

Availability Report

MARCH 2024

Click a property type to jump ahead

Retail



LEASE

SALE

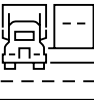
Office



LEASE

SALE

Industrial



LEASE

SALE

Vacant Land



LEASE

SALE

Investment



SALE



CONTACT AGENT



VIEW WEB LISTING



TAKE A VIRTUAL TOUR

Availability Report, *March 2024*

click a listing type to navigate

Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	Vacant Land SALE	Investment PROPERTIES
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ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT (\$ per sq. ft.)	ADDT'L RENT (\$ per sq. ft.)	COMMENTS
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390-394 ACADEMY ROAD



Presley Bordian
204-985-1356
Luke Paulsen
204-985-1358

Unit 394

2,535

\$15.00

\$8.60

- » Desirable and densely populated River Heights neighbourhood
- » Great exposure on Academy Road, a high-traffic artery
- » On-site exclusive parking available
- » High-quality space ready for tenant fit out



90 ALEXANDER AVENUE



Presley Bordian
204-985-1356
Bryn Oliver
204-985-1379

CRU 1
CRU 2
Lower Level

1,000 - 3,500
1,000 - 2,700
1,150

\$23.00 - \$25.00
\$23.00 - \$25.00
TBN

TBD

- » Main floor retail/office opportunities located below a 209-unit multifamily redevelopment
- » Strategically located in Winnipeg's East Exchange District, an exciting and diverse neighbourhood



2020-2030 CORYDON AVE.



Presley Bordian
204-985-1356
Rennie Zegalski
204-985-1368

2030 (Main Flr)
2030 (2nd Flr)

3,944
1,945
5,889

\$26.00

\$10.97

- » Located in the Tuxedo area, adjacent to Tuxedo Park Shopping Centre
- » Shadow-anchored by Safeway
- » Ample on-site parking
- » Signage opportunities available
- » Excellent exposure on Corydon Avenue
- » Easy access to site



EDISON COMMON



Presley Bordian
204-985-1356

Unit 396

1,207

\$17.00

\$9.70

- » Newly redeveloped office space with cosmetic upgrades in-place
- » Located in a redeveloped centre on a high-traffic corner in a densely populated residential area
- » Building signage opportunity
- » Ample on-site parking available



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Retail
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LEASE

Office
SALE

Industrial
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Industrial
SALE

Vacant Land
LEASE

Vacant Land
SALE

Investment
PROPERTIES

ADDRESS

CONTACT

UNIT

AREA
(sq. ft. +/-)

NET RENT
(\$ per sq. ft.)

ADD'T'L RENT
(\$ per sq. ft.)

COMMENTS

254 EDMONTON STREET



Presley Bordian
204-985-1356
Mario Posillipo
204-985-1373

Unit 389A
Unit 389B
Unit 387

2,391
1,974
2,028

\$15.00
\$15.00
\$15.00

\$10.78

- » High profile main floor retail opportunity steps from Royal Winnipeg Ballet, True North Square, Hargrave St. Market, and Canada Life Centre
- » Well-suited for traditional retail or a quick service restaurant
- » Building signage exposure onto Graham Avenue and Edmonton Street
- » *Up to 6,393 sq. ft. of contiguous space available*



WINDSOR PARK SC



Brett Chartier
204-985-1366
Dawson Groening
204-985-1383

Tenant A
Tenant B
Total

1,321
1,831
3,152

\$17.00

\$7.34

- » Professionally managed strip mall
- » Former bank within anchored centre
- » Building and pylon sign opportunities
- » Excellent on-site parking
- » High-visibility location
- » Well-situated in a densely populated neighbourhood



1081 ELLICE AVENUE



Derrick Chartier
204-985-1369

4,314

\$14.50

\$6.53

- » Join Dollar Tree
- » Located close to the St. James retail node and Polo Park Shopping Centre
- » Excellent access to site through a light-controlled intersection with two points of access from Wall Street and Ellice Avenue
- » Ample parking available on-site



1320 ELLICE AVENUE



Rennie Zegalski
204-985-1368

8,439 - 16,875

\$15.00

\$8.00

- » Well located in the St. James retail node
- » High-traffic, high-visibility location
- » Ample on-site parking
- » Signage opportunity
- » Landlord to consider demising unit in half to 8,439 sq. ft.



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FIVE RIVERS BUSINESS CTR.



Dil Mathauda
204-985-1367

1,296 - 6,480

\$648,000-
\$3,240,000

\$11.02

- » Strategically located in NW Winnipeg
- » The site will provide amenities to the growing CentrePort Canada region
- » Over 200 parking stalls and up to 20 bike stalls
- » Flexible demising options



1521 GATEWAY ROAD



Presley Bordian
204-985-1356

Bryn Oliver
204-985-1379

1,380

\$17.25

\$8.64

- » High-traffic, high-visibility location on Gateway Road, just north of Chief Peguis Trail
- » Ample on-site parking
- » Existing improvements in-place



182-196 GOULET STREET



Mario Posillipo
204-985-1373

Luke Paulsen
204-985-1358

Presley Bordian
204-985-1356

Unit 184

5,363

\$16.00

\$6.95

- » Well-situated in St. Boniface, in close proximity to downtown Winnipeg and the St. Boniface Hospital
- » Signage opportunity
- » Unit features open concept area, boardroom, private offices, kitchenette, storage rooms & private washrooms
- » Professionally managed centre
- » Ample parking on-site



376 GOULET STREET



Rennie Zegalski
204-985-1368

Build to Suit

1,040 - 3,250

TBN

\$9.50

- » A&W now open on-site
- » Ingress and egress on Marion Street and Goulet Street
- » Prominent exposure to Goulet Street
- » Pylon signage available on Marion Street



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Retail
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LEASE

Office
SALE

Industrial
LEASE

Industrial
SALE

Vacant Land
LEASE

Vacant Land
SALE

Investment
PROPERTIES

ADDRESS

CONTACT

UNIT

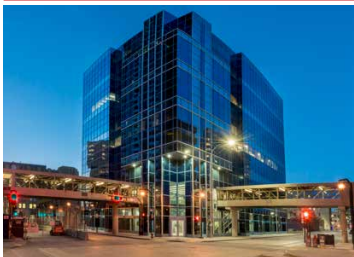
AREA
(sq. ft. +/-)

NET RENT
(\$ per sq. ft.)

ADDT'L RENT
(\$ per sq. ft.)

COMMENTS

200 GRAHAM AVENUE



Presley Bordian
204-985-1356

Mario Posillipo
204-985-1373

Rennie Zegalski
204-985-1368



1,510

\$20.00

\$20.25

- » Retail space in a downtown Class A office building
- » Direct exposure to the Winnipeg Skywalk system to Winnipeg Square and across from the new 300 Main Street residential tower
- » Turn-key restaurant opportunity
- » Four blocks from Canada Life Centre

271 GRASSIE BOULEVARD



Presley Bordian
204-985-1356

Luke Paulsen
204-985-1358

Trevor Clay
204-985-1365



1,563

\$21.00

\$12.47

- » High-traffic location with frontage onto Lagimodière Boulevard
- » Recent building upgrades and interior improvements
- » Building and pylon signage along Lagimodière Boulevard

1833 INKSTER BOULEVARD



Mario Posillipo
204-985-1373



1,000-3,000

TBD

TBD

- » Various unit sizes available
- » Located in Inkster Industrial Park with easy access to major transit routes
- » Ample on-site parking

930 JEFFERSON AVENUE



Presley Bordian
204-985-1356

Rennie Zegalski
204-985-1368



2,829 - 3,423

\$14.00

\$12.25

- » Located on the south side of Jefferson Avenue only one block from the McPhillips Retail Node
- » Main floor office/retail space with existing improvements in-place
- » Ample on-site parking available
- » Pylon signage opportunity

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Office
SALE

Industrial
LEASE

Industrial
SALE

Vacant Land
LEASE

Vacant Land
SALE

Investment
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UNIT

AREA
(sq. ft. +/-)

NET RENT
(\$ per sq. ft.)

ADD'T'L RENT
(\$ per sq. ft.)

COMMENTS

1665 KENASTON BOULEVARD



Mario Posillipo
204-985-1373

Presley Bordian
204-985-1356

4,500 and up

Contact Agent

\$9.25

- » Southwest Winnipeg's premiere shopping destination with anchors including Walmart, Home Depot, Safeway, HomeSense and Tim Hortons
- » Easy and convenient light-controlled intersection with multiple access points
- » Rare opportunity to join one of Winnipeg's largest shopping destinations



KENASTON COMMON



Mario Posillipo
204-985-1373

Presley Bordian
204-985-1356

Unit 17
Unit 24
Unit 31

1,880
1,034
2,544

Contact Agent

\$16.79

- » Southwest Winnipeg's premiere shopping destination anchored by Rona and Golf Town and shadow anchored by Costco and Sobeys
- » Easy and convenient light-controlled intersection with multiple access points
- » High-traffic location with excellent visibility
- » Ample parking on-site



MCIVOR MALL



Presley Bordian
204-985-1356

Trevor Clay
204-985-1365

Luke Paulsen
204-985-1358

Unit 9A
Unit 13
Unit 17

1,950
773
577

\$23.00-\$26.00

\$14.03

- » Located within densely populated North Kildonan neighbourhood
- » Ample on-site parking located off of light-controlled intersection
- » **Unit 9A - Turnkey medical unit with 7 clinic rooms, 2 offices and a large reception area**



433 MAIN STREET



Presley Bordian
204-985-1356

Trevor Clay
204-985-1365

Main Floor

2,533

\$27.00

Gross Rent

- » Built-out cafe in newly redeveloped downtown office/residential tower
- » Signage opportunity
- » Direct street access from Main Street & Bannatyne Avenue
- » Cafe equipment negotiable



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Industrial
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Vacant Land
LEASE

Vacant Land
SALE

Investment
PROPERTIES

ADDRESS

CONTACT

UNIT

AREA
(sq. ft. +/-)

NET RENT
(\$ per sq. ft.)

ADD'T'L RENT
(\$ per sq. ft.)

COMMENTS

474 MAIN STREET



Presley Bordian
204-985-1356

Bryn Oliver
204-985-1379

1,374

Contact Agent

\$9.61

- » Located in the vibrant West Exchange District
- » High-traffic location
- » Space is ready for development
- » Prominently located at the Main & Bannatyne intersection



44 MCPHILLIPS STREET



Mario Posillipo
204-985-1373

Rennie Zegalski
204-985-1368

6,000
2,000

\$10.00

\$10.00

- » Main floor commercial space in a newly redeveloped 24-room hotel
- » Proposed further two-floor expansion
- » High exposure location at the corner of McPhillips Street and Winnipeg Avenue
- » Signage opportunity
- » Ample on-site parking



1364-1376 MCPHILLIPS ST.



Brett Chartier
204-985-1366

Dawson Groening
204-985-1383

Unit 1376

1,389

\$21.50

\$8.45

- » Excellent exposure and visibility from McPhillips Street
- » High traffic location
- » Surrounded by the various amenities of the McPhillips retail node
- » Available immediately



2401 MCPHILLIPS STREET



Mario Posillipo
204-985-1373

Rennie Zegalski
204-985-1368

Unit 5

2,178

\$24.00

\$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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**Retail
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**Retail
SALE**

**Office
LEASE**

**Office
SALE**

**Industrial
LEASE**

**Industrial
SALE**

**Vacant Land
LEASE**

**Vacant Land
SALE**

**Investment
PROPERTIES**

ADDRESS

CONTACT

UNIT

AREA
(sq. ft. +/-)

NET RENT
(\$ per sq. ft.)

