

FOR SALE/LEASE



~ Multi-Tenant Industrial/Office Opportunity ~

891 & 895 Century Street
WINNIPEG, MB

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

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2
buildings

2.25 acres
total land area

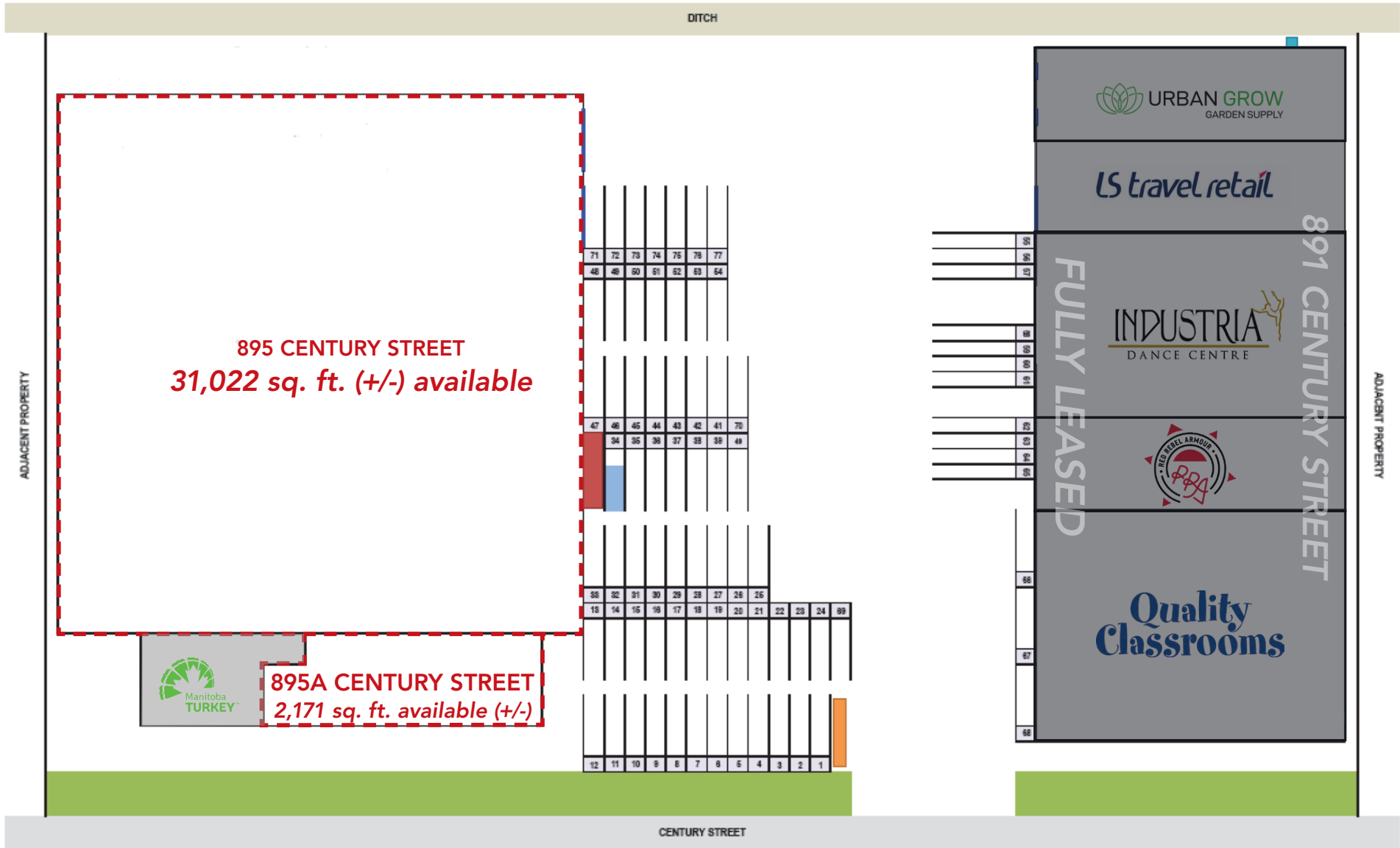
77
parking stalls

51,841 sq. ft.
total building area

\$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.

