parking • Superior visibility and access from Caron Rd., the Perimeter Hwy. or Roblin Blvd. • Building features kitchen & washrooms, meeting rooms, elevator, and various fitness amenities.
320 6TH ST. N - BRANDON 	Rennie Zegalski 204-985-1368 CONTACT AGENT ✉ VIEW LISTING	4.38	10,608	$425,000		• Former Co-op Feed Plant available with numerous storage bins included • Ideal warehouse space with attached retail/office area • Available fenced compound area and large parking field • Centrally located in growing community - minutes from numerous amenities
AURORA AT NORTH POINT 	Derrick Chartier 204-985-1369 Rennie Zegalski 204-985-1368 CONTACT AGENT ✉ VIEW LISTING	3.67	RMFL	$800,000/acre		• Well situated in Aurora at North Point, one of Winnipeg's newest communities which, upon completion, will feature 800 homes, 650 apartment and condo units, 45 acres of commercial development • In close proximity to Walmart SuperCentre, Seven Oaks Hospital, The Wellness Institute, and the recently redeveloped Garden City Shopping Centre

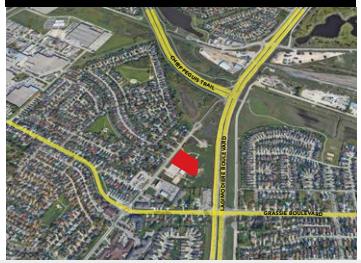
VACANT LAND FOR SALE

Capital COMMERCIAL REAL ESTATE SERVICES INC.

ADDRESS	CONTACT	LAND AREA (acres +/-)	ZONING	SALE PRICE	TAXES	COMMENTS
172 ARCHIBALD STREET	Derrick Chartier 204-985-1369 Rennie Zegalski 204-985-1368 CONTACT AGENT VIEW LISTING	3.87	M2 & M3	$775,000/acre	$30,903.91	• Prime development land in St. Boniface • Located at 2 light controlled intersections • Opportunity for rezoning to commercial use • Average daily traffic count of 32,500 vehicles • Centrally located in the densely populated St. Boniface neighbourhood • Excellent access to major transit and bus routes
690 CAMIEL SYS STREET	Bob Antymniuk 204-985-1364 CONTACT AGENT VIEW LISTING	3.4	M2	$835,000		• Fully serviced land • Corner Lot pending street being developed which would allow for access to Dugald Road and the Trans Canada Highway • Potential rail access
695 CAMIEL SYS STREET	Trevor Clay 204-985-1365 Mario Posillipo 204-985-1373 CONTACT AGENT VIEW LISTING	4.024	M2	~~$925,000~~ $825,000	TBD	• Prime vacant land in St. Boniface Industrial Park • 628.46' of frontage along Camiel Sys Street • Excellent access to the Trans Canada Hwy via Plessis Rd. • 11 km or a 17 minute drive to Portage & Main

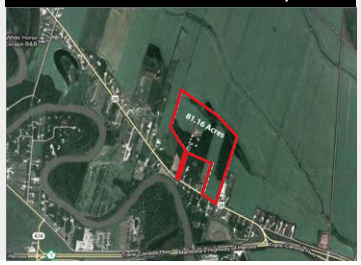
VACANT LAND FOR SALE

Capital COMMERCIAL REAL ESTATE SERVICES INC.