ADDT'L RENT
(\$ per sq. ft.)

COMMENTS

2501 MCPHILLIPS STREET



Brett Chartier
204-985-1366
Presley Bordian
204-985-1356

1,400 - 5,600

\$32.00

\$5.60

- » New build opportunity
- » Located along a major transit route
- » Pylon signage opportunity available
- » Ample on-site parking
- » *Anticipated possession date - Summer 2024*



3025 NESS AVENUE



Bob Antymniuk
204-985-1364

Unit M

1,080,
2,160,
or 3,240

\$17.50

\$9.21

- » 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



106 OSBORNE STREET



Presley Bordian
204-985-1356
Rennie Zegalski
204-985-1368

1,657

\$25.00

\$6.41

- » High-profile retail space in Osborne Village
- » Highly visible space with strong vehicle and pedestrian traffic
- » Main floor building signage
- » Well-suited for traditional retail or office user



120 OSBORNE STREET



Brett Chartier
204-985-1366
Dawson Groening
204-985-1383

Unit 1

2,785

\$30.00

\$13.01

- » High-profile location in the heart of Osborne Village
- » Excellent visibility from Osborne Street
- » Strong pedestrian and vehicle traffic counts
- » Located in the most densely populated neighbourhood in Winnipeg
- » 4 parking stalls behind building



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Retail
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Retail
SALE

Office
LEASE

Office
SALE

Industrial
LEASE

Industrial
SALE

Vacant Land
LEASE

Vacant Land
SALE

Investment
PROPERTIES

ADDRESS

CONTACT

UNIT

AREA
(sq. ft. +/-)

NET RENT
(\$ per sq. ft.)

ADDT'L RENT
(\$ per sq. ft.)

COMMENTS

POLARIS PLACE



Derrick Chartier
204-985-1369
Rennie Zegalski
204-985-1368
Mario Posillipo
204-985-1373



CRU 1
CRU 2
(pre-leasing)

873
1,200 - 11,700

Contact Agent

\$10.00

- » Strategically located in Northwest Winnipeg near the future Chief Peguis Trail extension
- » Surrounded by new and existing residential
- » Light-controlled access with excellent frontage and visibility from McPhillips Street
- » 271 parking stalls on-site
- » Strong traffic counts of over 40,900 vehicles per day

200 PORTAGE AVENUE



Presley Bordian
204-985-1356
Mario Posillipo
204-985-1373



CRU 1
CRU 2
CRU 3
CRU 4
CRU 5

1,450
1,190
1,440
1,010
2,525

\$30.00

\$17.00

- » Concourse level retail opportunities with indoor access to the Winnipeg Skywalk system and new 42-storey residential tower at 300 Main Street
- » Major building upgrades underway
- » *Up to 5,090 sq. ft. of contiguous space available*

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

Contact Agent

\$7.85

- » Main floor retail space available at the Sterling Bldg
- » Highly visible units at the corner of Portage Avenue and Smith Street in close proximity to the University of Winnipeg and the Winnipeg Art Gallery
- » Street parking available as well as adjacent parkade
- » The spaces features ample natural light & large windows

503 PORTAGE AVENUE



Rennie Zegalski
204-985-1368



Unit 1
Unit 2

1,150
1,115

\$25.00
\$25.00














\$7.05
\$7.05

- » Main floor retail spaces
- » Highly visible units on Portage Avenue next to the U of W and CBC Studios and across from the WAG
- » Former fully equipped restaurant spaces
- » Attached parkade with street parking also available

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ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT (\$ per sq. ft.)	ADDT'L RENT (\$ per sq. ft.)	COMMENTS		
992 PORTAGE AVENUE								
	Mario Posillipo 204-985-1373	Unit 992B	795	\$16.00	\$8.75	» Located directly on Portage Avenue » On-site parking available » Pylon signage opportunities available » Close proximity to Polo Park Shopping Centre » Easy access to Winnipeg Transit bus routes » High-traffic, high-visibility location		
	 							
3655 PORTAGE AVENUE								
	Presley Bordian 204-985-1356 Mario Posillipo 204-985-1373 Rennie Zegalski 204-985-1368	31	5,442	Contact Agent	\$9.74	» 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		
	  							
5105 PORTAGE AVENUE								
	Bob Antymniuk 204-985-1364		34.92 acres	TBD	TBD	» Multi-use development opportunity in Headingley, MB » Join A&W and Rogers Communications » Located at a light-controlled intersection » Uses include retail, hospitality, office, medical, automotive, restaurant, residential, warehouse and more		
	 							
211 REGENT AVENUE W								
	Mario Posillipo 204-985-1373 Rennie Zegalski 204-985-1368	Unit B	1,000	\$20.00	\$10.00	» Located in the heart of Transcona, in high traffic area with great visibility, east of Plessis Road and just minutes from the Perimeter » Pylon signage opportunity » Professionally managed and maintained building » Ample on-site parking		
 								
CONDITIONALLY LEASED								

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**Office
LEASE**

**Office
SALE**













**Industrial
LEASE**

**Industrial
SALE**

**Vacant Land
LEASE**

**Vacant Land
SALE**

**Investment
PROPERTIES**

ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT (\$ per sq. ft.)	ADDT'L RENT (\$ per sq. ft.)	COMMENTS	
470 RIVER AVENUE							
	Mario Posillipo	Unit C & D	1,644	\$20.00	\$11.31	» Join Little Sister Coffee, and Chocoberry Dessert House » Located centrally in the heart of Osborne Village just south of downtown » Easy access to public transportation	
	204-985-1373	Units E & F	1,344	\$20.00	\$11.31		
	Bryn Oliver	Unit G	960	\$20.00	\$11.31		
	204-985-1379						
							
3605-3623 ROBLIN BLVD.							
	Bob Antymniuk	3605	1,800	\$25.00	TBD	» High-visibility retail/office space available on Roblin Boulevard » Ample on-site parking » Pylon signage opportunity	
	204-985-1364	3615	1,553	\$23.00	TBD		
							
SEASONS OF TUXEDO							
	Derrick Chartier	Unit 3	15,620	\$22.00	\$9.50	» Structube relocating Fall 2024 » Premiere retail centre anchored by IKEA and Cabela's » High-traffic count location with excellent visibility	
	204-985-1369						
Rennie Zegalski							
204-985-1368							
							
SEASONS OF TUXEDO							
	Derrick Chartier	Unit A	1,155	\$35.00	\$12.17	» Premiere retail centre anchored by IKEA and Cabela's » High-traffic count location with excellent visibility » Up to 13,200 sq. ft. available » Typical unit dimensions - 20' x 60' (+/-)	
	204-985-1369	Unit C	1,084				
Rennie Zegalski	Unit B, D-K	1,184 (each)					
204-985-1368							
							
610 STERLING LYON PKWY							

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**Vacant Land
SALE**

**Investment
PROPERTIES**

ADDRESS

CONTACT

UNIT

AREA
(sq. ft. +/-)

NET RENT
(\$ per sq. ft.)

ADD'T'L RENT
(\$ per sq. ft.)

COMMENTS

SEASONS OF TUXEDO



Derrick Chartier
204-985-1369

Rennie Zegalski
204-985-1368

Unit 3

1,200

\$35.00

\$12.17

- » 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



Derrick Chartier
204-985-1369

Rennie Zegalski
204-985-1368

Unit 10

Unit 11

Unit 14

1,862

1,862

2,732

\$30.00

\$32.00

\$35.00

\$12.75

\$12.75

\$12.75

- » Premiere retail centre anchored by IKEA and Cabela's
- » High-traffic count location with excellent visibility
- » Box run units also available
- » Build-to-suit availabilities
- » *Join new Rec Room entertainment complex now open*



267 SHERBROOK STREET



Mario Posillipo
204-985-1373

Rennie Zegalski
204-985-1368

Unit 111

1,884

\$16.00

\$7.77

- » Walking distance from downtown in the West Broadway neighbourhood
- » Unit is located on the main floor of a newly built multifamily building
- » Excellent access to public transportation



198 SHERBROOK STREET



Presley Bordian
204-985-1356

1,459

\$25.00

Gross Rent

- » High-profile, brand new mixed use building offering 2,600 sq. ft. of main floor office/retail space and 28 residential units over 5 story's
- » Patio opportunity for main floor commercial tenant
- » Well suited for traditional retail/restaurant or office user
- » Landlord able to provide a turnkey space for a suitable tenant



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UNIT

AREA
(sq. ft. +/-)

NET RENT
(\$ per sq. ft.)

ADDT'L RENT
(\$ per sq. ft.)

COMMENTS

692 ST. ANNE'S ROAD



Presley Bordian
204-985-1356

1,200

\$37.00

Semi-gross

- » High exposure positioning along St. Anne's Road
- » Exterior signage opportunities on both north and east facing glazing
- » Wrap around glazing offering ample nature light
- » **Available Spring 2024**



234 ST. MARY'S ROAD



Derrick Chartier
204-985-1369

Brett Chartier
204-985-1366

2,100

Contact Agent

- » Excellent frontage on St. Mary's Road, just south of downtown
- » High traffic, highly visible location
- » Ample on-site parking
- » Convenient site access



1500 ST. MARY'S ROAD



Presley Bordian
204-985-1356

Rennie Zegalski
204-985-1368

5,654

\$26.50

Contact Agent

- » Beautifully built and well-maintained standalone retail/office building
- » Impressive improvements in place offering a move-in ready opportunity
- » Ability to install personalized building signage on north, east and south facing façade
- » 15 on-site parking stalls with additional loading area
- » Fully usable bonus lower-level space



1510 ST. MARY'S ROAD



Presley Bordian
204-985-1356

Mario Posillipo
204-985-1373

Rennie Zegalski
204-985-1368

Unit B

1,067

\$28.00

\$14.51

- » Located in the heart of the St. Vital retail node, steps from St. Vital Mall
- » Excellent all-directional access at a light controlled intersection
- » Anchored by Bank of Montreal
- » Building and pylon sign opportunities



CLICK TO SEARCH ALL LISTINGS ON OUR WEBSITE

Availability Report, *March 2024*

click a listing type to navigate

**Retail
LEASE**

**Retail
SALE**

**Office
LEASE**

**Office
SALE**

**Industrial
LEASE**

**Industrial
SALE**

**Vacant Land
LEASE**

**Vacant Land
SALE**

**Investment
PROPERTIES**

ADDRESS

CONTACT

UNIT

AREA
(sq. ft. +/-)

NET RENT
(\$ per sq. ft.)

ADDT'L RENT
(\$ per sq. ft.)