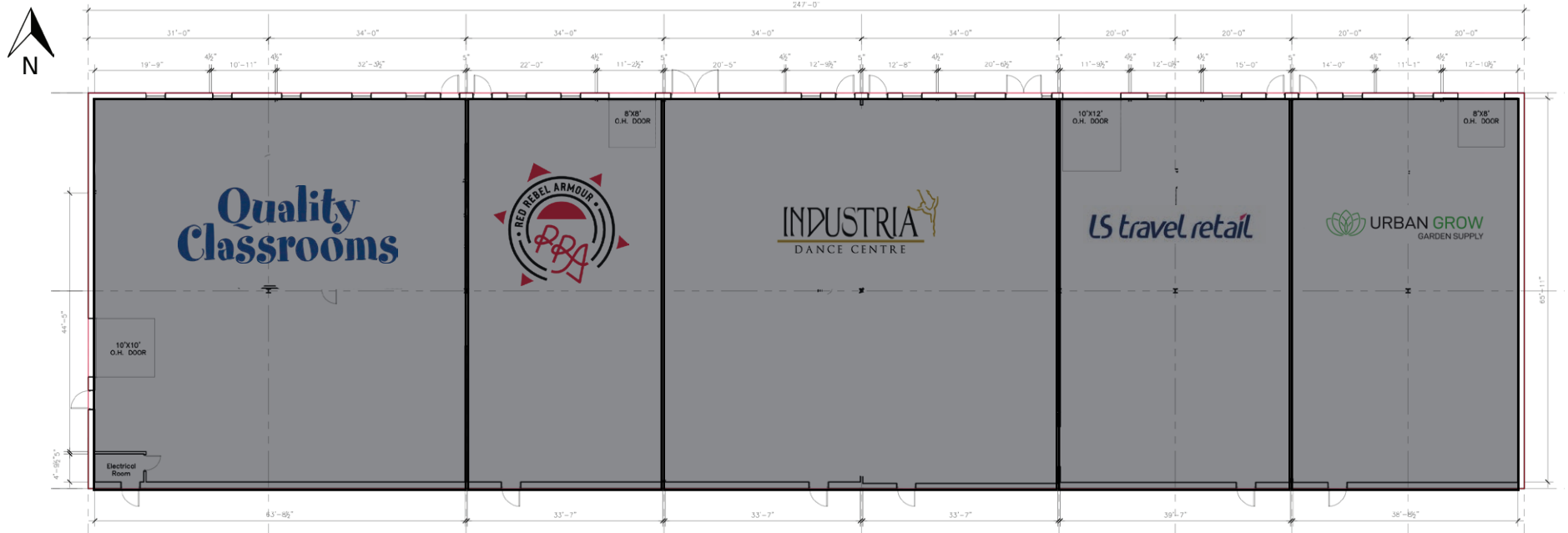
AREA AVAILABLE (+/-) Fully Occupied

CEILING HEIGHT 16' 6"

