

# Availability Report

NOVEMBER 2024

Click a property type to jump ahead

## Retail



LEASE

SALE

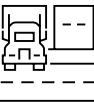
## Office



LEASE

SALE

## Industrial



LEASE

SALE

## Vacant Land



LEASE

SALE

## Investment



SALE



CONTACT AGENT



VIEW WEB LISTING















TAKE A VIRTUAL TOUR

# Availability Report, *November 2024*

*click a listing type to navigate*

<b>Retail LEASE</b>	<b>Retail SALE</b>	<b>Office LEASE</b>	<b>Office SALE</b>	<b>Industrial LEASE</b>	<b>Industrial SALE</b>	<b>Vacant Land LEASE</b>	<b>Vacant Land SALE</b>	<b>Investment PROPERTIES</b>
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ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT (\$ per sq. ft.)	ADDT'L RENT (\$ per sq. ft.)	COMMENTS
<b>90 ALEXANDER AVENUE</b>						
	Presley Bordian 204-985-1356 Bryn Oliver 204-985-1379	CRU 1 CRU 2 Lower Level	1,000 - 2,700 1,000 - 3,320 1,150	\$23.00 - \$25.00 \$23.00 - \$25.00 TBN	TBD	<ul style="list-style-type: none"> <li>» Main floor retail/office opportunities located below a 209-unit multifamily redevelopment</li> <li>» Strategically located in Winnipeg's East Exchange District, an exciting and diverse neighbourhood</li> </ul>
<b>CONDITIONALLY LEASED</b>	 					
<b>782 CORYDON AVENUE</b>						
	Brett Chartier 204-985-1366		1,128	\$32.00	\$8.42	<ul style="list-style-type: none"> <li>» Ideally located on Corydon Avenue</li> <li>» High-visibility location with strong vehicle and foot traffic</li> <li>» Well-situated in a densely populated neighbourhood</li> <li>» <i>Available January 1, 2025</i></li> </ul>
	 					
<b>2020-2030 CORYDON AVE.</b>						
	Presley Bordian 204-985-1356 Rennie Zegalski 204-985-1368	2020 <b>2020</b> 2030 (Main Flr) 2030 (2nd Flr)	2,589 <b>1,100</b> 3,944 <u>1,945</u> 5,889	\$28.00 <b>\$32.00</b> \$26.00-\$28.00	\$10.97 <b>\$10.97</b> \$10.97	<ul style="list-style-type: none"> <li>» Located in the Tuxedo area, adjacent to Tuxedo Park Shopping Centre and shadow-anchored by Safeway</li> <li>» Ample on-site parking</li> <li>» Signage opportunities available</li> <li>» Excellent exposure on Corydon Avenue</li> <li>» <i>Exterior upgrades underway</i></li> <li>» <i>2020 Corydon - end cap unit with large windows on east side</i></li> </ul>
	 					
<b>EDISON COMMON</b>						
	Presley Bordian 204-985-1356	Unit 398B	588	\$17.00	\$9.70	<ul style="list-style-type: none"> <li>» Newly redeveloped office space with cosmetic upgrades in-place</li> <li>» Located in a redeveloped centre on a high-traffic corner in a densely populated residential area</li> <li>» Building signage opportunity</li> <li>» Ample on-site parking available</li> </ul>
	 					

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## 254 EDMONTON STREET



Presley Bordian 204-985-1356 Mario Posillipo 204-985-1373	Unit 389A	2,391	\$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 » <i>Up to 6,393 sq. ft. of contiguous space available</i>
	Unit 389B	1,974	\$15.00		
	Unit 387	2,028	\$15.00		



## WINDSOR PARK SC



Brett Chartier 204-985-1366 Dawson Groening 204-985-1383	Tenant A	2,027	\$17.00	\$7.41	» Professionally managed strip mall » Grocery-anchored shopping centre » Building and pylon sign opportunities » Excellent on-site parking » High-visibility location » Well-situated in a densely populated neighbourhood » Available immediately
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## 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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## 915 EMPRESS STREET



Presley Bordian 204-985-1356 Rennie Zegalski 204-985-1368		4,936	\$16.00	\$15.39	» Walmart anchored retail centre » Well located in the St. James retail node » High traffic, high visibility location » Ample on-site parking » Signage opportunity on two pylon signs » 15,700 (avg. Daily traffic count, 2022 City of Winnipeg Traffic Flow Map)
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## JOHNSTON TERMINAL



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

Unit 109  
Unit 135  
Unit 145  
Unit 149

1,416  
363  
890  
983

\$21.00

\$18.50

- » Ideally located in the heart of The Forks
- » Minutes from downtown Winnipeg
- » Exposure to over 4M tourists per year
- » Ample surrounding parking



## 1521 GATEWAY ROAD



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

1,380

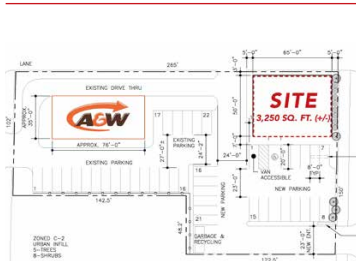
\$17.25

\$8.64

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



## 376 GOULET STREET



Bob Antymniuk  
204-985-1364

Build to Suit

1,040 - 3,250

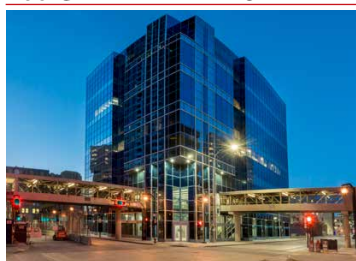
TBN

\$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



## 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















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<b>271 GRASSIE BOULEVARD</b> 	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
<b>1833 INKSTER BOULEVARD</b> 	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
<b>930 JEFFERSON AVENUE</b> 	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
<b>1665 KENASTON BOULEVARD</b> 	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

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<b>KENASTON COMMON</b>						
	Mario Posillipo 204-985-1373 Presley Bordian 204-985-1356	Unit 17	1,880	Contact Agent	\$16.79	<ul style="list-style-type: none"> <li>» Southwest Winnipeg's premiere shopping destination anchored by Rona and Golf Town and shadow anchored by Costco and Sobeys</li> <li>» Easy and convenient light-controlled intersection with multiple access points</li> <li>» High-traffic location with excellent visibility</li> <li>» Ample parking on-site</li> </ul>
	  					