COMMENTS

1400 TAYLOR AVENUE



Trevor Clay
204-985-1365
Presley Bordian
204-985-1356

Main Floor
Second Floor
Total

14,591
3,548
18,139

\$17.95

\$9.65

- » Located in the highly desirable River Heights neighbourhood
- » Excellent exposure on Taylor Avenue in a high-traffic, high-visibility location
- » On-site parking for up to 60 vehicles
- » High-quality office space with existing improvements in-place
- » Demising options available



261 VAUGHAN STREET



Dil Mathauda
204-985-1367

261

1,736

\$11.00

\$11.17

- » Directly connected to Portage Place for Skywalk access
- » Adjacent to major Winnipeg Transit bus stops
- » Walking distance to downtown amenities including Canada Life Centre and True North Square
- » Ample parkade and street parking including heated underground parkade
- » On-site security guard from Monday to Saturday



55 WATERFORD COMMONS



Mario Posillipo
204-985-1373
Rennie Zegalski
204-985-1368
Derrick Chartier
204-985-1369

1,415 and up

\$27.00 - \$32.00

\$9.85

- » New retail development located at 55 Waterford Commons at Bridgeford Path just south of Jefferson Avenue
- » Located at a light-controlled intersection
- » High-traffic counts and excellent visibility
- » 188 on-site parking stalls



CO-OP SHOPPING CENTRE



Rennie Zegalski
204-985-1368

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



PORTAGE LA PRAIRIE, MB

CLICK TO SEARCH ALL LISTINGS ON OUR WEBSITE

Availability Report, *March 2024*

click a listing type to navigate

Retail
LEASE

Retail
SALE

Office
LEASE

Office
SALE

Industrial
LEASE

Industrial
SALE

Vacant Land
LEASE

Vacant Land
SALE

Investment
PROPERTIES

ADDRESS

CONTACT

UNIT

AREA
(sq. ft. +/-)

NET RENT
(\$ per sq. ft.)

ADD'T'L RENT
(\$ per sq. ft.)

COMMENTS

MILLBROOK MARKET



STEINBACH, MB

Rennie Zegalski
204-985-1368

Pad Sites
Available

TBD

TBD

- » *Join new Burger King restaurant*
- » New mixed use development in the highest traffic corridor in Steinbach
- » Light-controlled intersection, Hwy 12 visibility
- » Adjacent to Manitoba Liquor Mart and Real Canadian Superstore
- » Ideal quick service restaurant and drive-thru opportunity



MORDEN DEVELOPMENT LAND



Rennie Zegalski
204-985-1368
Mario Posillipo
204-985-1373

7.68 acres

TBD

TBD

- » Planned 60,000 sq. ft. retail development
- » High-visibility location with 12,000 vehicles daily
- » 1,015 ft. of frontage on Highway 3
- » High growth community of nearly 10,000 population and trade area of 30,000



DUGALD STATION



DUGALD, MB

Rennie Zegalski
204-985-1368

Unit 1
Unit 2
Unit 3

1,960
1,804
1,289

\$10.00

\$9.50

- » Prominent location on Highway 15
- » Signage opportunity available
- » Excellent visibility and access
- » Ample on-site parking



8 HWY 6 N, ASHERN, MB



Luke Paulsen
204-985-1358
Presley Bordian
204-985-1356

1,335 sq. ft.
and up

\$20.00

\$5.00

- » New retail development along Provincial Trunk Highway 6, the main traffic route connecting Winnipeg to Thompson, MB
- » 29 on-site parking stalls
- » Various unit sizes available



CLICK TO SEARCH ALL LISTINGS ON OUR WEBSITE

Availability Report, *March 2024*

click a listing type to navigate

Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	Vacant Land SALE	Investment PROPERTIES
-----------------	----------------	-----------------	----------------	---------------------	--------------------	----------------------	---------------------	--------------------------

ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT (\$ per sq. ft.)	ADDT'L RENT (\$ per sq. ft.)	COMMENTS
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105 PTH 12



Rennie Zegalski
204-985-1368



2,900

\$25.00













\$8.00

- » Highly visible former restaurant
- » Landlord will add a drive through lane and window
- » Top deck of roof replaced two years ago
- » Direct access to northbound Highway 12
- » Adjacent to McMunn & Yates, Co-op Gas and Dairy Queen

Availability Report, *March 2024*

click a listing type to navigate

Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	Vacant Land SALE	Investment PROPERTIES
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ADDRESS	CONTACT	LAND AREA (acres +/-)	BLDG AREA (sq. ft. +/-)	SALE PRICE	TAXES	COMMENTS
20 DE LA SEIGNEURIE BLVD. 	Trevor Clay 204-985-1365 Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358  	0.93	21,600	\$4,950,000 \$4,550,000	\$28,238.43	» High-quality retail warehouse flex building with developed office space » Located near major highways and with excellent exposure on Abinojii Mikanah » Well-situated close to a affluent residential communities and adjacent to new multifamily development » Priced below replacement
FIVE RIVERS BUSINESS CTR. 	Dil Mathauda 204-985-1367  	5.8	1,296 - 6,480	\$648,000- \$3,240,000		» Projected completion date - Fall 2023 » Opportunity for investors and occupiers to own state-of-the-art commercial condos in the growing NW quadrant of Winnipeg » Over 200 parking stalls and up to 20 bike stalls » Preference given to medical, dental and pharmacy uses
120 MAIN STREET SOUTH 	Dil Mathauda 204-985-1367 Luke Paulsen 204-985-1358  	14,000 sq. ft.	5,940	\$599,000 \$425,000	TBD	» Opportunity to own and operate the Carman Bowling Alley » Excellent location on Carman's main retail area » Approximately 8,000 sq. ft. of excess development land
301 NOTRE DAME AVENUE 	Derrick Chartier 204-985-1369 Rennie Zegalski 204-985-1368  	21,738 sq. ft.	29,103	\$2,250,000	\$33,356.55	» Prominent and high exposure location » Current zoning of C - Character. The maximum building area is approximately 160,000 sq. ft. » Property will be sold "as-is" with Vendor removing projection equipment and trade fixtures » Complete building drawings available during due diligence

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Availability Report, *March 2024*

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Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	Vacant Land SALE	Investment PROPERTIES
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ADDRESS	CONTACT	LAND AREA (acres +/-)	BLDG AREA (sq. ft. +/-)	SALE PRICE	TAXES	COMMENTS
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234 ST. MARY'S ROAD



Derrick Chartier
204-985-1369
Brett Chartier
204-985-1366

11,950 sq. ft.

2,100

Contact Agent

\$10,500.79

- » Excellent frontage on St. Mary's Road, just south of downtown
- » High traffic, highly visible location
- » Ample on-site parking
- » Convenient site access



630 WATT STREET



Derrick Chartier
204-985-1369
Brett Chartier
204-985-1366

12,661

2,100

Contact Agent

\$10,839.22

- » Excellent frontage on Watt Street, close to downtown
- » High traffic, highly visible location
- » Ample on-site parking
- » Convenient site access



DUGALD STATION



Rennie Zegalski
204-985-1368

5,000

\$875,000

- » Prominent multi-tenant commercial building with frontage on Highway 15 in Dugald, MB
- » Excellent visibility and access
- » Ample on-site parking



34-36 MAIN STREET



Mario Posillipo
204-985-1373

5,000

\$875,000

- » Prominent multi-tenant commercial building with frontage on Highway 15 in Dugald, MB
- » Excellent visibility and access
- » Ample on-site parking















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Availability Report, *March 2024*

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Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	Vacant Land SALE	Investment PROPERTIES
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ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT (\$ per sq. ft.)	ADDT'L RENT (\$ per sq. ft.)	COMMENTS
390-394 ACADEMY ROAD						
	Presley Bordian 204-985-1356	Unit 392	673-2,258	\$20.00	Gross Rent	» Desirable and densely populated River Heights neighbourhood » Great exposure on Academy Road, a high-traffic artery » On-site exclusive parking available » High-quality space ready for tenant fit out
	Luke Paulsen 204-985-1358	Unit 394	2,535	\$15.00	\$8.60	
	 					
181 BANNATYNE AVENUE						
 <div>NEW LISTING</div>	Dil Mathauda 204-985-1367		1,137	\$2,250/month	\$5.71	» Private office/condo opportunity in Winnipeg's historic Exchange District » Open concept workspace area with high-quality finishes » Easy access to the various amenities of downtown » Steps from Portage & Main » Available for sale or lease
	Eric Ott 204-985-1378					
	Dawson Groening 204-985-1383					
	 					
1290-1294 BORDER STREET						
	Bob Antymniuk 204-985-1364	Main Floor Second Floor	8,252 <u>5,791</u> 14,043	\$10.00	TBD	» Located in the St. James area close to Polo Park Shopping Centre and the airport » Recent building upgrades include new windows and insulation » Versatile layout » Signage opportunities » Over 30 paved surface parking stalls
	 					
870 BRADFORD STREET						
	Bob Antymniuk 204-985-1364		2,234	\$15.04 (\$2,800/month)	Gross Rent	» Office space available in St. James Industrial Park » Close proximity to the Polo Park retail area and the Richardson International Airport » Fully developed space » On-site tenant parking available
	 					

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Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	Vacant Land SALE	Investment PROPERTIES
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ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT (\$ per sq. ft.)	ADD'T'L RENT (\$ per sq. ft.)	COMMENTS
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191 BROADWAY



Trevor Clay
204-985-1365
Presley Bordian
204-985-1356



Main Floor 2,774
2nd Floor 9,728
4th Floor 7,293
5th Floor 9,728
6th Floor 9,728
7th Floor 9,728
8th Floor 9,728
9th Floor 9,728

\$14.95 \$15.98

- » **Available Q2 2024**
- » Outside Broker Fee: \$1.00 per rentable sq. ft. per annum for years 1-5, \$0.50 per rentable sq. ft. per annum for years 6-10
- » On-site parking available for rent
- » Ideally located on Broadway, just west of Main Street
- » Excellent accessibility via major transportation routes and Winnipeg Transit

895 CENTURY STREET



Brett Chartier
204-985-1366
Luke Paulsen
204-985-1358
Trevor Clay
204-985-1365



895A 2,171

\$15.00 \$3.76

- » High-exposure location on Century Street
- » Ample on-site parking
- » Signage opportunity
- » Developed office space consists of private offices, staff room, large boardroom, reception area, common washrooms and open work space

2020-2030 CORYDON AVE.



Presley Bordian
204-985-1356
Rennie Zegalski
204-985-1368



2030 (Main Flr) 3,944
2030 (2nd Flr) 1,945
5,889

\$26.00 \$10.97

- » Located in the Tuxedo area, adjacent to Tuxedo Park Shopping Centre
- » Shadow-anchored by Safeway
- » Ample on-site parking
- » Signage opportunities available
- » Excellent exposure on Corydon Avenue
- » Easy access to site
- » **Exterior upgrades commencing Spring 2024**

52 DONALD STREET



Trevor Clay
204-985-1365
Luke Paulsen
204-985-1358



13,842

TBD TBD














- » Prominent and high exposure location along Donald Street with direct sight lines to the Midtown Bridge
- » Unique, architecturally designed building
- » On-site tenant parking available
- » Flexibility for multi-tenant occupancy
- » Well-served by Winnipeg Transit

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Availability Report, *March 2024*

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Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	Vacant Land SALE	Investment PROPERTIES
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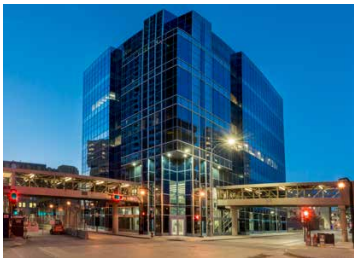






ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT (\$ per sq. ft.)	ADDT'L RENT (\$ per sq. ft.)	COMMENTS
EDISON COMMON						
	Presley Bordian 204-985-1356	Unit 396	1,207	\$17.00	\$9.70	<ul style="list-style-type: none">» Newly redeveloped office space with cosmetic upgrades in-place» Located in a redeveloped centre on a high-traffic corner in a densely populated residential area» Building signage opportunity» Ample on-site parking available
						
254 EDMONTON STREET						
	Dil Mathauda 204-985-1367	Unit 204 Unit 300	900 9,851	\$11.00	\$10.78	<ul style="list-style-type: none">» Walking distance to Canada Life Centre, True North Square and Cityplace Winnipeg» Adjacent to Graham Avenue Winnipeg Transit Mall serving 20 bus routes» Upcoming building upgrades to include exterior brick re-painting, new canopy, building entrance and elevator lobby renovation, and roof top HVAC units
						
