

FOR SALE

14 & 22 Archibald Street

WINNIPEG, MANITOBA

BRETT CHARTIER
Associate Vice President, Sales & Leasing
(204) 985-1366
brett.chartier@capitalgrp.ca

Services provided by Brett Chartier Personal Real Estate Corporation

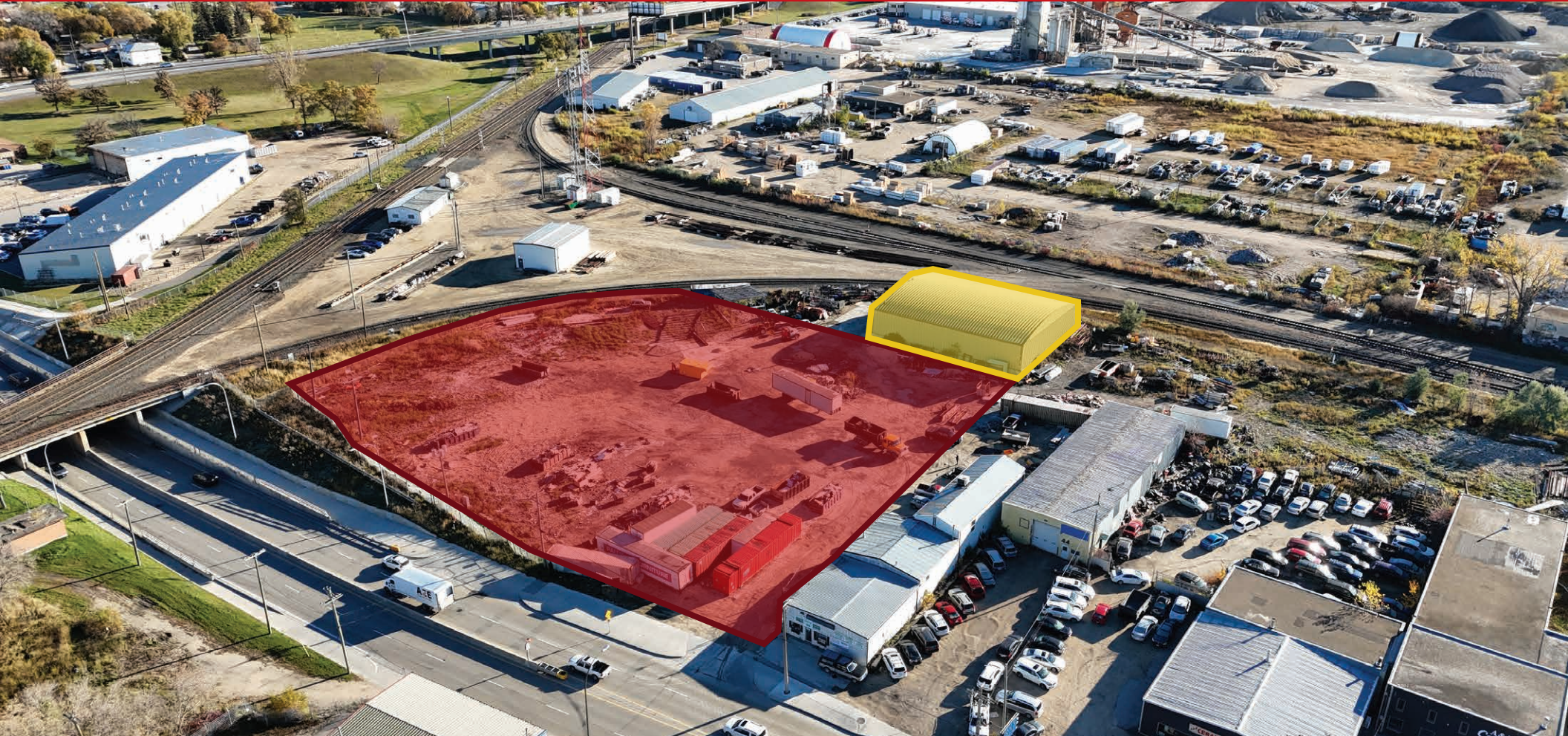
DERRICK CHARTIER
Principal
(204) 985-1369
derrick.chartier@capitalgrp.ca

Services provided by Derrick Chartier Personal Real Estate Corporation



**COMMERCIAL REAL ESTATE
SERVICES INC.**

M3 Industrial Land Plus Leasehold Interest in 8,000 sq. ft. Building



Property Details

LAND AREA (+/-)