<b>MCIVOR MALL</b>						
	Presley Bordian 204-985-1356 Trevor Clay 204-985-1365 Luke Paulsen 204-985-1358	Unit 9A Unit 17	1,950 577	\$23.00-\$26.00	\$14.03	<ul style="list-style-type: none"> <li>» Located within densely populated North Kildonan neighbourhood</li> <li>» Ample on-site parking located off of light-controlled intersection</li> <li>» Unit 9A - Turnkey medical unit with 7 clinic rooms, 2 offices and a large reception area</li> </ul>
	 					
<b>474 MAIN STREET</b>						
	Presley Bordian 204-985-1356 Bryn Oliver 204-985-1379		1,374	Contact Agent	\$9.61	<ul style="list-style-type: none"> <li>» Located in the vibrant West Exchange District</li> <li>» High-traffic location</li> <li>» Space is ready for development</li> <li>» Prominently located at the Main &amp; Bannatyne intersection</li> </ul>
	 					
<b>1441 MAIN STREET</b>						
<b>SUBLEASE</b> 	Presley Bordian 204-985-1356 Rennie Zegalski 204-985-1368		19,941	Contact Agent		<ul style="list-style-type: none"> <li>» Situated on a major thoroughfare</li> <li>» Offering high-visibility and easy access</li> <li>» Second floor mezzanine office space and staff room</li> <li>» Immediate occupancy</li> </ul>
<b>NEW LISTING</b>						



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## 836 MCLEOD STREET



**SUBLEASE**

Mario Posillipo  
204-985-1373  
Brett Chartier  
204-985-1366



1,042

\$11.50

\$9.63

- » Located on a major transit route
- » Adjacent to The Real Canadian Superstore
- » High-traffic, highly visible location with easy access
- » Ample on-site parking
- » *Headlease expires June 30, 2030*

## 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

## 2501 MCPHILLIPS STREET



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



1,400 - 5,600

\$32.00

\$5.88

- » New build opportunity
- » Located along a major transit route
- » Pylon signage opportunity available
- » Ample on-site parking
- » *Available immediately*

## 1088 NAIRN AVENUE



**SUBLEASE**

Brett Chartier  
204-985-1366



1,800

\$20.00

\$7.32











- » Free standing building on major thoroughfare
- » Excellent on-site parking
- » Exclusive pylon sign
- » *Headlease Expiry August 31, 2026*

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<b>3025 NESS AVENUE</b> 	Bob Antymniuk 204-985-1364  	Unit M	1,080, 2,160, or 3,240	\$17.50	\$9.21	<ul style="list-style-type: none"> <li>» High-visibility corner at light-controlled intersection of Ness Avenue and Sturgeon Road</li> <li>» Close proximity to Murray Industrial Park and Sturgeon Heights Collegiate</li> <li>» Pylon signage available</li> <li>» Ample parking on-site</li> </ul>
<b>120 OSBORNE STREET</b> 	Brett Chartier 204-985-1366  Dawson Groening 204-985-1383  	Unit 1	2,785	\$30.00	\$13.01	<ul style="list-style-type: none"> <li>» High-profile location in the heart of Osborne Village</li> <li>» Excellent visibility from Osborne Street</li> <li>» Strong pedestrian and vehicle traffic counts</li> <li>» Located in the most densely populated neighbourhood in Winnipeg</li> <li>» 4 parking stalls behind building</li> </ul>
<b>130 OSBORNE STREET</b> 	Presley Bordian 204-985-1356   		1,447	\$34.00	\$13.60	<ul style="list-style-type: none"> <li>» Built-out quick service restaurant</li> <li>» Immediate availability</li> <li>» Great exposure along Osborne and visible from Stradbrook and Osborne intersection</li> </ul>
<b>214 OSBORNE STREET</b> <b>SUBLEASE</b> 	Dawson Groening 204-985-1383  Presley Bordian 204-985-1356   		1,300	\$2,800/mnth (to June 30, 2026)	Gross Rent \$2,900/mnth (July 1, 2026-Oct. 31, 2027)	<ul style="list-style-type: none"> <li>» Standalone retail opportunity in Osborne Village</li> <li>» Close proximity to the Osborne Street Rapid Transit Station</li> <li>» Easy access to the amenities of The Village</li> <li>» Steps from Confusion Corner</li> <li>» Located within the most densely populated neighbourhood of Winnipeg</li> </ul>





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<b>POLARIS PLACE</b>						
	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	<ul style="list-style-type: none"> <li>» Strategically located in Northwest Winnipeg near the future Chief Peguis Trail extension</li> <li>» Surrounded by new and existing residential</li> <li>» Light-controlled access with excellent frontage and visibility from McPhillips Street</li> <li>» 271 parking stalls on-site</li> <li>» Strong traffic counts of over 40,900 vehicles per day</li> </ul>
<b>200 PORTAGE AVENUE</b>						
	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	<ul style="list-style-type: none"> <li>» Concourse level retail opportunities with indoor access to the Winnipeg Skywalk system and new 42-storey residential tower at 300 Main Street</li> <li>» Major building upgrades underway</li> <li>» <i>Up to 5,090 sq. ft. of contiguous space available</i></li> </ul>
<b>283 PORTAGE AVENUE</b>						
	Mario Posillipo 204-985-1373 Rennie Zegalski 204-985-1368	CRU 1 CRU 2	2,774 787	Contact Agent	\$7.85	<ul style="list-style-type: none"> <li>» Main floor retail space available at the Sterling Bldg</li> <li>» 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</li> <li>» Street parking available as well as adjacent parkade</li> <li>» The spaces features ample natural light &amp; large windows</li> </ul>
<b>503 PORTAGE AVENUE</b>						
	Rennie Zegalski 204-985-1368	Unit 1 Unit 2	1,150 1,115	\$25.00 \$25.00	\$7.05 \$7.05	<ul style="list-style-type: none"> <li>» Main floor retail spaces</li> <li>» Highly visible units on Portage Avenue next to the U of W and CBC Studios and across from the WAG</li> <li>» Former fully equipped restaurant spaces</li> <li>» Attached parkade with street parking also available</li> </ul>