WINDSOR PARK SC						
	Brett Chartier 204-985-1366 Dawson Groening 204-985-1383		3,150	\$17.00	\$6.82	<ul style="list-style-type: none">» Professionally managed strip mall» Former bank within anchored centre» Building and pylon sign opportunities» Excellent on-site parking» High-visibility location» Well-situated in a densely populated neighbourhood
						
1521 GATEWAY ROAD						
	Presley Bordian 204-985-1356 Bryn Oliver 204-985-1379		1,380	\$17.25	\$8.64	<ul style="list-style-type: none">» High-traffic, high-visibility location on Gateway Road, just north of Chief Peguis Trail» Ample on-site parking» Existing improvements in-place
						

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Availability Report, *March 2024*

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Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	Vacant Land SALE	Investment PROPERTIES
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ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT (\$ per sq. ft.)	ADD'T'L RENT (\$ per sq. ft.)	COMMENTS
182-196 GOULET STREET						
	Mario Posillipo 204-985-1373	Unit 184	5,363	\$16.00	\$6.95	» Well-situated in St. Boniface, in close proximity to downtown Winnipeg and the St. Boniface Hospital » Signage opportunity » Unit features open concept area, boardroom, private offices, kitchenette, storage rooms & private washrooms » Professionally managed centre » Ample parking on-site
	Luke Paulsen 204-985-1358					
	Presley Bordian 204-985-1356					
						
	200 GRAHAM AVENUE					
	Trevor Clay 204-985-1365	Suite 100	2,831	\$18.00	\$20.25	» Class A downtown office building » Direct Winnipeg Skywalk system connection to Winnipeg Square » Underground heated parking » Podium signage available » Developed office space » Suites 1001 & 1190 available January 2024
		Suite 200	10,115			
		Suite 205	1,513			
	Brett Chartier 204-985-1366	Suite 310	6,168			
		Suite 400	15,886			
		Suite 601	6,733			
	Dil Mathauda 204-985-1367	Suite 800	10,449			
		Suite 810	5,424			
		Suite 1001	2,520			
		Suite 1010	2,496			
		Suite 1190	2,665			
10 HUTCHINGS STREET						
	SUBLEASE					
	Dil Mathauda 204-985-1367	2nd Floor	5,493	\$9.50	\$4.00	» Strategically located in Inkster Industrial Park » 10, non-electrified parking stalls in fenced compound » Headlease expires April 30, 2027
	Eric Ott 204-985-1378					
	 					
	930 JEFFERSON AVENUE					
	Presley Bordian 204-985-1356		2,829 - 3,423	\$14.00	\$12.25	» Located on the south side of Jefferson Avenue only one block from the McPhillips Retail Node » Main floor office/retail space with existing improvements in-place » Ample on-site parking available » Pylon signage opportunity
	Rennie Zegalski 204-985-1368					
	 					

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Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	Vacant Land SALE	Investment PROPERTIES
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ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT (\$ per sq. ft.)	ADDT'L RENT (\$ per sq. ft.)	COMMENTS
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1020 LORIMER BOULEVARD

SUBLEASE



Brett Chartier
204-985-1366

Suite 410

4,710

Starting at \$24.25

\$14.95

- » High-quality, turn-key office space
- » Located in the desirable and developing southwest Winnipeg area
- » Close proximity to the unmatched amenities of the Seasons of Tuxedo retail area
- » Headlease expires November 30, 2027



423 MAIN STREET

SUBLEASE/LEASE



Trevor Clay
204-985-1365

3rd Floor
4th Floor
5th Floor
6th Floor
Total

19,025
19,025
19,025
19,025
69,432

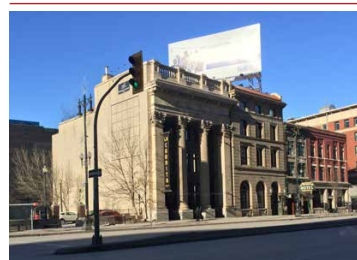
TBD

\$13.59

- » Developed office space
- » On-site heated underground parking
- » Well-located building in the Exchange District with a wide variety of amenities in close proximity
- » On-site security
- » Only two block from Portage & Main
- » Fitness facility in the lower level
- » **Headlease expires November 30, 2026**



456 MAIN STREET



Mario Posillipo
204-985-1373

Rennie Zegalski
204-985-1368

2nd Floor

4,345

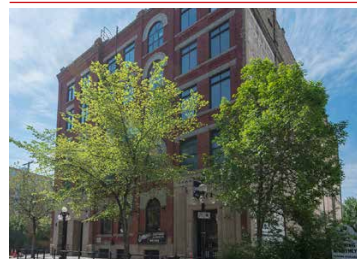
\$16.00

\$5.77

- » Heritage Building located in the heart of the Exchange District at Main Street & McDermot Avenue
- » Entire 2nd floor available and ready for move-in
- » Only two blocks from Portage & Main and Winnipeg Square
- » Space features restaurant, marble foyer, and high-end finishes with elevator access
- » Building includes on-site security



112 MARKET AVENUE



Mario Posillipo
204-985-1373

Rennie Zegalski
204-985-1368

Lower Level
3rd Floor
4th Floor
5th Floor

5,113
2,380
2,222
2,108

\$15.00
\$14.00
\$14.00
\$14.00

Gross Rent
\$5.45
\$5.45
\$5.45

- » Well located in the Exchange District
- » Brick & Beam Heritage Building
- » Modern features with updated HVAC



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Availability Report, *March 2024*

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Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	Vacant Land SALE	Investment PROPERTIES
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ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT (\$ per sq. ft.)	ADDT'L RENT (\$ per sq. ft.)	COMMENTS
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214 MCDERMOT AVENUE

SUBLEASE



Mario Posillipo
204-985-1373
Rennie Zegalski
204-985-1368

Level 100
Level 200

1,700
2,155

\$14.00
\$14.00

\$7.51
\$7.51

- » Four-storey Heritage Building in the Exchange District
- » Elevator access
- » Redeveloped office space
- » Large windows throughout
- » Contractual parking available in the surrounding area
- » *Headlease expires March 1, 2024*



1364-1376 MCPHILLIPS ST.



Brett Chartier
204-985-1366
Dawson Groening
204-985-1383

Unit 1376

1,389

\$21.50

\$8.45

- » Excellent exposure and visibility from McPhillips Street
- » High traffic location
- » Surrounded by the various amenities of the McPhillips retail node
- » Available immediately



1410 MOUNTAIN AVENUE



Luke Paulsen
204-985-1358
Brett Chartier
204-985-1366

7,208

\$11.95

\$5.15

- » Fully built-out office space in Inkster Industrial Park
- » Modern upgrades
- » Ample on-site parking
- » Prominent building signage opportunities
- » The space can cater to numerous types of professional office users



222 OSBORNE STREET



Presley Bordian
204-985-1356

Unit 8B
Unit 11
Unit 12
Unit 17
Unit 18
Unit 19

250
750
750
750
950
420

\$22.00

Gross Rent

- » 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
- » *Units 18 and 19 are conditionally leased*
















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Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	Vacant Land SALE	Investment PROPERTIES
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ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT (\$ per sq. ft.)	ADDT'L RENT (\$ per sq. ft.)	COMMENTS
POLARIS PLACE						
	Derrick Chartier 204-985-1369	2nd Floor	1,376 - 4,243 (up to 14,234)	Contact Agent		<ul style="list-style-type: none">» Strategically located in Northwest Winnipeg near the future Chief Peguis Trail extension» Surrounded by new and existing residential» Light-controlled access» 271 parking stalls on-site» Excellent frontage and visibility from McPhillips Street» Strong traffic counts of over 40,900 vehicles per day
	Rennie Zegalski 204-985-1368					
	Mario Posillipo 204-985-1373					
	 					
200 PORTAGE AVENUE						
	Trevor Clay 204-985-1365	4th Floor	8,860	\$20.00	\$14.75	<ul style="list-style-type: none">» Signature office building at Portage & Main» Direct connection to the underground walkway system» Significant planned interior improvements» Efficient floor layout with elevator lobby exposure» Central courtyard with skylight
	Dil Mathauda 204-985-1367					
	 					
311 PORTAGE AVENUE						
SUBLEASE						
	Brett Chartier 204-985-1366	3rd Floor	13,186	Contact Agent	\$18.33	<ul style="list-style-type: none">» High-end, modern finishes throughout with excellent views and ample natural light with two multi-storey light wells» Access to Winnipeg Skywalk system from Canada Life Centre and the Manitoba Hydro Building» Attached parkade» 24/7 security» <i>Headlease expiry - March 31, 2025</i>
	Dil Mathauda 204-985-1367					
	  					
355 PORTAGE AVENUE						
	Brett Chartier 204-985-1366	Main Floor	6,520	\$15.00	\$16.73	<ul style="list-style-type: none">» High-quality, downtown office building» Open concept, developed office area» Former call centre space» On-site property management» 88 surface parking stalls» On-site 24/7 building security» Fitness centre in the lower level
		4th Floor	31,955			
	Rennie Zegalski 204-985-1368	7th Floor	15,282			
	 					

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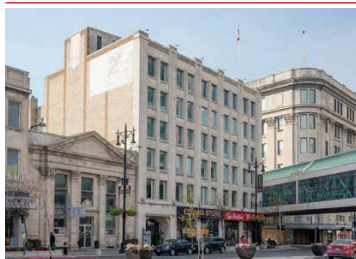
Availability Report, *March 2024*

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Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	Vacant Land SALE	Investment PROPERTIES
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ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT (\$ per sq. ft.)	ADD'T'L RENT (\$ per sq. ft.)	COMMENTS
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428 PORTAGE AVENUE



Dil Mathauda
204-985-1367

420 - 2,590

\$11.00

\$13.53

- » **Net Rent Free for Chiropractor or Massage uses**
- » Directly connected to Portage Place for Winnipeg Skywalk system access
- » Adjacent to major Winnipeg Transit bus stops
- » Walking distance to entertainment and amenities including Canada Life Centre, True North Square, Millennium Library and Winnipeg Art Gallery
- » On-site security guard Monday to Saturday



491 PORTAGE AVENUE



Brett Chartier
204-985-1366

3rd Floor
4th Floor

8,830
8,785

\$12.00

\$11.57

- » Full floor opportunity
- » Developed office space
- » Direct access to attached parkade from 4th Floor
- » Excellent access to public transit



570 PORTAGE AVENUE



Brett Chartier
204-985-1366
Dawson Groening
204-985-1383

Suite 200
Suite 201
Contiguous

3,215
2,855
6,070

\$14.50

\$14.00

- » Easy access via Portage Avenue and Broadway
- » On-site surface parking available
- » On-site property management
- » Significant recent building upgrades including a new elevator, card access, exterior windows (2022), main floor lobby and building control system
- » **6 Months Net Rent Free on Qualified 5-Year Term**



992 PORTAGE AVENUE



Mario Posillipo
204-985-1373

Unit 992B

795

\$16.00

\$8.75

- » Located directly on Portage Avenue
- » On-site parking available
- » Pylon signage opportunities available
- » Close proximity to Polo Park Shopping Centre
- » Easy access to Winnipeg Transit bus routes
- » High-traffic, high-visibility location