14 Archibald Street	48,987 sq. ft. (1.12 acres)
22 Archibald Street	25,766 sq. ft. (0.59 acres)
Total	74,753 sq. ft. (1.71 acres)

SALE PRICE

\$1,111,500.00 (\$650,000.00/acre)

PROPERTY TAXES (2024)

14 Archibald Street	\$7,371.20
22 Archibald Street	\$6,170.05
Total	\$13,541.25

ZONING

M3 - Manufacturing Heavy

Staking Certificate

PROPERTY INFORMATION ADDRESS: 22 Archibald Street, Winnipeg, MB. CERTIFICATE OF TITLE: 2921803/1 (SEARCHED OCTOBER 28, 2020) REGISTERED OWNERS: 7059826 MANITOBA INC. LEGAL DESCRIPTION: LOT 19 PLAN 5224 WLTO ENCUMBRANCES: 180195/1, 180196/1, 4892244/1, 4909483/1 AND 4909484/1 Encumbrances noted herein are for information purposes only and have not been investigated as to their intent or extent.		
ADDRESS: 14 Archibald Street, Winnipeg, MB. CERTIFICATE OF TITLE: 2921804/1 (SEARCHED OCTOBER 28, 2020) REGISTERED OWNERS: 7059826 MANITOBA INC. LEGAL DESCRIPTION: LOT 20 PLAN 5224 WLTO ENCUMBRANCES: EXC ARCHIBALD STREET PLAN 7297 WLTO IN RL 72 TO 75 PARISH OF ST BONIFACE 180195/1, 180196/1, 4892244/1, 4909483/1 AND 4909484/1 Encumbrances noted herein are for information purposes only and have not been investigated as to their intent or extent.		
DRAWING INFORMATION Notes: 1) All distances are in feet and decimals thereof. 2) Iron posts 1/2" sq. are at all points shown thus 3) Iron posts 1/2" diam. are at all points shown thus 4) Crosses cut in concrete are at all points shown thus 5) Any encroachments above ground level are identified with red text in the sketch.		
PRODUCED FOR REGISTERED OWNER(S) NAMED ABOVE. RIGHTS OF USE ARE ASSIGNED TO THE NAMED ABOVE ONLY. © - PHILLIPS & STEVENS, 20** ALL RIGHTS RESERVED. NO PERSON, COMPANY OR ENTITY SHALL, 1. SCAN, REPRODUCE OR STORE DIGITAL IMAGES OF THIS DOCUMENT IN ANY FORM 2. TRANSMIT THIS DOCUMENT BY FAX, EMAIL OR ANY OTHER MEANS 3. ADD, CHANGE, MODIFY OR ALTER ANY PART OF THIS DOCUMENT.		
I certify that I have staked or referenced the boundaries of the above described land. This survey was made, on the 4th day of November, 2020. Signed and Sealed A. W. Phillips Manitoba Land Surveyor		Phillips & Stevens 473 Henderson Highway Winnipeg, Manitoba R2K 2H7 Email info@phillipstevens.com Web www.phillipstevens.com Tel. 204-663-2089 November 27, 2020 File No: 202010265

CERTIFIED TRUE

NOV 27 2020
 COPY -

Additional Leasehold Interest

LAND AREA (+/-)

10,019 sq. ft. (0.23 acres)

BUILDING AREA (+/-)

8,000 sq. ft.

YEAR BUILT

1980

CEILING HEIGHT (+/-)

16'

ANNUAL RENTAL PAYMENT

Current \$2,985.13 with 3% annual increases

PROPERTY TAXES (2024)