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## 1769 PORTAGE AVENUE



Dawson Groening 204-985-1383			6,510	\$10.00	\$3.54	<ul style="list-style-type: none"> <li>» Frontage on Portage Avenue in a high-traffic, highly visible location near the Polo Park retail area</li> <li>» Space is ideal for specialty retail, fitness facility, or grocery</li> <li>» On-site parking available</li> <li>» High ceilings</li> <li>» Signage opportunity</li> </ul>
Mario Posillipo 204-985-1373						



## 1857 PORTAGE AVENUE



Presley Bordian 204-985-1356			2,700	\$14.00	\$8.93	<ul style="list-style-type: none"> <li>» Recent interior and exterior improvements in place</li> <li>» High traffic, high exposure location directly on Portage Avenue</li> <li>» On-site parking and ample surrounding street parking available</li> </ul>



## 3655 PORTAGE AVENUE



Presley Bordian 204-985-1356		31	5,442	Contact Agent	\$9.74	<ul style="list-style-type: none"> <li>» Join Walmart, Canadian Tire, Sobeys, Tim Hortons, Shoppers Drug Mart, and Orangetheory Fitness</li> <li>» Light-controlled intersection with excellent access to Portage Avenue</li> <li>» High-traffic location</li> <li>» Well-situated in the Portage Avenue West retail area</li> </ul>
Mario Posillipo 204-985-1373						
Rennie Zegalski 204-985-1368						



## 5105 PORTAGE AVENUE



Bob Antymniuk 204-985-1364			34.92 acres	TBD	TBD	<ul style="list-style-type: none"> <li>» Multi-use development opportunity in Headingley, MB</li> <li>» Join A&amp;W and Rogers Communications</li> <li>» Located at a light-controlled intersection</li> <li>» Uses include retail, hospitality, office, medical, automotive, restaurant, residential, warehouse and more</li> </ul>















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<b>100 PRINCESS STREET</b>						
	Presley Bordian 204-985-1356		3,612 - 8,058 (bonus lower level)	\$15.00	Gross Rent	<ul style="list-style-type: none"> <li>» Within walking distance to various vibrant downtown amenities</li> <li>» Open concept space with updated interior improvements in place</li> <li>» Large windows offering excellent frontage along Princess Street and ample natural light</li> <li>» Additional amenity space on lower level</li> <li>» Rear loading and dock door along Bannatyne Avenue</li> </ul>
	 					
<b>211 REGENT AVENUE W</b>						
	Mario Posillipo 204-985-1373 Rennie Zegalski 204-985-1368	Unit B	1,000	\$20.00	\$10.00	<ul style="list-style-type: none"> <li>» Located in the heart of Transcona, in high traffic area with great visibility, east of Plessis Road and just minutes from the Perimeter</li> <li>» Pylon signage opportunity</li> <li>» Professionally managed and maintained building</li> <li>» Ample on-site parking</li> </ul>
	 					
<b>470 RIVER AVENUE</b>						
	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"> <li>» Join Little Sister Coffee, and Chocoberry Dessert House</li> <li>» Located centrally in the heart of Osborne Village just south of downtown</li> <li>» Easy access to public transportation</li> <li>» <i>Units E &amp; F are conditionally leased</i></li> </ul>
	 					
<b>3605-3623 ROBLIN BLVD.</b>						
	Bob Antymniuk 204-985-1364	3605 3615	1,800 1,553	\$25.00 \$23.00	TBD TBD	<ul style="list-style-type: none"> <li>» High-visibility retail/office space available on Roblin Boulevard</li> <li>» Ample on-site parking</li> <li>» Pylon signage opportunity</li> </ul>
	 					

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<b>Retail LEASE</b>	<b>Retail SALE</b>	<b>Office LEASE</b>	<b>Office SALE</b>	<b>Industrial LEASE</b>	<b>Industrial SALE</b>	<b>Vacant Land LEASE</b>	<b>Vacant Land SALE</b>	<b>Investment PROPERTIES</b>
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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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## SEASONS OF TUXEDO



Derrick Chartier  
204-985-1369  
Rennie Zegalski  
204-985-1368

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



## SEASONS OF TUXEDO



Derrick Chartier  
204-985-1369  
Rennie Zegalski  
204-985-1368

Unit A  
Unit C  
Unit B, D-K

1,155  
1,084  
1,184 (each)

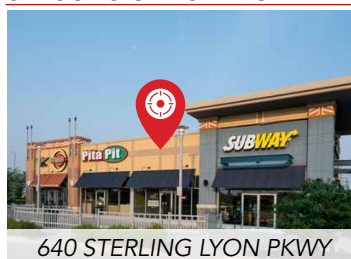
\$35.00

\$12.75

- » 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' (+/-)



## SEASONS OF TUXEDO



Derrick Chartier  
204-985-1369  
Rennie Zegalski  
204-985-1368

Unit 3

1,200

\$35.00

\$12.75

- » 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*
- » *Unit 14 is conditionally leased*



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## 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



## 584 ST. MARY'S ROAD



Presley Bordian  
204-985-1356

2,016

\$25.00

Trevor Clay  
204-985-1365

- » Fully redeveloped into flexible medical/pharmacy use in 2023
- » Well-located at the junction of St. Anne's Road and St. Mary's Road
- » Well-situated in a densely populated neighbourhood
- » Easy access to public transportation and numerous retail amenities
- » On-site parking at rear of building



## 443 STRADBROOK AVENUE



Presley Bordian  
204-985-1356

1,100

\$34.00

\$13.60

- » Well-situated in Osborne Village
- » Ample on-site parking for tenants and customers
- » High-exposure signage opportunities
- » Open concept unit ready for tenant fixturing



## 1400 TAYLOR AVENUE



Trevor Clay  
204-985-1365

Main Floor  
Second Floor  
Total

14,591

3,548

18,139

\$17.95

\$9.65

Presley Bordian  
204-985-1356

- » 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



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## 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      \$10.78

- » New retail development located at 55 Waterford Commons at Bridgford 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