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ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT (\$ per sq. ft.)	ADD'T'L RENT (\$ per sq. ft.)	COMMENTS
5105 PORTAGE AVENUE 	Bob Antymniuk 204-985-1364  		34.92 acres	TBN	TBD	<ul style="list-style-type: none"> » Multi-use development opportunity in Headingley, MB » Join A&W and Rogers Communications » Located at a light-controlled intersection » Uses include retail, hospitality, office, medical, automotive, restaurant, residential, warehouse and more
470 RIVER AVENUE 	Mario Posillipo 204-985-1373 Bryn Oliver 204-985-1379  	Unit C & D Units E & F Unit G	1.644 1,344 960	\$20.00 \$20.00 \$20.00	\$11.31 \$11.31 \$11.31	<ul style="list-style-type: none"> » Join Little Sister Coffee, and Chocoberry Dessert House » Located centrally in the heart of Osborne Village just south of downtown » Easy access to public transportation
3605-3623 ROBLIN BLVD. 	Bob Antymniuk 204-985-1364  	3605 3615	1,800 1,503	\$25.00 \$23.00	TBD TBD	<ul style="list-style-type: none"> » High-visibility retail/office space available on Roblin Boulevard » Ample on-site parking » Pylon signage opportunity
6 ROSLYN ROAD 	Presley Bordian 204-985-1356 Rennie Zegalski 204-985-1368  	Unit 200	1,140	\$20.00	Gross Rent	<ul style="list-style-type: none"> » Second floor built out office space with large windows offering plenty of natural light » On-site reserved parking available » Steps away from Osborne Village amenities and in close proximity to Downtown Winnipeg » Gross rent is inclusive of common area maintenance, property taxes, and utilities

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ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT (\$ per sq. ft.)	ADDT'L RENT (\$ per sq. ft.)	COMMENTS
692 ST. ANNE'S ROAD 	Presley Bordian 204-985-1356		1,200	\$37.00	Semi-gross	» High exposure positioning along St. Anne's Road » Exterior signage opportunities on both north and east facing glazing » Wrap around glazing offering ample nature light » <i>Available Spring 2024</i>
	 					
1555 ST. JAMES STREET 	Gary Goodman 204-997-4831	Unit 205	3,404	\$13.00	\$11.43	» Abundant natural light throughout the space » Large open work area » Modern and attractive finishing » On-site parking available » Ready for final tenant finishes and furniture » Average daily traffic count of 15,300 vehicles at St. James Street
	 					
1500 ST. MARY'S ROAD 	Presley Bordian 204-985-1356 Rennie Zegalski 204-985-1368		5,654	\$26.50	Contact Agent	» Beautifully built and well-maintained standalone retail/office building » Impressive improvements in place offering a move-in ready opportunity » Ability to install personalized building signage on north, east and south facing façade » 15 on-site parking stalls with additional loading area » Fully usable bonus lower-level space
	 					
1555 ST. MARY'S ROAD 	Peter Kaufmann 204-985-1362 Dawson Groening 204-985-1383	Lower Level	865	\$12.94	\$12.16	» Other tenants include Meadowood Medical Services, White Prairies Dental, Meadowood Pharmacy, St. Vital Physiotherapy, and St. Vital Radiology Services » Space features a large south-facing window well, 2-piece modern washroom » Elevator access to lower level
	 					

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ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT (\$ per sq. ft.)	ADDT'L RENT (\$ per sq. ft.)	COMMENTS		

1400 TAYLOR AVENUE



Trevor Clay
204-985-1365
Presley Bordian
204-985-1356

Main Floor
Second Floor
Total

14,591
3,548
18,139

\$17.95

\$9.65

- » Located in the highly desirable River Heights neighbourhood
- » Excellent exposure on Taylor Avenue in a high-traffic, high-visibility location
- » On-site parking for up to 60 vehicles
- » High-quality office space with existing improvements in-place
- » Demising options available



511 ROBINSON AVENUE



Bob Antymniuk
204-985-1364

Main Floor

2,400 - 14,740 Starting at \$12.00

- » Office property being redeveloped in Selkirk, MB
- » Ample on-site parking
- » Prominent location in a high-traffic, high-visibility location
- » Located on 3.83 acres
















SELKIRK, MB

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Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	Vacant Land SALE	Investment PROPERTIES
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ADDRESS	CONTACT	LAND AREA (acres +/-)	BLDG AREA (sq. ft. +/-)	SALE PRICE	TAXES	COMMENTS
181 BANNATYNE AVENUE						
	Dil Mathauda 204-985-1367		1,137	\$405,000		» Private office/condo opportunity in Winnipeg's historic Exchange District » Open concept workspace area with high-quality finishes » Easy access to the various amenities of downtown » Steps from Portage & Main » Available for sale or lease
	Eric Ott 204-985-1378					
	Dawson Groening 204-985-1383					
	 					
20 DE LA SEIGNEURIE BLVD.						
	Trevor Clay 204-985-1365	0.93	21,600	\$4,950,000 \$4,550,000	\$28,238.43	» High-quality retail warehouse flex building with developed office space » Located near major highways and with excellent exposure on Abinojii Mikanah » Well-situated close to a affluent residential communities and adjacent to new multifamily development » Priced below replacement
	Bryn Oliver 204-985-1379					
	Luke Paulsen 204-985-1358					
	 					
52 DONALD STREET						
	Trevor Clay 204-985-1365	5,521	13,842	\$1,950,000	\$40,301.83	» Prominent and high exposure location along Donald Street with direct sight lines to the Midtown Bridge » Unique, architecturally designed building » On-site parking for up to 5 vehicles with numerous parking options in close proximity » Flexibility for multi-tenant occupancy » Priced well below replacement cost » Well-serviced by Winnipeg Transit
	Luke Paulsen 204-985-1358					
	  					
171 DONALD STREET						
	Rennie Zegalski 204-985-1368	12,054 sq. ft.	26,400	\$2,650,000	\$41,602.12	» Prominent and high exposure location along Donald St. » Strategically located in Winnipeg's downtown directly adjacent to True North Square, RBC Winnipeg Convention Centre and the SHED » Excellent on-site parking for up to 30 vehicles » Priced well below replacement cost » Immediately next to a brand new mixed-use development featuring 120 apartment units
	Trevor Clay 204-985-1365					
	Luke Paulsen 204-985-1358					
	 					











UNCONDITIONALLY SOLD

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ADDRESS	CONTACT	LAND AREA (acres +/-)	BLDG AREA (sq. ft. +/-)	SALE PRICE	TAXES	COMMENTS
1666 DUBLIN AVENUE						
	Trevor Clay 204-985-1365 Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358	0.37	8,125	\$2,100,000		<ul style="list-style-type: none"> » User/Investor opportunity » Strategically located in the Polo Park retail node and the St. James industrial area » Ample on-site parking » Occupied until December 2025
	 					
475 PROVENCHER BLVD.						
	Luke Paulsen 204-985-1358		Unit 105: 301 sq. ft. Unit 106: 420 sq. ft. Total: 721 sq. ft.	\$264,900	\$3,851.23	<ul style="list-style-type: none"> » Commercial office condo for sale » Recently renovated, fully furnished office space with high-end finishes » Excellent visibility and access from Provencher Boulevard, in-close proximity to Downtown Winnipeg » Three on-site parking stalls included » On-site management » Ideal space for a Professional Services use
	  					
301 NOTRE DAME AVENUE						
	Derrick Chartier 204-985-1369 Rennie Zegalski 204-985-1368	21,738 sq. ft.	29,103	\$2,250,000	\$33,356.55	<ul style="list-style-type: none"> » Prominent and high exposure location » Current zoning of C - Character. The maximum building area is approximately 160,000 sq. ft. » Property will be sold "as-is" with Vendor removing projection equipment and trade fixtures » Complete building drawings available during due diligence
	 					

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Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	Vacant Land SALE	Investment PROPERTIES
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ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT (\$ per sq. ft.)	ADDT'L RENT (\$ per sq. ft.)	COMMENTS
47-73 AIRPORT ROAD						
	Gary Goodman 204-997-4831 Eric Ott 204-985-1378	Unit 71-73	5,000	\$9.50	\$5.23	<ul style="list-style-type: none"> » Industrial space in close proximity to the James Armstrong Richardson International Airport and all of the retail amenities of the Polo Park Retail Node » Easy access to major transit routes » On-site parking » Developed office space » Dock level loading » Sprinklered
NEW LISTING	 					
45 BEGHIN AVENUE						
	Luke Paulsen 204-985-1358		12,303	\$9.50	\$5.71	<ul style="list-style-type: none"> » Warehouse space in St. Boniface Industrial Park » Dock and grade level loading » 21' ceilings in warehouse area » <i>Available April 1, 2024</i>
						
10 BENTALL STREET						
	Trevor Clay 204-985-1365 Luke Paulsen 204-985-1358 Eric Ott 204-985-1378	Build-to-suit	up to 30,000	TBD		<ul style="list-style-type: none"> » 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
	 					
2091 BROOKSIDE BLVD.						
	Peter Kaufmann 204-985-1362 Eric Ott 204-985-1378		21,600 - 45,800	\$10.00	\$4.56	<ul style="list-style-type: none"> » Located near Route 90, the Perimeter Highway and CentrePort Canada Way » Fenced compound area » Developed office and dispatch area » Clear ceiling height of 10' - 16' » 60 dock level doors
	 					

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ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT (\$ per sq. ft.)	ADDT'L RENT (\$ per sq. ft.)	COMMENTS
BROOKSIDE IND. PARK 	Trevor Clay 204-985-1365 Eric Ott 204-985-1378  		7,500 - 45,000	TBD	TBD	<ul style="list-style-type: none"> » Modern new industrial building in CentrePort Canada » Located in the RM of Rosser with no City of Winnipeg business taxes » Dock & grade loading
56 BRYAN BAY 	Peter Kaufmann 204-985-1362 Eric Ott 204-985-1378  		1,080	\$6,800/month		<ul style="list-style-type: none"> » 1.0 acre of compound space plus 1,080 sq. ft. site office available for lease » Well-situated in the CentrePort Canada area » Easy access to major transportation routes » Shared compound is fully graded, graveled and fenced with electric gate
1555 BUFFALO PLACE 	Derrick Chartier 204-985-1369 Rennie Zegalski 204-985-1368  		156,715	Contact Agent	\$3.60	<ul style="list-style-type: none"> » Well-situated in desirable SW Winnipeg and surrounded by various amenities » Close proximity to the Southwest Rapid Transit Line » Fully-developed mezzanine office space » Fully air conditioned, high-ceiling warehouse space with existing racking and heater, covered loading area » 500 Kw diesel generator
1635 BURROWS AVENUE 	Eric Ott 204-985-1378 Mario Posillipo 204-985-1373  	Unit 8	3,022	\$9.95	\$4.87	<ul style="list-style-type: none"> » Excellent location just south of Inkster Industrial Park with easy access to major transportation routes » 3 Phase electrical service » Dock level loading » 18' ceiling height in warehouse area