ADDRESS	CONTACT	LAND AREA (acres +/-)	ZONING	SALE PRICE	TAXES	COMMENTS
916 FAIRMONT ROAD	Bob Antymniuk 204-985-1364	12.33	A	$2,200,000	TBD	• Borders Fairmont Road, Wilkes Avenue and Ridgewood South • Qualico proposed 800 acres development to the west • Existing single family residential to the north • City of Winnipeg Parks & Rec. complex directly to the east
	CONTACT AGENT ✉	VIEW LISTING				
INKSTER & KING EDWARD	Bob Antymniuk 204-985-1364	3.5	C2 (pending)	$2,625,000		• Located at a high traffic location • Attractive land pricing • Close proximity to Inkster Industrial Park
	CONTACT AGENT ✉	VIEW LISTING				
MOLSON STREET 	Trevor Clay 204-985-1365 Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358	2.5	RMFM	$2,800,000		• High density, multi-family development land in northeast Winnipeg • Density allowance for up to 136 units • Close proximity to Kildonan Place Mall and major transit routes including Lagimodiere Blvd. and Chief Peguis Trail • Well situated in an established residential neighbourhood
	CONTACT AGENT ✉	VIEW LISTING				
SOUTH LANDING BUS. PK.	Derrick Chartier 204-985-1369	100.43		$475,000/acre		• *1 Lot Remaining* • Frontage along McGillivray Blvd. in the RM of MacDonald • Lots are fully serviced to the property line • No City of Winnipeg business taxes • Close proximity to Kenaston & McGillivray Retail Node
	CONTACT AGENT ✉	VIEW LISTING				

VACANT LAND FOR SALE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

ADDRESS	CONTACT	LAND AREA (acres +/-)	ZONING	SALE PRICE	TAXES	COMMENTS
15 SOUTH LANDING DRIVE	Derrick Chartier 204-985-1369 Brett Chartier 204-985-1366	1.28		$385,000/acre	$6,764.79	• Serviced lot with frontage along McGillivray Blvd. in the RM of MacDonald • No City of Winnipeg business taxes • Close proximity to Kenaston & McGillivray Retail Node • Zoned ML - Light Industrial
60 SOUTH LANDING DRIVE	Derrick Chartier 204-985-1369 Brett Chartier 204-985-1366	1.155		$490,875 - $425,000/acre	$6,798.92	• Serviced lot with frontage along McGillivray Blvd. in the RM of MacDonald • No City of Winnipeg business taxes • Close proximity to Kenaston & McGillivray Retail Node • Zoned ML - Light Industrial
HEADINGLEY, MB	Bob Antymniuk 204-985-1364	427	RU	$9,000/acre		• Prime development land • Located just west of the Perimeter Highway north of Saskatchewan Avenue • In the vicinity of the CentrePort Canada Way Extension
ST. FRANCOIS XAVIER, MB 	Bob Antymniuk 204-985-1364	81.16	RS & RV	$25,000/acre	$1,289.40	• Prime development land • Less than 1km from the Trans Canada Highway • Land is included in the St. Francois Xavier 'settlement centre' policy area • RM is open to receiving applications for re-zoning

CONTACT AGENT VIEW LISTING

VACANT LAND FOR SALE

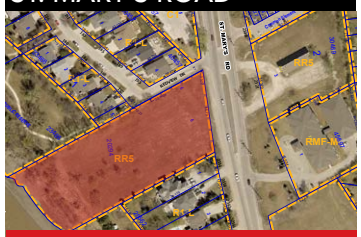
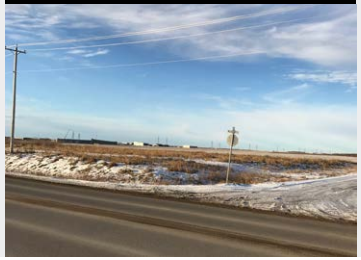
Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