## MILLBROOK MARKET



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



STEINBACH, MB

## 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



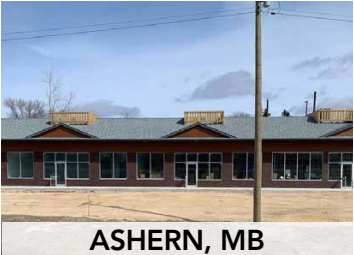



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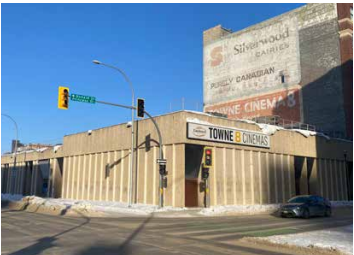






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<b>8 HWY 6 NORTH</b>  <b>ASHERN, MB</b>	Luke Paulsen 204-985-1358 Presley Bordian 204-985-1356		1,335 sq. ft. and up	\$20.00	\$5.00	» New retail development along Provincial Trunk Highway 6, the main traffic route connecting Winnipeg to Thompson, MB » 29 on-site parking stalls » Various unit sizes available
<b>25A THORNHILL STREET</b>  <b>CONDITIONALLY LEASED</b>	Rennie Zegalski 204-985-1368		2,348	\$18.00	\$8.37	» Former restaurant with drive-thru and patio » Well located in Morris, MB » Dining room with seating capacity of 55 » Suspended seating and fluorescent lighting
<b>WINKLER CROSSING</b>  <b>WINKLER, MB</b>	Presley Bordian 204-985-1356 Luke Paulsen 204-985-1358		4,057	\$25.00	\$11.04	» High-profile retail opportunity; Join Walmart, Bulk Barn, Pet Valu, and more » Signage opportunity with exposure to Provincial Highway 14 » Ample on-site parking and rear loading lane
<b>1351 MAIN STREET</b>  <b>DAUPHIN, MB</b>	Rennie Zegalski 204-985-1368	Unit 4 Unit 5 Unit 6	1,170 1,170 1,170	\$25.00	\$5.00	» Newly built retail shopping centre » Immediate possession » Well-situated on Dauphin's Main Street just across from Walmart and Safeway and next to Co-op Gas Bar » New light-controlled intersection planned for 2024 completion » New Dollar Tree, now open

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Retail LEASE	<b>Retail SALE</b>	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>	BLDG AREA <i>(sq. ft. +/-)</i>	SALE PRICE	TAXES	COMMENTS
<b>20 DE LA SEIGNEURIE BLVD.</b> 	Trevor Clay 204-985-1365  Bryn Oliver 204-985-1379  Luke Paulsen 204-985-1358   	0.93	21,600	\$4,950,000 <b>\$4,550,000</b>	\$77,209.00	» 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
<b>1450 LOGAN AVENUE</b> 	Eric Ott 204-985-1378  Mario Posillipo 204-985-1373   	3,748 sq. ft.	2,130	\$495,000	\$10,318.42	» High-traffic location with direct frontage on Logan Avenue » Directly across from Cantor's at a light-controlled intersection » Roof replacement underway by long-time owner
<b>301 NOTRE DAME AVENUE</b> 	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
<b>584 ST. MARY'S ROAD</b> 	Presley Bordian 204-985-1356  Trevor Clay 204-985-1365    	4,625 sq. ft.	2,016	\$850,000 <b>\$750,000</b>	\$9,875.08	» Fully redeveloped into flexible medical/pharmacy use in 2023 » Well-located at the junction of St. Anne's Road and St. Mary's Road » Well-situated in a densely populated neighbourhood » Easy access to public transportation and numerous retail amenities » On-site parking at rear of building

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ADDRESS	CONTACT	LAND AREA <i>(acres +/-)</i>	BLDG AREA <i>(sq. ft. +/-)</i>	SALE PRICE	TAXES	COMMENTS
<b>545 TELFER STREET S</b> 	Trevor Clay 204-985-1365 Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358 	4,055 sq. ft.	2,437	\$425,000		» Located in Wolseley, just off Portage Avenue » In close proximity to the St. James/Polo Park retail area » Developed office/retail space with full basement » Ideal for owner/occupier » Fully fenced compound area
<b>630 WATT STREET</b> 	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, close to downtown » High traffic, highly visible location » Ample on-site parking » Convenient site access
<b>34-36 MAIN STREET</b> 	Mario Posillipo 204-985-1373 	5,500 sq. ft.	5,019	\$375,000		» Located on Main Street in Winnipeg Beach, MB » Well-known beach front location with a view of Lake Winnipeg » Ample street parking » Opportunity for redevelopment » Residential suite on-site



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<a href="#">Retail LEASE</a>	<a href="#">Retail SALE</a>	<b><a href="#">Office LEASE</a></b>	<a href="#">Office SALE</a>	<a href="#">Industrial LEASE</a>	<a href="#">Industrial SALE</a>	<a href="#">Vacant Land LEASE</a>	<a href="#">Vacant Land SALE</a>	<a href="#">Investment PROPERTIES</a>
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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 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



## 115 BANNATYNE AVENUE



Presley Bordian  
204-985-1356

5th Floor

1,373

\$16.00

\$10.58

- » Available immediately
- » In-place FOB entry system
- » 1 passenger elevator
- » On-site fitness facility and bike storage
- » Ideally located in the East Exchange District in close proximity to Portage & Main