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ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT (\$ per sq. ft.)	ADDT'L RENT (\$ per sq. ft.)	COMMENTS
895 CENTURY STREET						
	<p>Brett Chartier 204-985-1366</p> <p>Luke Paulsen 204-985-1358</p> <p>Trevor Clay 204-985-1365</p> <p> </p>	895	31,022	\$7.95	\$3.76	<p>» High exposure location on Century Street</p> <p>» Ample on-site parking</p> <p>» Signage opportunity</p> <p>» Developed office space consists of private offices, staff room, large boardroom, reception area, common washrooms and open work space</p>
220 CREE CRESCENT						
	<p>Trevor Clay 204-985-1365</p> <p>Eric Ott 204-985-1378</p> <p>Luke Paulsen 204-985-1358</p> <p>  </p>		10,720	\$10.95	TBD	<p>» Office/warehouse building in Murray Industrial Park</p> <p>» Space features high-quality finished office space with an overhead loading door</p> <p>» On-site parking</p> <p>» Excellent access off Cree Crescent</p>
133 DE BAETS STREET						
	<p>Luke Paulsen 204-985-1358</p> <p> </p>		2,080	\$8.95	\$6.56	<p>» Fully renovated flex space in St. Boniface Industrial Park</p> <p>» Grade level loading</p> <p>» 14' ceilings in warehouse area</p>
15 DIELMAN DRIVE						
	<p>Gary Goodman 204-997-4831</p> <p>Eric Ott 204-985-1378</p> <p>Dil Mathauda 204-985-1367</p> <p> </p>		5,565	\$16.00	\$4.00	<p>» Located in Headingley, MB</p> <p>» Newer industrial space comprised of warehouse/shop and developed office</p> <p>» 1 acre of fenced and gravelled compound</p> <p>» 16' ceilings in the warehouse area</p>

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ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT (\$ per sq. ft.)	ADDT'L RENT (\$ per sq. ft.)	COMMENTS
15 DODDS ROAD						
	Gary Goodman 204-997-4831	Unit B	1,495	\$11.50	\$4.00	» Located in Headingley, MB » Grade level loading » On-site parking
	Eric Ott 204-985-1378	Unit C	1,272			
	Dil Mathauda 204-985-1367	Unit D	1,316			
	 					
2049 DUGALD ROAD						
	Peter Kaufmann 204-985-1362	Build-to-Suit	up to 25,000	TBD	TBD	» 15,000 to 25,000 sq. ft. with 1.5 acre yard (+/-) » Prime location with Dugald Road exposure » Location provides for excellent access to key transportation routes » Landlord will work with potential tenant to provide custom designed facility to meet specific requirements
	Eric Ott 204-985-1378					
	 					
36-48 DURAND ROAD						
	Luke Paulsen 204-985-1358	42	2,275	\$8.95	\$6.77	» Well located warehouse space in St. Boniface Industrial Park » Dock level loading » 16' ceiling height
	 					
1420 ERIN STREET						
	Eric Ott 204-985-1378		1,950	\$2,445/month	\$122.25/month	» Industrial/office space in the St. James area » Grade level loading » Two parking spaces at rear » Headlease expiry January 14, 2025
						

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ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT (\$ per sq. ft.)	ADDT'L RENT (\$ per sq. ft.)	COMMENTS
40-80 FURNITURE PARK						
	Trevor Clay 204-985-1365	40 Furniture	33,600	\$9.95	\$4.00	» Two points of gated access to park
		60 Furniture	153,760	\$9.95	\$4.00	» Developed green-space within park
	Gary Goodman 204-997-4831	80 Furniture	131,603	\$9.95	\$4.00	» Built-out office and warehouse space available
	Eric Ott 204-985-1378					» Dock and grade loading » Ample on-site parking » Easy access to major transportation routes
	 					
120 HAARSMA STREET						
	Trevor Clay 204-985-1365		5,284	\$14.95	\$4.22	» Newly built flex space in Bird's Hill Industrial Area
	Luke Paulsen 204-985-1358					» Easy access to Provincial Trunk Hwy 59/ Lagimodière Boulevard
	Eric Ott 204-985-1378					» Fully developed office space
						» 1 month base rent free (on approved transactions with minimum three-year term) » Available March 1, 2024
	 					
630 KERNAGHAN AVENUE						
	Trevor Clay 204-985-1365		19,853	\$9.25	\$4.00	» High-quality warehouse space available in northeast Winnipeg
	Gary Goodman 204-997-4831					» Dock and grade loading
	Eric Ott 204-985-1378					» 24' ceiling height
						» 500 sq. ft. of office space
	 					» Additional compound space available » Available June 1, 2024
73-79 MUIR ROAD						
	Luke Paulsen 204-985-1358		11,950	\$8.75	\$5.55	» Located in Inkster Industrial Park
						» Zoned M2 Industrial
						» 16' ceilings
						» Dock loading
	 					» 3,000 sq. ft. bays up to 11,950 sq. ft.

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ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT (\$ per sq. ft.)	ADDT'L RENT (\$ per sq. ft.)	COMMENTS
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1500 NOTRE DAME AVENUE



Luke Paulsen
204-985-1358
Gary Goodman
204-997-4831

28,067

\$7.25

\$5.67

- » Extremely well located, with excellent visibility on the high traffic intersection of Notre Dame Avenue and Dublin Avenue
- » Fully fenced and secured compound area
- » In close proximity to major trucking routes
- » Fully built-out office space in place and ample parking on-site



5105 PORTAGE AVENUE



Bob Antymniuk
204-985-1364

34.92 acres

TBN

TBD

- » Multi-use development opportunity in Headingley, MB
- » Join A&W and Rogers Communications
- » Located at a light-controlled intersection
- » Uses include retail, hospitality, office, medical, automotive, restaurant, residential, warehouse and more



SHEPPARD STREET



Trevor Clay
204-985-1365
Luke Paulsen
204-985-1358
Eric Ott
204-985-1378

Build-to-suit

up to 75,000

TBD

- » Up to 75,000 sq. ft. 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



25 SOUTH LANDING DRIVE



Eric Ott
204-985-1378
Gary Goodman
204-997-4831

4,863

\$16.95

\$5.85

- » No City of Winnipeg Business Tax
- » Fenced secure yard
- » Excellent visibility and access from McGillivray Boulevard
- » Close proximity to the amenities of Kenaston Boulevard and McGillivray Boulevard
- » Paved roadways to allow for heavy truck traffic



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ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT (\$ per sq. ft.)	ADDT'L RENT (\$ per sq. ft.)	COMMENTS		

1491 ST. JAMES STREET



Gary Goodman
204-997-4831

12,500
15,000
27,500

\$9.95

\$5.13

- » Well-located in the St. James industrial area
- » 5 dock level loading doors
- » 16'6" - 18'6" ceilings
- » 3 Phase electrical
- » Easy access to major transportation routes



1036 WAVERLEY STREET



Trevor Clay
204-985-1365
Eric Ott
204-985-1378

Unit 2

11,250

\$12.50

\$2.90














- » Frontage with exposure on Waverley Street for wholesale users
- » Existing office build-out with 6 private offices, open office area, boardroom, kitchen, etc.
- » 0.5 acres of fenced compound space included
- » 16' 6" clear ceiling height



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Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	Vacant Land SALE	Investment PROPERTIES
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ADDRESS	CONTACT	LAND AREA (acres +/-)	BLDG AREA (sq. ft. +/-)	SALE PRICE	TAXES	COMMENTS
2091 BROOKSIDE BLVD.						
	Peter Kaufmann 204-985-1362 Eric Ott 204-985-1378  	13.73	45,800	\$9,750,000		<ul style="list-style-type: none"> » Located near Route 90, the Perimeter Highway and CentrePort Canada Way » Fenced compound area » Developed office and dispatch area » Clear ceiling height of 10' - 16' » 60 dock level doors
220 CREE CRESCENT						
	Trevor Clay 204-985-1365 Eric Ott 204-985-1378 Luke Paulsen 204-985-1358   	1.68	18,000	\$3,150,000		<ul style="list-style-type: none"> » Multi-tenant office/warehouse building in Murray Industrial Park » Three unit building with two spaces occupied » 66 on-site parking stalls » Excellent frontage and two points of access off Cree Crescent » 4 grade loading doors
20 DE LA SEIGNEURIE BLVD.						
	Trevor Clay 204-985-1365 Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358  	0.93	21,600	\$4,950,000 \$4,550,000	\$28,238.43	<ul style="list-style-type: none"> » High-quality retail warehouse flex building with developed office space » Located near major highways and with excellent exposure on Abinojii Mikanah » Well-situated close to a affluent residential communities and adjacent to new multifamily development » Priced below replacement
15 DODDS ROAD						
	Gary Goodman 204-997-4831 Eric Ott 204-985-1378 Dil Mathauda 204-985-1367  		5,948	\$1,200,000		<ul style="list-style-type: none"> » Located in Headingley, MB » Grade level loading » 16'6" ceiling height » 148.17' of frontage on Dodds Road » On-site parking » Zoned CH - Commercial Highway

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ADDRESS	CONTACT	LAND AREA (acres +/-)	BLDG AREA (sq. ft. +/-)	SALE PRICE	TAXES	COMMENTS
1666 DUBLIN AVENUE 	Trevor Clay 204-985-1365 Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358  	0.37	8,125	\$2,100,000		» User/Investor opportunity » Strategically located in the Polo Park retail node and the St. James industrial area » Ample on-site parking » Occupied until December 2025
506-510 DUFFERIN AVENUE 	Gary Goodman 204-997-4831 Eric Ott 204-985-1378 Brett Chartier 204-985-1366 	7,353 sq. ft.	5,145	\$600,000	\$13,596.97	» Located just west of Salter Street » Built in 1973 » 3 phase electrical service » Two 10'x10' overhead doors » Zoned M1 - Manufacturing Light
743, 771, 775 JARVIS AVE. 	Peter Kaufmann 204-985-1362 Eric Ott 204-985-1378  	0.85	775 Jarvis: 8,100 771 Jarvis: 5,918 743 Jarvis: 14,990	\$998,500	\$14,214.35	» Excellent building for mechanical shop or industrial use » Property consists of two buildings and one lot (15,000 sq. ft.) » Extensive roof work completed in 2024 » Easy access to McPhillips Street or Main Street » Heavy power » Crane-way running down the centre of the building
324 LIZZIE STREET 	Eric Ott 204-985-1378 Mario Posillipo 204-985-1373 	2.26	65,909	\$5,865,900	\$63,549.30	» Centrally-located, end-user industrial building » Property includes 324 Lizzie Street, 350 Higgins Avenue, 411 Henry Avenue » Zoned M2 Manufacturing General » Dock and grade loading » 18'5" ceiling height

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Availability Report, *March 2024*

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Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	Vacant Land SALE	Investment PROPERTIES
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ADDRESS	CONTACT	LAND AREA (acres +/-)	BLDG AREA (sq. ft. +/-)	SALE PRICE	TAXES	COMMENTS
301 NOTRE DAME AVENUE 	Derrick Chartier 204-985-1369 Rennie Zegalski 204-985-1368  	21,738 sq. ft.	29,103	\$2,250,000	\$33,356.55	<ul style="list-style-type: none"> » Prominent and high exposure location » Current zoning of C - Character. The maximum building area is approximately 160,000 sq. ft. » Property will be sold "as-is" with Vendor removing projection equipment and trade fixtures » Complete building drawings available during due diligence
196 PAQUIN ROAD 	Gary Goodman 204-997-4831  	1.4	10,760	\$2,400,000	\$37,323.28	<ul style="list-style-type: none"> » Warehouse/manufacturing property in the St. Boniface Industrial Park » Ceiling heights range from 19' - 60' » Dock & grade loading » Built in 1989
3280 ST. MARY'S ROAD 	Luke Paulsen 204-985-1358 Bryn Oliver 204-985-1379 Trevor Clay 204-985-1365   	8.2	14,156	\$2,950,000		<ul style="list-style-type: none"> » Extremely Well Located, just south of the Perimeter Highway » Low Site Coverage, allowing for further future development » Excellent Visibility on St. Mary's Road
265 INDUSTRIAL ROAD 	Trevor Clay 204-985-1365 Luke Paulsen 204-985-1358  	1.54	19,531	\$785,000 \$595,000		<ul style="list-style-type: none"> » Well-situated in Dauphin's main industrial area » Available below replacement cost » Low site coverage ratio » Grade level loading » 12 on-site parking stalls » 15' clear ceiling height