LOADING Grade Loading

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

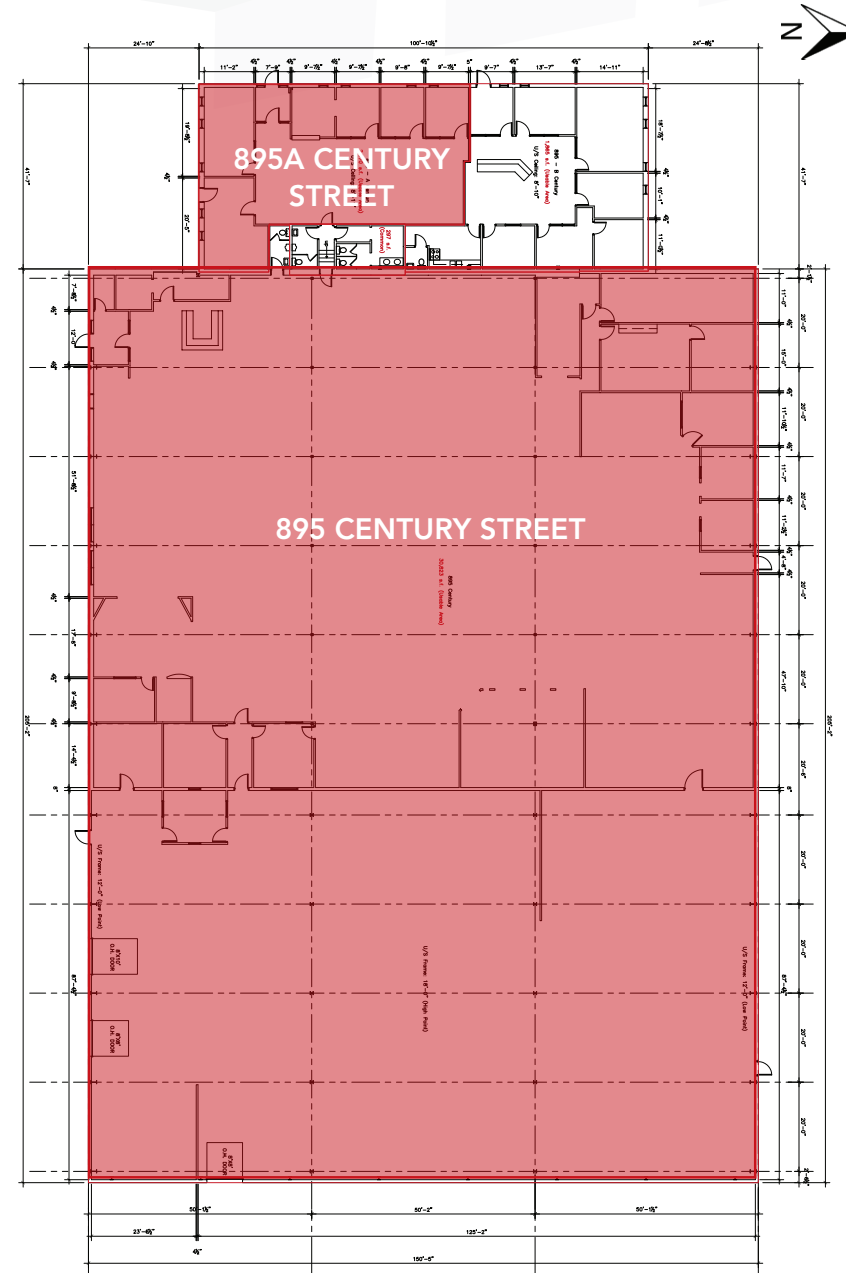
ZONING M2 - Manufacturing General



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. 2024)	\$3.76 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

POLO PARK

BROOKPORT BUS. PK.
EMATRIX TRANSPORT, LONGVIEW LOGISTICS LTD., Platts Merit, KENTON BUSINESS PARK

BROOKSIDE BUS. PK.
United Rentals, Kaycan, Tim Hortons, Fairview, E•B•D, THE ROSEDALE GROUP, KAL TIRE, FedEx, Oil Mart, EASTSIDE HEAVY TRUCK, Comet, Mobil 1, QuikX Transportation, TRANSX, BELL TELEWIRELESS

NORTH INKSTER IND.
KINDERSLEY, EDGE, PENNER INTERNATIONAL, Manitowish TRANSPORT, TFI International

INKSBROOK IND. PK.
Sly, FGI, FOUNTAIN TIRE, staples, Sameday WORLDWIDE, TEXCAN

NORTHWEST BUS. PK.
MKesson, ups

INKSTER IND. PK.
Platts, RICHMOND, FUTURE BUSINESS CENTRE, PREMIER CANADA LTD., CANADA GOODE, Tim Hortons, Sobey's, amazon, PROSOL, BRIGHTWAY, BROOK WHITE

OAK POINT IND.
Erb, CANADA TRUCK, OAK TRAILER, Road's, GARDNER, MACTIM, WILSON

BROOKSIDE IND. PK.
FREIGHTLINER, ROSENAU TRANSPORT LTD., MAJOR Drilling, COSENTINO, Intraform, 49, IPEX, Q-tire, NJI

WESTON SHOPS
alacura sign, CP

RRC POLYTECH

OMAND'S CREEK IND.
ASL Distribution Services, Uni-Jet, CardinalHealth, EMATRIX TRANSPORT, Veritiv, m northern, Core-Mark

MURRAY IND.
BOEING, MacDon, WINPAK, NORTH WEST COMPANY

ST. JAMES IND.
NAPA, Bison, Costco WHOLESALE, CertainTeed, Russel Metals, StandardAero, EMCO, MAGELLAN





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