ADDRESS	CONTACT	LAND AREA (acres +/-)	ZONING	SALE PRICE	TAXES	COMMENTS
868 REGENT AVENUE W	Rennie Zegalski 204-985-1368	1.35	C2	$1,950,000	$18,164.86	• 250' of frontage on Regent Avenue West and 235' of depth (+/-) • Excellent site access through existing paved entrances and stacking lane on Regent Avenue West provides for westbound access • Prime retail development opportunity serving the growing communities of Transcona, Kildonan Meadows and Devonshire Park
18 COMMERCIAL LOTS DAUPHIN, MB	Rennie Zegalski 204-985-1368	18 lots on 22 acres		$145,000 - $295,000/acre		• Located on Highway 10 just south of Dauphin, MB • Lots are serviced to the property line • Paved access road with excellent frontage along the main transit entrance to Dauphin also allowing for access to Highway 10 • Site is anchored by new Best Western and John Deere dealership
64061 PRAIRIE DOG TRAIL	Trevor Clay 204-985-1365 Eric Ott 204-985-1378	13.96	AG	~~$2,225,000~~ *$1,955,000*		• Well located within CentrePort Canada just off CentrePort Canada Way providing easy access to the Trans Canada Highway and Perimeter Highway • Attractive land pricing • Potential re-zoning to I2
BOURNAIS DRIVE CONDITIONALLY SOLD	Peter Kaufmann 204-985-1362 Eric Ott 204-985-1378	14	M2	$110,000/acre		• Located just north of St. Boniface Industrial Park • In close proximity to the amenities of the Regent & Lagimodiere retail node • Immediate possession

CONTACT AGENT VIEW LISTING

VACANT LAND FOR SALE

Capital COMMERCIAL REAL ESTATE SERVICES INC.

ADDRESS	CONTACT	LAND AREA (acres +/-)	ZONING	SALE PRICE	TAXES	COMMENTS
ST. MARY'S ROAD  CONDITIONALLY SOLD	Peter Kaufmann 204-985-1362 Eric Ott 204-985-1378 CONTACT AGENT VIEW LISTING	2.4	RR5	$1,700,000		• Prime residential development land • Well-situated on the Red River with frontage on St. Mary's Road • Residential zoning
2427 WAVERLEY STREET	Peter Kaufmann 204-985-1362 Eric Ott 204-985-1378 CONTACT AGENT VIEW LISTING	3.21	A	$1,850,000		• Existing building presently leased until November 30, 2025 • Ideally located in high demand area for residential development • Presently zoned Agricultural • City of Winnipeg - Waverley West - Neighbourhood "B" designation as future Medium Density Residential area
1520 HIGHLAND AVENUE BRANDON, MB	Rennie Zegalski 204-985-1368 CONTACT AGENT VIEW LISTING	0.97	CHW	$385,000	$6,669.17	• High exposure to Trans-Canada Highway traffic • Rare ownership opportunity in Manitoba's second largest city • Ideal build-to-suit opportunity for many highway/ commercial uses • Join A&W, Super 8 Hotel, Smitty's and Shell on a high profile corner in Brandon • Annual average daily traffic count of 8,210
MCCREARY & WYPER 	Bob Antymniuk 204-985-1364 CONTACT AGENT VIEW LISTING	33.8	AG	$4,100,000		• Access to services including low pressure sewer and municipal water • Across from Fort Whyte Alive • Close proximity to McGillivray Boulevard and City of Winnipeg new strong subdivison growth areas

VACANT LAND FOR SALE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

ADDRESS	CONTACT	LAND AREA (acres +/-)	ZONING	SALE PRICE	TAXES	COMMENTS
59-63 MADINA AVENUE	Peter Kaufmann 204-985-1362 Eric Ott 204-985-1378 CONTACT AGENT VIEW LISTING	5.0	A	$2,200,000		• Ideally located in high demand area for residential development • Presently Zoned Agricultural • City of Winnipeg – Waverley West - Neighbourhood "B" designation as future Residential Area • Green Field Site
LOUDOUN ROAD	Bob Antymniuk 204-985-1364 CONTACT AGENT VIEW LISTING	9.4	RR5	$1,100,000	TBD	• Located just south of Wilkes Avenue on the west side of Loudoun Road • In close proximity to the Seasons Outlet Mall, Ikea and the retail amenities of the Kenaston & McGillivray retail node