DAUPHIN, MB

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Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	Vacant Land SALE	Investment PROPERTIES
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ADDRESS	CONTACT	LAND AREA (acres +/-)	BLDG AREA (sq. ft. +/-)	SALE PRICE	TAXES	COMMENTS
304 GREEN STREET  CONDITIONALLY SOLD	Brett Chartier 204-985-1366 Derrick Chartier 204-985-1369  	15,000 sq. ft.	7,680	\$399,000		» Free-standing building with retail and warehouse space in Flin Flon, MB » Dock and grade loading » Well-maintained building
152 SERVICE ROAD  TREHERNE, MB	Bob Antymniuk 204-985-1364  	1.40	5,600	\$1,100,000 \$795,000		» Well-built wood frame industrial building on a concrete slab » Building separated into a shop area including a paint booth, and office space with a 24 ft. x 20 ft. mezzanine » Equipment not included and to be separately negotiated for purchase with Vendor (15,000 lbs hoist, paint booth and other machinery)
5105 PORTAGE AVENUE 	Bob Antymniuk 204-985-1364  	34.92	CH & DR	TBN	TBD	» Multi-use development opportunity in Headingley » Join A&W and Rogers Communications » Located at a light-controlled intersection » Uses include retail, hospitality, office, medical, automotive, restaurant, residential, warehouse and more
MORDEN DEVELOPMENT LAND  MORDEN, MB	Rennie Zegalski 204-985-1368 Mario Posillipo 204-985-1373  	61,000 sq. ft.	CH (Highway Commercial)	TBD	TBD	» 7.68 acre retail development in Morden » Frontage on Highway #3 » High-traffic location with excellent visibility and access » Well-located in Morden's new and rapidly expanding commercial corridor

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Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	Vacant Land SALE	Investment PROPERTIES
ADDRESS	CONTACT	LAND AREA (acres +/-)	ZONING	NET RENT (\$ per sq. ft.)	ADDT'L RENT (\$ per sq. ft.)	COMMENTS		

15 ELLEN LOUISE DRIVE



Gary Goodman
204-997-4831

1.25

TBN

- » Located in a newly developed industrial area of Headingley
- » Development has begun on a 8,430 sq. ft. multi-tenant industrial building
- » Partial permit in-place for development and foundation



23 SOUTH LANDING DRIVE



Gary Goodman
204-997-4831

1.37

ML
Light Industrial

TBD
(build-to-suit,
based on tenant
specs)

\$4.95













- » Build-to-suit opportunity in a new, southwest Winnipeg industrial park
- » Excellent visibility and access from McGillivray Blvd.
- » Close proximity to the amenities of Kenaston Boulevard and McGillivray Boulevard
- » Paved roadways to allow for heavy truck traffic



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Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	Vacant Land SALE	Investment PROPERTIES
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ADDRESS	CONTACT	LAND AREA <i>(acres +/-)</i>	ZONING	SALE PRICE	TAXES	COMMENTS
CLARENCE & HAMELIN						
	Trevor Clay 204-985-1365	7.66	M2	\$5,170,000 (\$675,000/acre)		<ul style="list-style-type: none">» Rare industrial development opportunity in Fort Garry Industrial Park» Excellent access to major transportation routes» 408' of frontage on Clarence Avenue» Close proximity to the Kenaston & McGillivray retail area as well as the Pembina Highway retail corridor
	Bryn Oliver 204-985-1379					
	Luke Paulsen 204-985-1358					
	 					
15 ELLEN LOUISE DRIVE						
	Gary Goodman 204-997-4831	1.25		\$825,000 \$725,000		<ul style="list-style-type: none">» Located in a newly developed industrial area of Headingley» Development has begun on a 8,430 sq. ft. multi-tenant industrial building» Partial permit in-place for development and foundation
	 					
916 FAIRMONT ROAD						
	Bob Antymniuk 204-985-1364	12.33	A	\$1,600,000	TBD	<ul style="list-style-type: none">» 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
	 					
HEADINGLEY, MB						
	Bob Antymniuk 204-985-1364	427	RU	\$9,000/acre		<ul style="list-style-type: none">» Prime development land» Located just west of the Perimeter Highway north of Saskatchewan Avenue» In the vicinity of the CentrePort Canada Way Extension
	 					

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ADDRESS	CONTACT	LAND AREA (acres +/-)	ZONING	SALE PRICE	TAXES	COMMENTS
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ST. FRANCOIS XAVIER, MB



Bob Antymniuk
204-985-1364

81.16

RS & RV

\$30,000/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



4100 PORTAGE AVENUE



Bob Antymniuk
204-985-1364

Parcel G
9.4

CH - Highway
Commercial

\$325,000/acre

- » Well-located in Headingley
- » Direct access and egress to and from Camp Manitou Road
- » Future frontage road south of Portage Avenue will provide direct access and egress to Parcels H & J



881-893 MAIN STREET



Dil Mathauda
204-985-1367

Brett Chartier
204-985-1366

0.45

C2

~~\$610,000~~
\$550,000

\$28,599.12

- » Ideal redevelopment site for both users and developers
- » Excellent 160' of frontage on Main Street
- » Located on the light-controlled major intersection of Main Street & Euclid Avenue
- » Future Rapid Transit stop (Orange Line – North Corridor)



WEDGEWOOD & AUTUMNWOOD



Bob Antymniuk
204-985-1364

2.08

RM

\$550,000

\$2,002.45
(2021)

- » Multifamily development land in Gimli, MB
- » Site will be fully serviced with municipal sewer and water, hydroelectric power, natural gas, telephone and cable television utilities















GIMLI, MB

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ADDRESS	CONTACT	LAND AREA <i>(acres +/-)</i>	ZONING	SALE PRICE	TAXES	COMMENTS
NE WEDGEWOOD PLACE						
 GIMLI, MB	Bob Antymniuk 204-985-1364	1.83	R1	\$475,000	\$177.40	<div>» Multifamily development land in Gimli, MB</div> <div>» Site will be fully serviced with municipal sewer and water, hydroelectric power, natural gas, telephone and cable television utilities</div>
	 					
SE WEDGEWOOD PLACE						
 GIMLI, MB	Bob Antymniuk 204-985-1364	1.66	R1	\$430,000	\$160.39	<div>» Multifamily development land in Gimli, MB</div> <div>» Site will be fully serviced with municipal sewer and water, hydroelectric power, natural gas, telephone and cable television utilities</div>
	 					
1447 ST. ANNE'S ROAD						
	Peter Kaufmann 204-985-1362 Eric Ott 204-985-1378	9.0	C3-Commercial	\$5,300,000	TBD	<div>» Commercial redevelopment land</div> <div>» Frontage on St. Anne's Road with exposure to the South Perimeter Hwy.</div> <div>» Rezoning to C3 underway</div>
	 					
1924 ST. ANNE'S ROAD						
	Peter Kaufmann 204-985-1362 Eric Ott 204-985-1378	102.76	RR5-Rural Res.	\$60,000/acre	TBD	<div>» Residential redevelopment land</div> <div>» Frontage on St. Anne's Road</div> <div>» Subdivision underway</div>
	 					

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ADDRESS	CONTACT	LAND AREA (acres +/-)	ZONING	SALE PRICE	TAXES	COMMENTS
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18 COMMERCIAL LOTS



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



614 NOVOTNY ROAD



Bob Antymniuk
204-985-1364

262.79

A

\$30,000/acre

- » Prime development land
- » Less than 2 km from Highway 59
- » Only a 15-minute drive to the Perimeter Highway



644 VOYAGEUR DRIVE



Bob Antymniuk
204-985-1364

1.5

Industrial

\$105,000

- » Located within the Riel Industrial Park in Ste. Agathe
- » 20 minutes south of Winnipeg and 45 minutes to the U.S. border
- » Zoned industrial



682 VOYAGEUR DRIVE



Bob Antymniuk
204-985-1364

1.5

Industrial

\$115,000

- » Located within the Riel Industrial Park in Ste. Agathe
- » 20 minutes south of Winnipeg and 45 minutes to the U.S. border
- » Zoned industrial















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Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	Vacant Land SALE	Investment PROPERTIES
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ADDRESS	CONTACT	LAND AREA (acres +/-)	ZONING	SALE PRICE	TAXES	COMMENTS
221 PANET ROAD 	Peter Kaufmann 204-985-1362 Eric Ott 204-985-1378  	15.37	M3	\$6,000,000	\$11,843.62	<ul style="list-style-type: none"> » Gravelled industrial land just off Lagimodière Blvd. and Dugald Rd. » Ideal for warehousing, manufacturing or trucking uses » Located near the amenities of the Regent & Lagimodière retail node » Bounded by roads on all four sides
GILL DRIVE, NEEPAWA, MB 	Bob Antymniuk 204-985-1364  	47.08	IL Light Industrial	\$1,475,000		<ul style="list-style-type: none"> » Development land for sale in Neepawa, MB » Just west of Highway #5 » Near the main retail area of Neepawa » Land is ready for servicing
9079 PTH 100 	Rennie Zegalski 204-985-1368  	68.0	AG	\$3,400,000	\$4,032.52	<ul style="list-style-type: none"> » Future development lands just east of La Salle Road and within the Perimeter Highway » Located in the RM of MacDonald » 720' +/- of frontage on the Perimeter Highway » Usage for agricultural cropping in the medium term with long-term development as a light industrial business park.
BRUNKILD DEV. LAND 	Rennie Zegalski 204-985-1368  	16.79	GD General Development	\$275,000 (\$16,370/acre)	\$534.95	<ul style="list-style-type: none"> » Development land available in Brunkild, MB » Fully serviced to lot line for hydro, sewer, water, high-speed internet, and telephone » Just off Highway 3 with frontage on both Highway 332 & 305 » Usage for agricultural cropping as an interim use with medium term to long-term development for serviced single family residential building sites.

