

**FOR SALE/LEASE**



*~ Multi-Tenant Industrial/Office Opportunity ~*

**891 & 895 Century Street**  
**WINNIPEG, MB**

**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

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Services provided by Trevor Clay Personal Real Estate Corporation

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Services provided by Luke Paulsen Personal Real Estate Corporation



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**2**  
buildings

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**2.25** acres  
total land area

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**77**  
parking stalls

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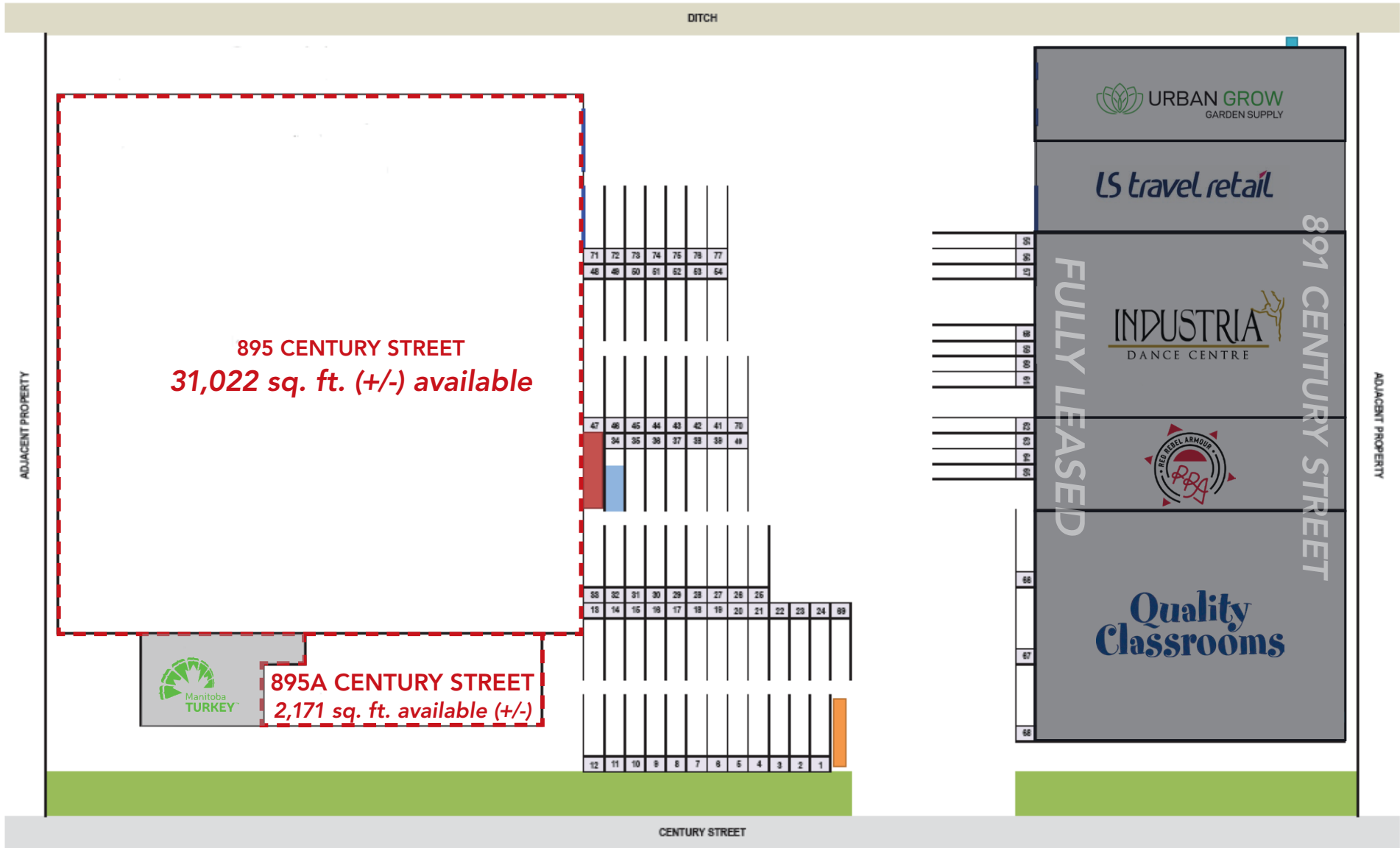
**51,841** sq. ft.  
total building area

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**\$6,500,000**  
asking price



# Property Overview





# Property Overview

891-895 Century Street is strategically located in St. James Industrial Park on a high-exposure artery with a daily traffic count of approximately 23,400 vehicles per day. The location benefits from its proximity to many national and needs-based retailers within the Polo Park retail node as well as to the Richardson International Airport. The site offers premium visibility and access directly off Century Street and is directly south of Saskatchewan Avenue providing easy access to surrounding communities. The property features ample on-site parking for staff and visitors directly adjacent to each unit and prominent building signage opportunities are available.