## 1290-1294 BORDER STREET



Bob Antymniuk  
204-985-1364

Main Floor  
Second Floor

1,460-5,710  
3,496

\$12.00  
\$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



## 191 BROADWAY



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

Unit 101  
2nd Floor  
4th Floor  
5th Floor  
7th Floor  
8th Floor  
9th Floor

2,936  
10,356  
7,841  
10,370  
10,360  
10,360  
10,367

\$26.00 - \$28.00

Gross Rent

- » 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















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ADDRESS	CONTACT	UNIT	AREA (sq. ft. +/-)	NET RENT (\$ per sq. ft.)	ADDT'L RENT (\$ per sq. ft.)	COMMENTS
<b>287 BROADWAY</b> 	Presley Bordian 204-985-1356   	2nd Floor 5th Floor	9,268 5,857	\$14.00	\$13.17	<ul style="list-style-type: none"> <li>» Ideally situated on Broadway in close proximity to the RBC Convention Centre, True North Square and The Forks</li> <li>» Underground and surface parking available</li> <li>» Professionally managed building</li> <li>» 2nd floor full floor opportunity ready for tenant fixturing</li> <li>» 5th floor offering built out office space</li> </ul>
<b>LAUNCH CO-WORKING SPACES</b> 	Presley Bordian 204-985-1356  	Various spaces available		\$600-\$4,799/month		<ul style="list-style-type: none"> <li>» Move-in ready</li> <li>» Brand new office space</li> <li>» Various configurations available</li> <li>» Flexible lease terms</li> <li>» On-site cafe, meeting rooms, collaboration spaces are available to members</li> </ul>
<b>585 CENTURY STREET</b> <b>SUBLEASE</b> 	Luke Paulsen 204-985-1358 Presley Bordian 204-985-1356    		9,649	\$14.50	\$8.62	<ul style="list-style-type: none"> <li>» Located in the desirable St. James/Polo Park retail area</li> <li>» Excellent exposure on Century Street with easy access</li> <li>» High-quality office space with existing improvements in-place</li> <li>» 30 exclusive parking stalls available at \$30/month/stall</li> <li>» <b>Headlease expires November 30, 2026</b></li> </ul>
<b>895 CENTURY STREET</b> 	Brett Chartier 204-985-1366 Luke Paulsen 204-985-1358 Trevor Clay 204-985-1365   	895A	2,171	\$15.00	\$3.76	<ul style="list-style-type: none"> <li>» High-exposure location on Century Street</li> <li>» Ample on-site parking</li> <li>» Signage opportunity</li> <li>» Developed office space consists of private offices, staff room, large boardroom, reception area, common washrooms and open work space</li> </ul>

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<b>2020-2030 CORYDON AVE.</b>						
	Presley Bordian 204-985-1356	2020 <b>2020</b>	2,589 <b>1,100</b>	\$28.00 <b>\$32.00</b>	\$10.97 <b>\$10.97</b>	<ul style="list-style-type: none"> <li>» Located in the Tuxedo area, adjacent to Tuxedo Park Shopping Centre and shadow-anchored by Safeway</li> <li>» Ample on-site parking</li> <li>» Signage opportunities available</li> <li>» Excellent exposure on Corydon Avenue</li> <li>» <b>Exterior upgrades underway</b></li> <li>» <b>2020 Corydon - end cap unit with large windows on east side</b></li> </ul>
	Rennie Zegalski 204-985-1368	2030 (Main Flr) 2030 (2nd Flr)	3,944 <u>1,945</u> 5,889	\$26.00-\$28.00	\$10.97	
<b>52 DONALD STREET</b>						
	Trevor Clay 204-985-1365		13,842	\$14.00	TBD	<ul style="list-style-type: none"> <li>» Prominent and high exposure location along Donald Street with direct sight lines to the Midtown Bridge</li> <li>» Unique, architecturally designed building</li> <li>» On-site tenant parking available</li> <li>» Flexibility for multi-tenant occupancy</li> <li>» Well-serviced by Winnipeg Transit</li> </ul>
	Luke Paulsen 204-985-1358					
<b>1791 DUBLIN AVENUE</b>						
	Luke Paulsen 204-985-1358	2nd Floor	1,600	\$14.95	\$6.77	<ul style="list-style-type: none"> <li>» Turn key, built-out office space</li> <li>» Signage opportunity available</li> <li>» Ample on-site parking</li> <li>» Located in close proximity to the amenities of the Polo Park retail node</li> </ul>
<b>EDISON COMMON</b>						
	Presley Bordian 204-985-1356	Unit 398B	588	\$17.00	\$9.70	<ul style="list-style-type: none"> <li>» Newly redeveloped office space with cosmetic upgrades in-place</li> <li>» Located in a redeveloped centre on a high-traffic corner in a densely populated residential area</li> <li>» Building signage opportunity</li> <li>» Ample on-site parking available</li> </ul>





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<b>254 EDMONTON STREET</b> 	Trevor Clay 204-985-1365	Unit 204 Unit 300	900 9,851	\$11.00	\$10.78	<ul style="list-style-type: none"> <li>» Walking distance to Canada Life Centre, True North Square and Cityplace Winnipeg</li> <li>» Adjacent to Graham Avenue Winnipeg Transit Mall serving 20 bus routes</li> <li>» Upcoming building upgrades to include exterior brick re-painting, new canopy, building entrance and elevator lobby renovation, and roof top HVAC units</li> </ul>
<b>WINDSOR PARK SC</b> 	Brett Chartier 204-985-1366 Dawson Groening 204-985-1383	Tenant A	2,027	\$17.00	\$7.41	<ul style="list-style-type: none"> <li>» Professionally managed strip mall</li> <li>» Grocery-anchored shopping centre</li> <li>» Building and pylon sign opportunities</li> <li>» Excellent on-site parking</li> <li>» High-visibility location</li> <li>» Well-situated in a densely populated neighbourhood</li> <li>» <b>Available July 1, 2024</b></li> </ul>
<b>1521 GATEWAY ROAD</b> 	Presley Bordian 204-985-1356 Bryn Oliver 204-985-1379		1,380	\$17.25	\$8.64	<ul style="list-style-type: none"> <li>» High-traffic, high-visibility location on Gateway Road, just north of Chief Peguis Trail</li> <li>» Ample on-site parking</li> <li>» Existing improvements in-place</li> </ul>
<b>200 GRAHAM AVENUE</b> 	Trevor Clay 204-985-1365 Brett Chartier 204-985-1366	Suite 100 Suite 200 Suite 205 Suite 310 Suite 400 Suite 601 Suite 800 Suite 810 Suite 1001 Suite 1010 Suite 1190	2,831 10,115 1,513 6,168 15,886 6,733 10,449 5,424 2,520 2,496 2,665	\$18.00	\$20.25	<ul style="list-style-type: none"> <li>» Class A downtown office building</li> <li>» Direct Winnipeg Skywalk system connection to Winnipeg Square</li> <li>» Underground heated parking</li> <li>» Podium signage available</li> <li>» Developed office space</li> <li>» <b>Suite 1190 available January 1, 2025</b></li> </ul>