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Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	Vacant Land SALE	Investment PROPERTIES
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ADDRESS	CONTACT	LAND AREA (acres +/-)	ZONING	SALE PRICE	TAXES	COMMENTS
23 SOUTH LANDING DRIVE 	Gary Goodman 204-997-4831	1.37	ML Light Industrial	\$664,450 (\$485,000/acre)	\$7,015.36	» Serviced lot available in southwest Winnipeg's newest business park » Excellent visibility and access from McGillivray Blvd. » Located in the RM of MacDonald with no business tax » Close proximity to the amenities of Kenaston Boulevard and McGillivray Boulevard » Paved roadways to allow for heavy truck traffic
ROAD 53N 	Rennie Zegalski 204-985-1368	115.34	A Agricultural	\$4,600,000	\$2,579.09	» Located east of LaSalle Road and west of Brady Road » Across from a private water-ski club » Located in the RM of MacDonald
DE BAETS INDUSTRIAL LAND 	Peter Kaufmann 204-985-1362 Eric Ott 204-985-1378	2.7	M2	\$1,350,000 (\$500,000/acre)	\$20,000	» Final vacant parcel available in St. Boniface Industrial Park Phase 1 » 334' of frontage on De Baets Street » Easy access to the Perimeter Highway and the Trans Canada Highway

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**Investment
PROPERTIES**













Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	Vacant Land SALE	Investment PROPERTIES
ADDRESS	CONTACT	LAND AREA (acres +/-)	BLDG AREA (sq. ft. +/-)	SALE PRICE	TAXES	COMMENTS		
171 DONALD STREET  <div>UNCONDITIONALLY SOLD</div>	Rennie Zegalski 204-985-1368 Trevor Clay 204-985-1365 Luke Paulsen 204-985-1358  	12,054 sq. ft.	26,400	\$2,650,000	\$41,602.12	» Prominent and high exposure location along Donald St. » Strategically located in Winnipeg's downtown directly adjacent to True North Square, RBC Winnipeg Convention Centre and the SHED » Excellent on-site parking for up to 30 vehicles » Priced well-below replacement cost » Immediately next to a brand new mixed-use development featuring 120 apartment units		
1666 DUBLIN AVENUE 	Trevor Clay 204-985-1365 Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358  	0.37	8,125	\$2,100,000		» User/Investor opportunity » Strategically located in the Polo Park retail node and the St. James industrial area » Ample on-site parking » Occupied until December 2025		
183 KENNEDY STREET 	Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358 Trevor Clay 204-985-1365  	5,630 sq. ft.	9,869	\$2,190,000 \$1,960,000		» Fully occupied, two-storey commercial investment opportunity » Prominently located in the heart of downtown Winnipeg in close proximity to the SHED, RBC Convention Centre, True North Square and Canada Life Centre		
1871 MAIN STREET 	Derrick Chartier 204-985-1369 Brett Chartier 204-985-1366  	7,987sq. ft.	2,100	Contact Agent	\$11,077.10	» Excellent frontage on Main Street, just north of Jefferson Avenue » High traffic, highly visible location » Ample on-site parking » Light-controlled site access		

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**Investment
PROPERTIES**

RETAIL LEASE	RETAIL SALE	OFFICE LEASE	OFFICE SALE	INDUSTRIAL LEASE	INDUSTRIAL SALE	VACANT LAND LEASE	VACANT LAND SALE	
ADDRESS	CONTACT	LAND AREA (acres +/-)	BLDG AREA (sq. ft. +/-)	SALE PRICE	TAXES	COMMENTS		
365 OSBORNE STREET								
	Bryn Oliver 204-985-1379	4.21	75,986	\$16,500,000		» Fully occupied, 2-storey building		
	Trevor Clay 204-985-1365					» Well-located in South Osborne		
	Luke Paulsen 204-985-1358					» Institutional quality		
						» Redevelopment potential		
						» Close proximity to the Southbound Blue Rapid Transit Line and to downtown Winnipeg		
	 							
765 OSBORNE STREET								
	Bryn Oliver 204-985-1379	0.10	8 suites			» Desirable South Osborne location		
	Trevor Clay 204-985-1365					» 4 on-site parking stalls		
	Luke Paulsen 204-985-1358					» Assumable financing terms		
						» Various recent capital expenditures including two new lower level suites, a new fire alarm system, a paved parking area, new fire doors, and new cabinetry and counter tops in the kitchens		
	 							
211 REGENT AVENUE W								
	Mario Posillipo 204-985-1373	16,210	4,920	\$2,000,000		» Located in the heart of Transcona, in high traffic area with great visibility, east of Plessis Road and just minutes from the Perimeter		
	Rennie Zegalski 204-985-1368					» Rare user/investment opportunity, with existing in-place income stream with existing tenant in Unit A		
						» Professionally managed and maintained building		
						» Ample on-site parking		
CONDITIONALLY LEASED	 							
470 RIVER AVENUE								
	Bryn Oliver 204-985-1379	4,964 sq. ft.	5,595			» Strategically located in vibrant Osborne Village		
	Luke Paulsen 204-985-1358					» Adjacent to Safeway, Shoppers Drug Mart, and Manitoba Liquor Mart.		
	Trevor Clay 204-985-1365					» High levels of foot traffic and vehicle traffic		
						» Easy access to public transportation		
	 							

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Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	Vacant Land SALE	Investment PROPERTIES
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ADDRESS	CONTACT	LAND AREA (acres +/-)	BLDG AREA (sq. ft. +/-)	SALE PRICE	TAXES	COMMENTS
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1002 SELKIRK AVENUE



Bryn Oliver
204-985-1379

Luke Paulsen
204-985-1358

Trevor Clay
204-985-1365



0.2

16 suites

~~\$1,350,000~~
\$1,100,000

- » Major capital improvements over the past 20 years
- » 7 surface parking stalls
- » Spacious one-bedroom suites

234 ST. MARY'S ROAD



Derrick Chartier
204-985-1369

Brett Chartier
204-985-1366



11,950 sq. ft.

2,100

Contact Agent

\$10,500.79

- » Excellent frontage on St. Mary's Road, just south of downtown
- » High traffic, highly visible location
- » Ample on-site parking
- » Convenient site access

MANSFIELD COURT



Bryn Oliver
204-985-1379

Trevor Clay
204-985-1365

Luke Paulsen
204-985-1358



0.30

39-suites

Contact Agent

- » Substantial unit renovations between 2013-2014
- » Excellent opportunity for significant yield
- » Exposure along Ellice Avenue and Maryland Street
- » 20-stall surface parking lot
- » Easy access to an established residential neighbourhood, the West End Business District, the University of Winnipeg, and Downtown Winnipeg

1081-1089 ELLICE AVENUE



Trevor Clay
204-985-1365

Bryn Oliver
204-985-1379

Luke Paulsen
204-985-1358



1.92

18,667

Contact Agent

- » Well-located near the St. James retail node, along major traffic arteries
- » Opportunity offers multiple access points at light-controlled intersections
- » 3 high-quality tenants in place
- » Ample on-site parking
- » Two buildings are of newer construction while the third was fully renovated in 2009












NEW LISTING

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**Investment
PROPERTIES**





Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	Vacant Land SALE	Investment PROPERTIES
ADDRESS		CONTACT	LAND AREA <small>(acres +/-)</small>	BLDG AREA <small>(sq. ft. +/-)</small>	SALE PRICE	TAXES	COMMENTS	
1853-1861 PORTAGE AVENUE 		Bryn Oliver 204-985-1379 Trevor Clay 204-985-1365 Luke Paulsen 204-985-1358 	17,279 sq. ft.	10,342	Contact Agent		» Well-located asset with excellent access from Portage Avenue » On-site parking at rear of building » Stable rent roll » Priced well below replacement	
630 WATT STREET  CONDITIONALLY SOLD		Derrick Chartier 204-985-1369 Brett Chartier 204-985-1366  	12,661 sq. ft.	2,100	Contact Agent	\$10,839.22	» Excellent frontage on Watt Street, just east of downtown » High traffic, highly visible location » Ample on-site parking » Convenient site access	
3280 ST. MARY'S ROAD 		Luke Paulsen 204-985-1358 Bryn Oliver 204-985-1379 Trevor Clay 204-985-1365  	8.2	14,156	\$2,950,000		» Extremely Well Located, just south of the Perimeter Highway » Low Site Coverage, allowing for further future development » Excellent Visibility on St. Mary's Road	
WALMART - FLIN FLON, MB  CONDITIONALLY SOLD		Bryn Oliver 204-985-1379 Trevor Clay 204-985-1365 Luke Paulsen 204-985-1358  	6.49	63,439			» Well-located in Flin Flon, MB near other national retailers » 100% occupied and fully leased to Walmart, offering secure cash flow with 5.29 years remaining on the lease term » The property was built in 2002 and refaced in 2013 offering quality that meets today's national design standards	

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Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	Vacant Land SALE	Investment PROPERTIES
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ADDRESS	CONTACT	LAND AREA (acres +/-)	BLDG AREA (sq. ft. +/-)	SALE PRICE	TAXES	COMMENTS
29-31 MAIN ST. - FLIN FLON 	Rennie Zegalski 204-985-1368	1.4	41,500	\$500,000	\$33,937.72	<ul style="list-style-type: none"> » Former Co-op food store location, now redeveloped to various tenants » Prime downtown Flin Flon corner location » On site parking available on two levels. » Attractive pricing offers significant upside opportunity.
115 MAIN STREET 	Bob Antymniuk 204-985-1364	3,920	2,055	\$490,000		<ul style="list-style-type: none"> » Mixed-use retail / multifamily building » Well-located in Minnedosa's central business district across from Co-op Grocery Store » Directly on the town's main traffic artery » Abundant parking in the southwest corner of 2nd Avenue and southwest of Main Street
123 MAIN STREET, NEEPAWA 	Bob Antymniuk 204-985-1364	Parcel A 4.36 Parcel C 2.06	Parcel C 6,500	\$1,400,000		<ul style="list-style-type: none"> » Well-located in Neepawa, MB on Main Street, just west of Highway 5 » Offering includes two contiguous parcels, Parcel A is 4.36 acres of vacant land and Parcel C is a 6,500 sq. ft. industrial building on 2.06 acres » Sale price includes both parcels
244 HAMILTON STREET 	Bob Antymniuk 204-985-1364	3,049	2,145	\$440,000		<ul style="list-style-type: none"> » Well-located in Neepawa, MB » Nearby grocery stores and other retail amenities » Ample parking on-site

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Contact



BOB ANTYMNIUK

Vice President, Sales & Leasing
204-985-1364
bob.antymniuk@capitalgrp.ca

PRESLEY BORDIAN

Senior Advisor, Sales & Leasing
204-985-1356
presley.bordian@capitalgrp.ca

BRETT CHARTIER

Associate Vice President, Sales & Leasing
204-985-1366
brett.chartier@capitalgrp.ca
Services provided by Brett Chartier Personal Real Estate Corporation

DERRICK CHARTIER

Principal
204-985-1369
derrick.chartier@capitalgrp.ca
Services provided by Derrick Chartier Personal Real Estate Corporation

MARCEL CHARTIER

Vice President, Sales & Leasing
204-985-1355
marcel.chartier@capitalgrp.ca

TREVOR CLAY

Broker, Principal
204-985-1365
trevor.clay@capitalgrp.ca
Services provided by Trevor Clay Personal Real Estate Corporation

DAWSON GROENING

Advisor, Sales & Leasing
204-985-1383
dawson.groening@capitalgrp.ca

GARY GOODMAN

Vice President, Sales & Leasing
204-985-1370
gary.goodman@capitalgrp.ca

PETER KAUFMANN

Vice President, Sales & Leasing
204-985-1362
peter.kaufmann@capitalgrp.ca
Services provided by Peter Kaufmann Personal Real Estate Corporation

DILPREET MATHAUDA

Senior Advisor, Sales & Leasing
204-985-1367
dilpreet.mathauda@capitalgrp.ca

BRYN OLIVER

Principal
204-985-1379
bryn.oliver@capitalgrp.ca
Services provided by Bryn Oliver Personal Real Estate Corporation

ERIC OTT

Associate Vice President, Sales & Leasing
204-985-1378
eric.ott@capitalgrp.ca
Services provided by Eric A. Ott Personal Real Estate Corporation

LUKE PAULSEN

Vice President, Sales & Leasing
204-985-1358
luke.paulsen@capitalgrp.ca
Services provided by Luke Paulsen Personal Real Estate Corporation

MARIO POSILLIPO

Senior Advisor, Sales & Leasing
204-985-1373
mario.posillipo@capitalgrp.ca

RENNIE ZEGALSKI

Principal
204-985-1368
rennie.zegalski@capitalgrp.ca
Services provided by Rennie Zegalski Personal Real Estate Corporation

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue | Winnipeg, Manitoba R3C 0G4 | T 204-943-5700 | F 204-956-2783 | capitalgrp.ca

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