# 891 Century Street

## PROPERTY OVERVIEW

TOTAL BUILDING AREA (+/-) 16,796 sq. ft.

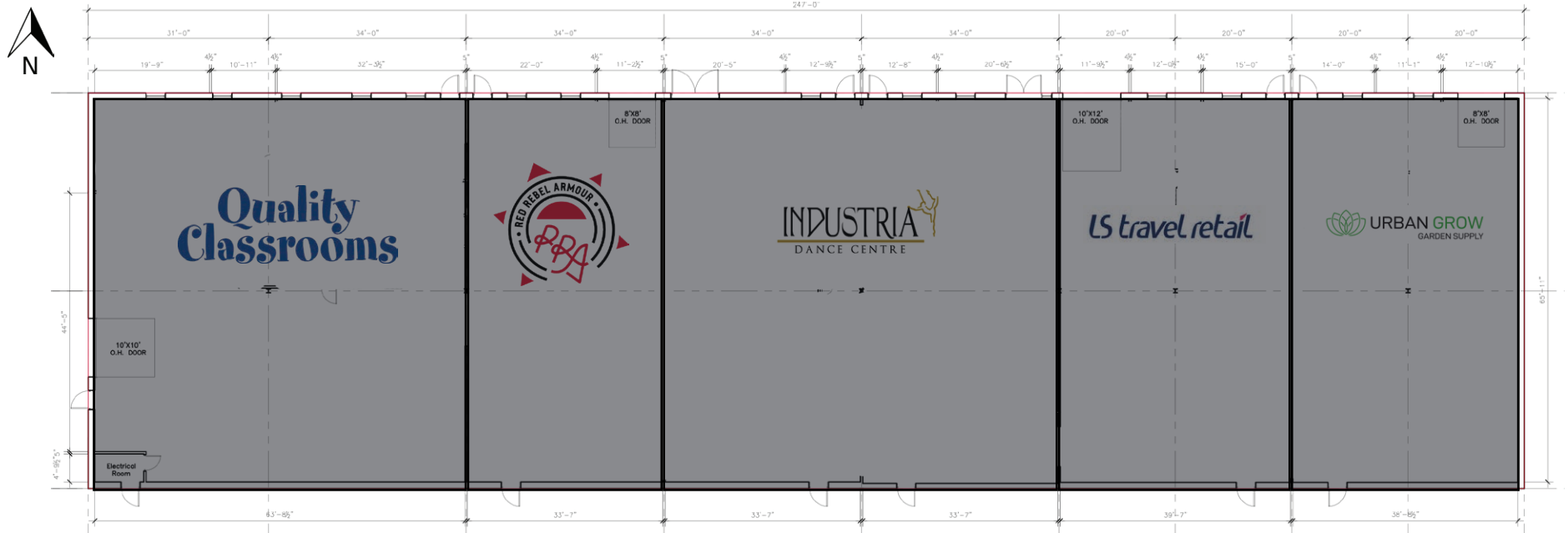
AREA AVAILABLE (+/-) Fully Occupied

CEILING HEIGHT 16' 6"

LOADING Grade Loading

ELECTRICAL 100 Amp, 240 Volt, 3 Phase, 4 Wire (per unit)