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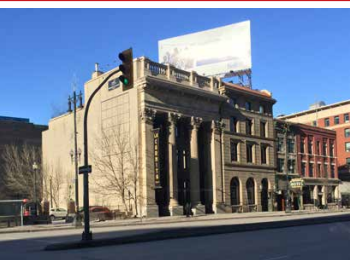
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<b>10 HUTCHINGS STREET</b> <b>SUBLEASE</b> 	Eric Ott 204-985-1378  Dawson Groening 204-985-1383	2nd Floor	5,493	\$9.50	\$4.00	» Strategically located in Inkster Industrial Park » 10, non-electrified parking stalls in fenced compound » <i>Headlease expires April 30, 2027</i>
<b>930 JEFFERSON AVENUE</b> 	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
<b>1020 LORIMER BOULEVARD</b> <b>SUBLEASE</b> 	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
<b>205 LUCAS AVENUE</b> 	Bob Antymniuk 204-985-1364  Dawson Groening 204-985-1383	Unit 122	1,296	\$38.00	TBD	» Located in Five Rivers Business Centre » Brand new state-of-the-art commercial condo in the growing Northwest Quadrant of Winnipeg » Site will service and provide amenities to growing Route 90 and CentrePort Industrial Parks » Ample on-site parking available

# Availability Report, *November 2024*

*click a listing type to navigate*

Retail LEASE	Retail SALE	<b>Office LEASE</b>	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
<b>205 LUCAS AVENUE</b>  <p><b>NEW LISTING</b></p>	Bob Antymniuk 204-985-1364  Dawson Groening 204-985-1383	Unit 104	1,296	\$38.00	TBD	» Located in Five Rivers Business Centre » Brand new state-of-the-art commercial condo in the growing Northwest Quadrant of Winnipeg » Site will service and provide amenities to growing Route 90 and CentrePort Industrial Parks » Ample on-site parking available
<b>230 MAIN STREET</b> <b>SUBLEASE</b> 	Presley Bordian 204-985-1356  Trevor Clay 204-985-1365	Unit 210-212	3,461	\$23.00	Gross Rent	» Fully renovated, move-in ready office space » Significant building upgrades including new elevators, common areas and building systems » Amenities include a main floor cafe, roof top patio and bike storage » On-site security » Located only one block from Portage & Main » <i>Headlease expires September 29, 2026</i>
<b>423 MAIN STREET</b> <b>SUBLEASE/LEASE</b> 	Trevor Clay 204-985-1365  Brett Chartier 204-985-1366	3rd Floor 4th Floor 5th Floor 6th Floor Total	17,358 17,358 17,358 <u>17,358</u> 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 » <i>First 12 Months Basic Rent Free</i> » <i>Headlease expires November 30, 2026</i>
<b>456 MAIN STREET</b> 	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

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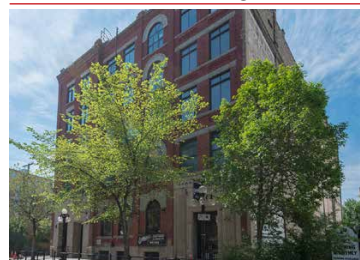
# Availability Report, *November 2024*

click a listing type to navigate

Retail LEASE	Retail SALE	<b>Office LEASE</b>	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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## 112 MARKET AVENUE



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

Lower Level  
Unit 310  
Unit 360 & 370  
Unit 440  
Unit 460  
Unit 470  
5th Floor

5,113  
1,906  
2,380  
1,883  
988  
1,234  
2,108

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

Gross Rent  
\$5.45  
\$5.45  
\$5.45  
\$5.45  
\$5.45  
\$5.45

» Well located in the Exchange District  
» Brick & Beam Heritage Building  
» Modern features with updated HVAC  
» **Unit 440 available March 1, 2025**



## 1450 MOUNTAIN AVENUE



Trevor Clay  
204-985-1365  
Gary Goodman  
204-9997-4831  
Eric Ott  
204-985-1378

Main Floor U1  
2nd Floor  
Total

3,332  
13,260  
16,592

**Below market rent**

» Multiple configurations of offices on two floors  
» Ample on-site parking  
» Strategically located in Inkster Industrial Park  
» Short term leases available



## 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



## 1483 PEMBINA HIGHWAY



Presley Bordian  
204-985-1356

Unit 202

1,392

\$15.00

\$12.17

» High-traffic, highly visible location at the corner of Pembina Highway and Boston Avenue  
» Ample amenities within walking distance  
» On-site parking available  
» Alarmed building with mobile patrol services
















**CLICK TO SEARCH ALL LISTINGS ON OUR WEBSITE**

# Availability Report, *November 2024*

*click a listing type to navigate*

Retail LEASE	Retail SALE	<b>Office LEASE</b>	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
<b>POLARIS PLACE</b> 	Derrick Chartier 204-985-1369 Rennie Zegalski 204-985-1368 Mario Posillipo 204-985-1373  	2nd Floor	1,376 - 4,243 (up to 14,234)	Contact Agent		<ul style="list-style-type: none"> <li>» Strategically located in Northwest Winnipeg near the future Chief Peguis Trail extension</li> <li>» Surrounded by new and existing residential</li> <li>» Light-controlled access</li> <li>» 271 parking stalls on-site</li> <li>» Excellent frontage and visibility from McPhillips Street</li> <li>» Strong traffic counts of over 40,900 vehicles per day</li> </ul>
<b>200 PORTAGE AVENUE</b> 	Trevor Clay 204-985-1365  	4th Floor	8,860	\$20.00	\$14.75	<ul style="list-style-type: none"> <li>» Signature office building at Portage &amp; Main</li> <li>» Direct connection to the underground walkway system</li> <li>» Significant planned interior improvements</li> <li>» Efficient floor layout with elevator lobby exposure</li> <li>» Central courtyard with skylight</li> </ul>
<b>355 PORTAGE AVENUE</b> 	Brett Chartier 204-985-1366 Rennie Zegalski 204-985-1368   	Main Floor 3rd Floor 4th Floor 7th Floor	11,300 32,042 32,440 15,282	\$15.00	\$16.55	<ul style="list-style-type: none"> <li>» High-quality, downtown office building</li> <li>» Open concept, developed office area</li> <li>» Former call centre space</li> <li>» On-site property management</li> <li>» 88 surface parking stalls</li> <li>» On-site 24/7 building security</li> <li>» Main floor can be demised to 3,500, 6,250, or 7,800 sq. ft.</li> </ul>
<b>428 PORTAGE AVENUE</b> 	Brett Chartier 204-985-1366 Dawson Groening 204-985-1383  		420 - 1,659	\$11.00	\$13.53	<ul style="list-style-type: none"> <li>» <b>Net Rent Free for Chiropractor or Massage uses</b></li> <li>» Directly connected to Portage Place for Winnipeg Skywalk system access</li> <li>» Adjacent to major Winnipeg Transit bus stops</li> <li>» Walking distance to entertainment and amenities including Canada Life Centre, True North Square, Millennium Library and Winnipeg Art Gallery</li> <li>» On-site security guard Monday to Saturday</li> </ul>