\$1,457.19

ZONING

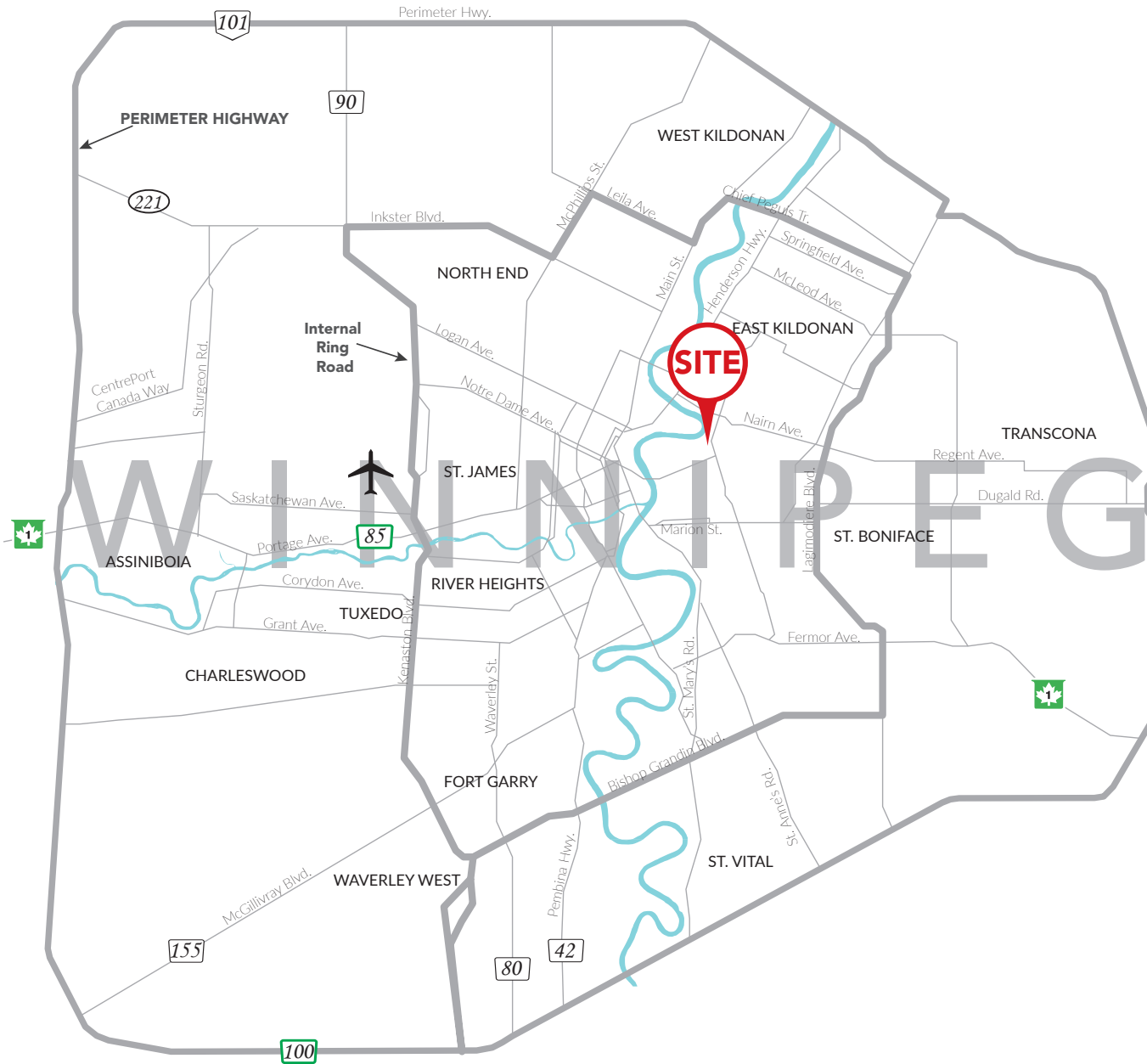
M3 - Manufacturing Heavy

LEASE TERM

10 years expiring September 30th, 2027



Location Overview



RICHARDSON INTL. AIRPORT

23 minutes



PORTAGE & MAIN

9 minutes



PERIMETER HIGHWAY

23 minutes



TRANSCANADA HIGHWAY

10 minutes

Winnipeg Industrial Market

Negative absorption was recorded for the third consecutive quarter as the market continues to soften after several years of strong tenant demand, low vacancy and rising rents. Year-to-date absorption is now -346,939 sq. ft., with the weakest submarkets being the West and Southwest.

Vacancy increased by 20 basis points (bps) this quarter, bringing total market vacancy to 4.2%. The highest vacancy rates continue to be found in the Northwest submarket, where vacancy increased by 70 bps and rose to 7.7%.

Despite slowing demand, average net rental rates continue to rise, increasing to \$11.86 per sq. ft., up from \$11.60 per sq. ft. in Q1 2024. The West and Southeast submarkets saw the strongest rent growth, increasing to \$11.30 per sq. ft. and \$12.43 per sq. ft., respectively.