ZONING M2 - Manufacturing General

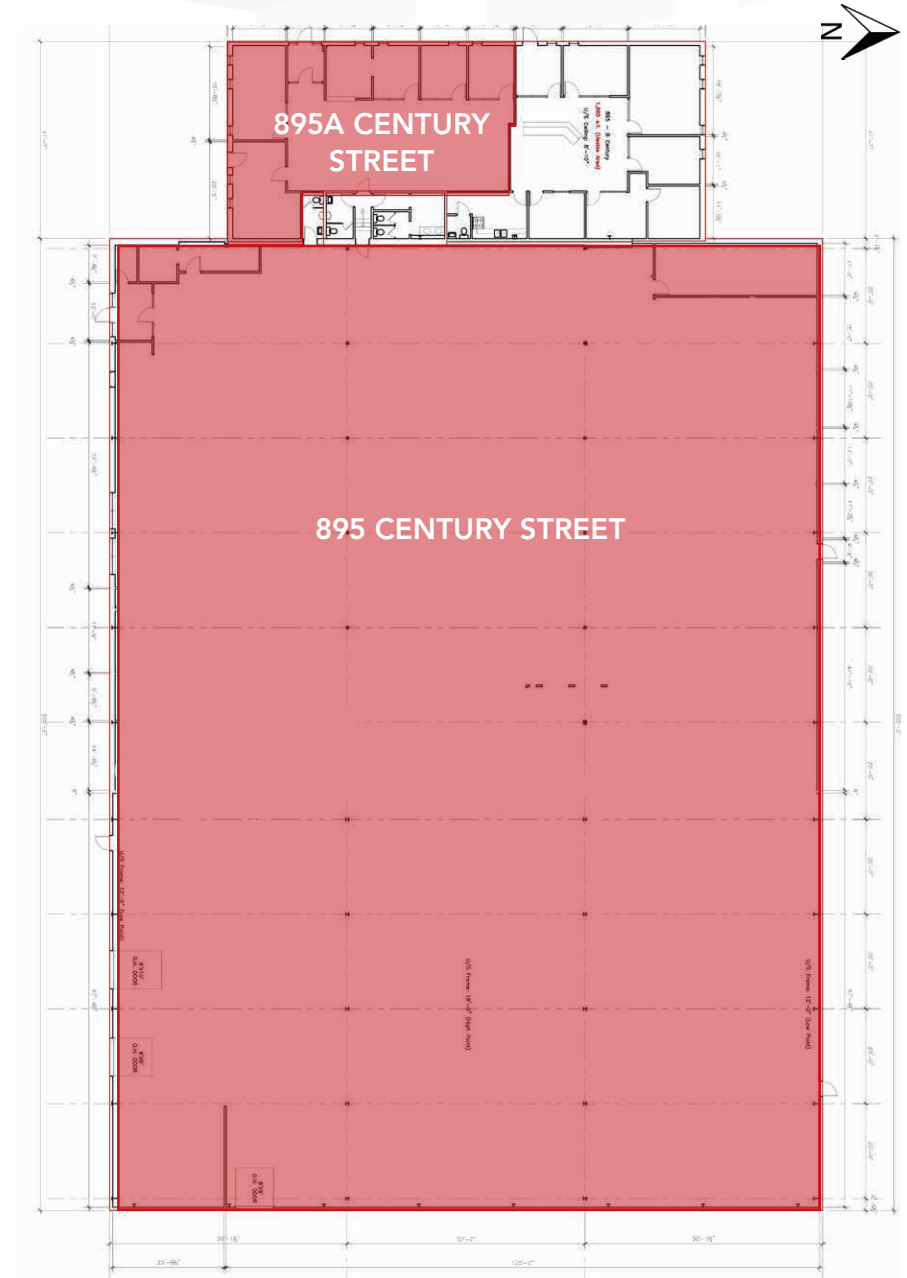




# 895 Century Street

## PROPERTY OVERVIEW

TOTAL BUILDING AREA (+/-)	35,033 sq. ft.
AREA AVAILABLE (+/-)	Unit 895: 31,022 sq. ft. Unit 895A: 2,171 sq. ft. Total: 33,193 sq. ft.
AVAILABILITY	Immediately
ASKING NET RENT	\$7.95 per sq. ft.
ADDITIONAL RENT (est. 2025)	\$4.05 per sq. ft. (plus utilities & mgmt. fee of 5%)
CEILING HEIGHT	12' - 18'
ZONING	M2 - Manufacturing General
LOADING	2 Dock Loading Doors





# St. James Industrial Park

The Property is ideally located in the St. James Industrial Park with direct access to all the major northwest transportation routes and in the vicinity of many high-profile neighboring tenants.



WINNIPEG  
RICHARDSON  
INTERNATIONAL AIRPORT

TORQUE  
SYSTEMS

Bison  
TRANSPORT

SITE

Imperial Steel  
Products Ltd.

End of the ROLL  
Discount Carpet & Flooring

CENTURY STREET

The BRICK

Russel Metals  
Specialty Products

ST. JAMES STREET

the Chamois

COSTCO  
WHOLESALE

CertainTeed  
SAINT-GOBAIN

SARGENT AVENUE

KING EDWARD STREET

WELLINGTON AVENUE

SASKATCHEWAN AVENUE



# Surrounding Retail Landscape

891 & 895 Century Street is located just north of Winnipeg's main shopping destination, less than 1km away from CF Polo Park which draws 10,300,000 visitors annually.





# CENTREPORT CANADA

CN RAIL LINE

CP RAIL LINE

PERIMETER HIGHWAY

CENTREPORT CANADA WAY

CHIEF PEGUIS TRAIL EXTENSION

Industrial Manufacturing & Logistics

CentrePort Canada Rail Park

Strategic Development

Future Residential

CP RAIL LINE

WINNIPEG RICHARDSON INTERNATIONAL AIRPORT

NORTH INKSTER IND. PK.



INKSBROOK IND. PK.



NORTHWEST BUS. PK.



INKSTER IND. PK.



INKSTER BOULEVARD

OAK POINT IND.



BROOKSIDE IND. PK.



WESTON SHOPS



OMAND'S CREEK IND.



SITE

MURRAY IND.



ST. JAMES IND.



PP POLO PARK





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## Contact

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