VACANT LAND FOR LEASE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

ADDRESS	CONTACT	LAND AREA (acres +/-)	ZONING	NET RENT ($ per sq. ft.)	ADDT'L RENT ($ per sq. ft.)	COMMENTS
1351 MAIN ST - DAUPHIN, MB	**Rennie Zegalski** 204-985-1368	2.0	CM (Commercial Mixed)	$50,000/year		• Land available for lease in Dauphin, MB • Current Highland Motel will be demolished and owner will build to suit or land lease • Build-to-suit is based on tenant's plans • Ideal for gas station, restaurant or retail
ST. ANDREWS AIRPORT	**Bob Antymniuk** 204-985-1364 **Eric Ott** 204-985-1378	Airside 10.5 acres Groundside 28.44 acres	RS & RV	Airside $0.45 Groundside $0.14	*(Gross Rent includes airport maintenance fees & sewer. Tenant pays Hydro and installs well)*	• Canada's 19th busiest airport by aircraft movements (over 100,000 annually) • Commercial & Industrial zoning available • Airside lots from 0.21 Acres to 10.5 Acres (+/-) • Groundside lots from 1.05 Acres to 28.44 Acres (+/-) • Newly available lots with freshly paved roads and sewer service

CONTACT AGENT VIEW LISTING

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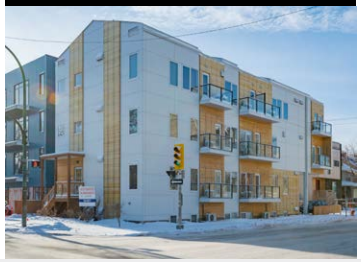
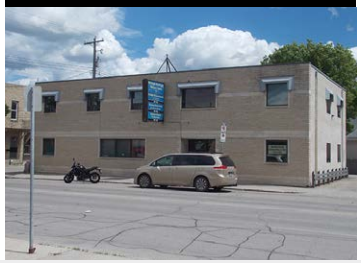
INVESTMENT PROPERTIES FOR SALE

Capital COMMERCIAL REAL ESTATE SERVICES INC.

ADDRESS	CONTACT	LAND AREA (acres +/-)	BLDG AREA (sq. ft. +/-)	SALE PRICE	TAXES	COMMENTS
100 MARYLAND STREET 	Luke Paulsen 204-985-1358 Bryn Oliver 204-985-1379 Trevor Clay 204-985-1365	0.1	6,225	$2,350,000		• Well situated in the Wolseley neighbourhood and close to downtown, River Heights and the University of Winnipeg • Suites feature in-suite laundry, new stainless-steel appliances, vinyl plank flooring and a balcony • The property is well stabilized and achieving strong rental rates
703 ST. ANNE'S ROAD NEW LISTING	Luke Paulsen 204-985-1358 Bryn Oliver 204-985-1379 Trevor Clay 204-985-1365	0.69	34,852 (residential) 2,130 (commercial)	$9,500,000		• Located in the desirable neighbourhood of St. Vital directly across from the amenities of Southglen Shopping Centre and only minutes from St. Vital Shopping Centre • 4-storey building with 33 residential units • State-of-the-art design • High-end residential finishes • Main floor commercial space and surface parking
135 MCGREGOR STREET 	Trevor Clay 204-985-1365 Luke Paulsen 204-985-1358	5,702	6,968	~~$599,000~~ $550,000		• High traffic location on McGregor Street just off of Selkirk Avenue • On-site parking • Ideal for medical office use
456 MAIN STREET	Rennie Zegalski 204-985-1368 Mario Posillipo 204-985-1373 Luke Paulsen 204-985-1358	7,344 sq. ft.	18,600	~~$2,200,000~~ $2,100,000		• High-quality downtown location • Rare opportunity to own a historic office building in Winnipeg's Exchange District • Stable rent roll and vacancy history • Opportunity to acquire existing restaurant • Free and clear of existing financing • Rich history, originally the Bank of Toronto Building