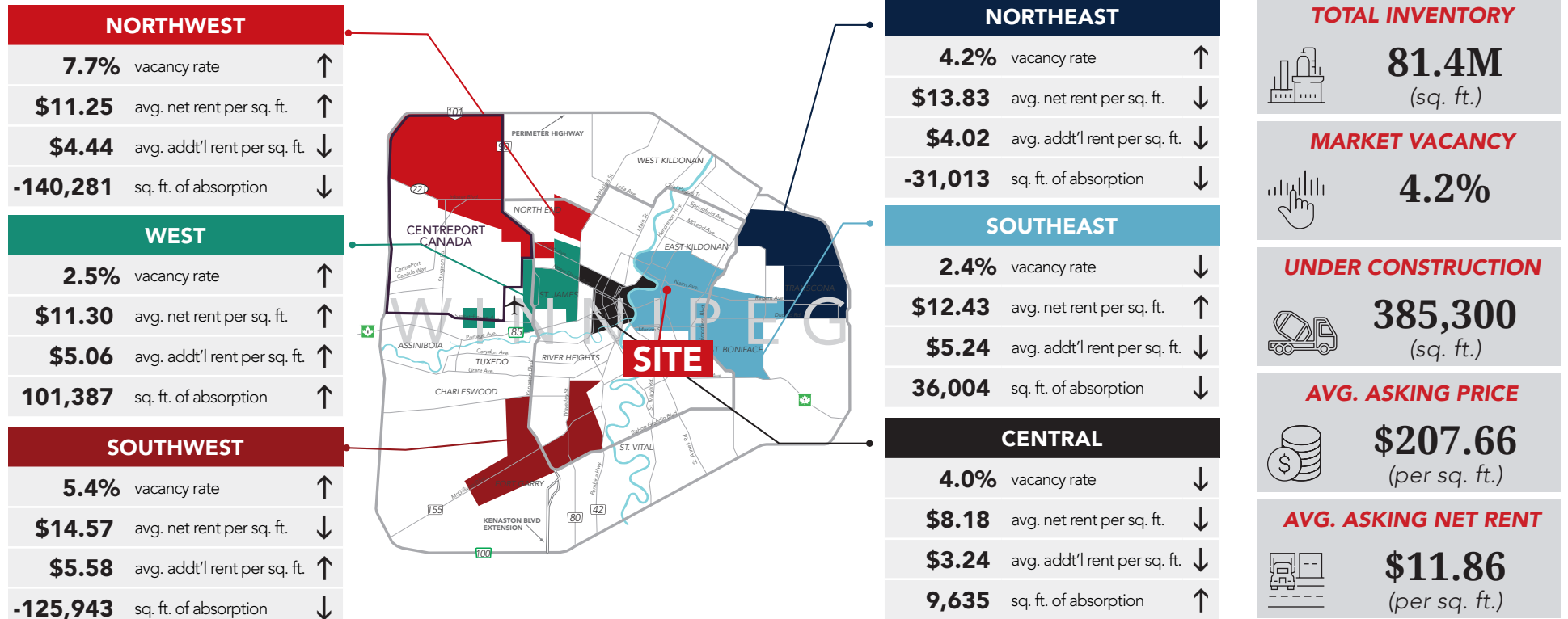
Several projects were completed in the quarter, bringing 62,825 sq. ft. of new industrial product to the market. Another 385,300 sq. ft. is still under construction, which is expected to bring over 500,000 sq. ft. to the market by the end of 2024.

Several new industrial parks are in various stages of development in and around Winnipeg city limits and are expected to see significant new construction in the coming quarters. Notable among them is the 184-acre Keystone Industrial Park located along CentrePort Canada Way and just to the east of CentrePort Canada Rail Park, which is now under development. Also notable is Plessis Commercial Centre, which totals 200 acres and is just southeast of St. Boniface Industrial Park.

Significant transactions in the quarter include Parkit purchasing 961-975 Sherwin Road, which totals 80,000 sq. ft. across two buildings, Neptune Properties purchasing 625 Roseberry Street and leasing the 68,448 sq. ft. building to Pepsi Canada, and VAW Systems purchasing 89 Bunting Street within Inkster Industrial Park.

OUTLOOK

We continue to see a strong construction pipeline, bringing a steady supply of new product to the market well into 2025. This new product will continue to drive net rents and maintain a healthy supply of vacant space.



Contact

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DERRICK CHARTIER

Principal

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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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