# Availability Report, *November 2024*

*click a listing type to navigate*

Retail LEASE	Retail SALE	<b>Office LEASE</b>	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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## 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



## 1111 PORTAGE AVENUE



Mario Posillipo  
204-985-1373

Suite 2  
Suite B

2,572  
2,091

\$18.00

\$15.80

- » New office redevelopment with frontage on Portage Avenue
- » On-site parking available
- » Close proximity to the amenities of the Polo Park area
- » Easy access to Winnipeg Transit



## 5105 PORTAGE AVENUE



Bob Antymniuk  
204-985-1364

34.92 acres

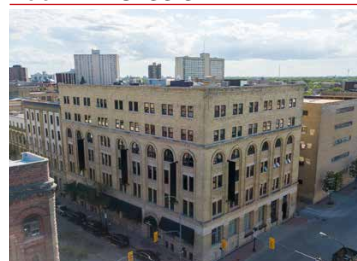
TBN

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



## 100 PRINCESS STREET



Presley Bordian  
204-985-1356

3,612 - 8,058  
(bonus lower level)

\$15.00

Gross Rent

- » Within walking distance to various vibrant downtown amenities
- » Open concept space with updated interior improvements in place
- » Large windows offering excellent frontage along Princess Street and ample natural light
- » Additional amenity space on lower level
- » Rear loading and dock door along Bannatyne Avenue

















# Availability Report, *November 2024*

*click a listing type to navigate*

Retail LEASE	Retail SALE	<b>Office LEASE</b>	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
<b>470 RIVER AVENUE</b>						
	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"> <li>» Join Little Sister Coffee, and Chocoberry Dessert House</li> <li>» Located centrally in the heart of Osborne Village just south of downtown</li> <li>» Easy access to public transportation</li> <li>» <b>Units E &amp; F are conditionally leased</b></li> </ul>
	 					
<b>3605-3623 ROBLIN BLVD.</b>						
	Bob Antymniuk 204-985-1364	3605 3615	1,800 1,553	\$25.00 \$23.00	TBD TBD	<ul style="list-style-type: none"> <li>» High-visibility retail/office space available on Roblin Boulevard</li> <li>» Ample on-site parking</li> <li>» Pylon signage opportunity</li> </ul>
	 					
<b>6 ROSLYN ROAD</b>						
	Presley Bordian 204-985-1356 Rennie Zegalski 204-985-1368	Unit 101	2,709	\$23.00	Gross Rent	<ul style="list-style-type: none"> <li>» Second floor built out office space with large windows offering plenty of natural light</li> <li>» On-site reserved parking available</li> <li>» Steps away from Osborne Village amenities and in close proximity to Downtown Winnipeg</li> <li>» Gross rent is inclusive of common area maintenance, property taxes, and utilities</li> <li>» <b>Available June 1, 2025</b></li> </ul>
	 					
<b>514 ST. MARY AVENUE</b>						
	Presley Bordian 204-985-1356 Rennie Zegalski 204-985-1368		9,313	\$18.00	Semi-Gross Rent	<ul style="list-style-type: none"> <li>» Developed office space offering move-in ready opportunity</li> <li>» Central location with easy access to Portage Avenue, Broadway or Osborne Street</li> <li>» Short lease term negotiable</li> <li>» On-site monthly parking available</li> <li>» Adjacent to the University of Winnipeg</li> <li>» Well-served by public transit</li> </ul>
	 					

# Availability Report, *November 2024*

*click a listing type to navigate*

Retail LEASE	Retail SALE	<b>Office LEASE</b>	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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## 584 ST. MARY'S ROAD



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

2,016

\$25.00

- » Fully redeveloped into flexible medical/pharmacy use in 2023
- » Well-located at the junction of St. Anne's Road and St. Mary's Road
- » Well-situated in a densely populated neighbourhood
- » Easy access to public transportation and numerous retail amenities
- » On-site parking at rear of building



## 1615 ST. MARY'S ROAD



Brett Chartier  
204-985-1366

Unit 200

1,458

\$17.95

\$9.35

- » Developed move-in ready office space
- » Elevator servicing main and second floor
- » Located on a major traffic route
- » Exterior building signage opportunity available
- » Close Proximity to St. Vital Shopping Centre and all St. Vital amenities
- » On-site parking available



## 1400 TAYLOR AVENUE



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

East Side  
West Side  
Total

5,329  
12,810  
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
- » *Square footage subject to final measurement*



## 1780 WELLINGTON AVENUE



Brett Chartier  
204-985-1366  
Rennie Zegalski  
204-985-1368

Suite 200

7,522

Contact Agent

\$14.40

- » Well-developed suburban office space near the airport
- » On-site parking available
- » Signage opportunity
- » In close proximity to the amenities of the Polo Park retail area
- » *Headlease expiry November 30, 2028*



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# Availability Report, *November 2024*

*click a listing type to navigate*

Retail LEASE	Retail SALE	<b>Office LEASE</b>	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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**250 YORK AVENUE**  
**SUBLEASE**



Bob Antymniuk 204-985-1364	2nd Floor	1,960	\$10.00		<ul style="list-style-type: none"> <li>» Comprised of 5 offices, 2 washrooms and receptionist area</li> <li>» Stairwell access only, no elevator</li> <li>» 13,900 vehicles per day on York Avenue (Winnipeg Traffic Flow Map, 2022)</li> </ul>
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**511 ROBINSON AVENUE**