CONTACT AGENT | VIEW LISTING

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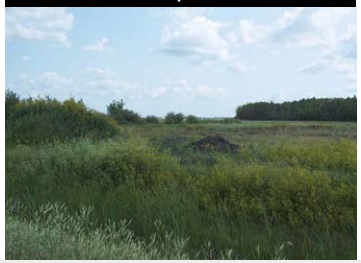
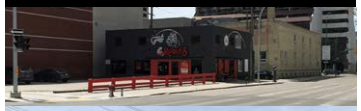
ADDRESS	CONTACT	LAND AREA (acres +/-)	BLDG AREA (sq. ft. +/-)	SALE PRICE	TAXES	COMMENTS
325,329&331 PARKDALE ROAD	Trevor Clay 204-985-1365 Luke Paulsen 204-985-1358	6.79	41,000	$3,695,000		• Low maintenance buildings • Value Add Opportunity • Below Market Rental Rates • Available well below replacement cost • 3 buildings, totaling 41,000 sq. ft.
OAKWOOD RD 64N & HWY 207	Bob Antymniuk 204-985-1364	81.82	71,095 (comprising 7 buildings)	$1,800,000	$17,745.88	• Rare opportunity to acquire a developed property in a trending growth area near Winnipeg, MB • Only 10 km from the Perimeter Hwy. • State of the art facility opened in 2002 • Alternative agricultural uses to be considered - grain, fertilizer, potash, farm implements dealer, ranching, farming, etc.
HEADINGLEY, MB 	Bob Antymniuk 204-985-1364	427		$9,000/acre		• Prime development land • Located just west of the Perimeter Highway north of Saskatchewan Avenue • In the vicinity of the CentrePort Canada Way Extension
2668 SASKATCHEWAN AVE PORTAGE LA PRAIRIE, MB	Bob Antymniuk 204-985-1364	3.44	14,000 sq. ft. floor plate (2 levels)	$5,800,000	$70,594.50	• Full service hotel operating since 2000 • Located in Portage la Prairie's main retail area • 58 guest rooms • Surplus land for development • Large parking lot • Indoor pool • Meeting rooms

CONTACT AGENT VIEW LISTING

INVESTMENT PROPERTIES FOR SALE

Capital COMMERCIAL REAL ESTATE SERVICES INC.

ADDRESS	CONTACT	LAND AREA (acres +/-)	BLDG AREA (sq. ft. +/-)	SALE PRICE	TAXES	COMMENTS
539 MAIN STREET	Trevor Clay 204-985-1365 Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358 CONTACT AGENT VIEW LISTING	0.34	3,800	~~$600,000~~ $585,000		• Excellent visibility on main traffic artery in Oakbank • Fully renovated and developed office space • Good building to land ratio • Opportunity for an Owner/Occupier or leaseback with current Owner • Potential to acquire a fully investment asset
440 JARVIS AVENUE	Bob Antymniuk 204-985-1364 CONTACT AGENT VIEW LISTING	Parcel 1: 75.6 Parcel 2: 76.5	Parcel 1: 1,296 Parcel 2: 1,296	$1,900,000		• Central location • Dock & Grade loading • 18' ceiling height • Freezers & coolers • Developed office space • Ample parking on-site
1883 NESS & 250 YORK 	Bob Antymniuk 204-985-1364 CONTACT AGENT VIEW LISTING	1883 Ness 250 York	1,488 1,960 (Main) 1,960 (2nd Flr)	$1,500,000 (for both bldgs)	$14,363.02 $29,311.13	• Two stand alone commercial buildings • Lease-in-place for each building • Current restaurant use for Ness • Current restaurant & office use for York
1221 BAY ROAD ST. ANDREWS, MB	Bob Antymniuk 204-985-1364 CONTACT AGENT VIEW LISTING	Parcel 1: 75.6 Parcel 2: 76.5	Parcel 1: 1,296 Parcel 2: 1,296	$1,900,000		• Business and property for sale in St. Andrews, MB • Successful equestrian centre, boarding stable, riding arena and hay shelter along with two residences • Horse barn constructed in 2002 • Lined and insulated heated lounge area

Capital
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