**SELKIRK, MB**














Bob Antymniuk 204-985-1364	Main Floor	2,400 - 14,740	Starting at \$12.00		<ul style="list-style-type: none"> <li>» Office property being redeveloped in Selkirk, MB</li> <li>» Ample on-site parking</li> <li>» Prominent location in a high-traffic, high-visibility location</li> <li>» Located on 3.83 acres</li> </ul>
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# Availability Report, *November 2024*

*click a listing type to navigate*

Retail LEASE	Retail SALE	Office LEASE	<b>Office SALE</b>	Industrial LEASE	Industrial SALE	Vacant Land LEASE	Vacant Land SALE	Investment PROPERTIES
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ADDRESS	CONTACT	LAND AREA <i>(acres +/-)</i>	BLDG AREA <i>(sq. ft. +/-)</i>	SALE PRICE	TAXES	COMMENTS
<b>20 DE LA SEIGNEURIE BLVD.</b> 	Trevor Clay 204-985-1365 Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358  	0.93	21,600	<del>\$4,950,000</del> <b>\$4,550,000</b>	\$77,209.00	<ul style="list-style-type: none"> <li>» High-quality retail warehouse flex building with developed office space</li> <li>» Located near major highways and with excellent exposure on Abinojii Mikanah</li> <li>» Well-situated close to a affluent residential communities and adjacent to new multifamily development</li> <li>» Priced below replacement</li> </ul>
<b>52 DONALD STREET</b> 	Trevor Clay 204-985-1365 Luke Paulsen 204-985-1358   	5,521 sq. ft.	13,842	\$1,950,000	\$40,301.83	<ul style="list-style-type: none"> <li>» Prominent and high exposure location along Donald Street with direct sight lines to the Midtown Bridge</li> <li>» Unique, architecturally designed building</li> <li>» On-site parking for up to 5 vehicles with numerous parking options in close proximity</li> <li>» Flexibility for multi-tenant occupancy</li> <li>» Priced well below replacement cost</li> <li>» Well-served by Winnipeg Transit</li> </ul>
<b>1666 DUBLIN AVENUE</b> 	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"> <li>» User/Investor opportunity</li> <li>» Strategically located in the Polo Park retail node and the St. James industrial area</li> <li>» Ample on-site parking</li> <li>» Occupied until December 2025</li> </ul>
<b>627-629 DUDLEY AVENUE</b> 	Bryn Oliver 204-985-1379 Trevor Clay 204-985-1365 Luke Paulsen 204-985-1358  	10,125 sq. ft.	2,834	\$1,300,000		<ul style="list-style-type: none"> <li>» Fully developed medical/professional space priced well below replacement</li> <li>» On-site parking and street parking</li> <li>» Close proximity to Pembina Highway</li> <li>» Excellent redevelopment and residential density opportunity</li> <li>» Easy access to public transportation</li> </ul>













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# Availability Report, *November 2024*

*click a listing type to navigate*

Retail LEASE	Retail SALE	Office LEASE	<b>Office SALE</b>	Industrial LEASE	Industrial SALE	Vacant Land LEASE	Vacant Land SALE	Investment PROPERTIES
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ADDRESS	CONTACT	LAND AREA <i>(acres +/-)</i>	BLDG AREA <i>(sq. ft. +/-)</i>	SALE PRICE	TAXES	COMMENTS
<b>26 EDMONTON STREET</b> 	Presley Bordian 204-985-1356  Rennie Zegalski 204-985-1368   	6,033 sq. ft.	3,184	\$795,000	\$15,497.99	» Fully-developed space » 1,200 sq. ft. raised lower level with private access to separate rental unit (not included in Building Area total) » Five parking stalls on-site » Owner occupier opportunity in downtown Winnipeg
<b>301 NOTRE DAME AVENUE</b> 	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
<b>584 ST. MARY'S ROAD</b> 	Presley Bordian 204-985-1356  Trevor Clay 204-985-1365    	4,625 sq. ft.	2,016	<del>\$850,000</del> <b>\$750,000</b>	\$9,875.08	» Fully redeveloped into flexible medical/pharmacy use in 2023 » Well-located at the junction of St. Anne's Road and St. Mary's Road » Well-situated in a densely populated neighbourhood » Easy access to public transportation and numerous retail amenities » On-site parking at rear of building
<b>545 TELFER STREET S</b> 	Trevor Clay 204-985-1365  Bryn Oliver 204-985-1379  Luke Paulsen 204-985-1358  	4,055 sq. ft.	2,437	\$425,000		» Located in Wolseley, just off Portage Avenue » In close proximity to the St. James/Polo Park retail area » Developed office/retail space with full basement » Ideal for owner/occupier » Fully fenced compound area

**NEW LISTING**

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# Availability Report, *November 2024*

click a listing type to navigate

Retail LEASE	Retail SALE	Office LEASE	<b>Office SALE</b>	Industrial LEASE	Industrial SALE	Vacant Land LEASE	Vacant Land SALE	Investment PROPERTIES
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ADDRESS	CONTACT	LAND AREA <small>(acres +/-)</small>	BLDG AREA <small>(sq. ft. +/-)</small>	SALE PRICE	TAXES	COMMENTS
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**284 WILLIAM AVENUE**



**NEW LISTING**

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







4,680      \$765,000

- » Fully redeveloped Historic Building in downtown Winnipeg
- » Well-located in the Exchange District directly across from the new Market Lands redevelopment
- » Steps away from RRC Polytech

# Availability Report, *November 2024*

*click a listing type to navigate*

Retail LEASE	Retail SALE	Office LEASE	Office SALE	<b>Industrial LEASE</b>	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
<b>47-73 AIRPORT ROAD</b>  <b>CONDITIONALLY LEASED</b>	Gary Goodman 204-997-4831  Eric Ott 204-985-1378	Units 57-59 Units 71-73	5,000 5,000	\$9.50 \$9.50	\$5.23 \$5.23	» 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
<b>45 BEGHIN AVENUE</b> 	Luke Paulsen 204-985-1358	Unit 6	6,153	\$9.75	\$5.71	» Well located warehouse space in St. Boniface Industrial Park » Dock and grade loading » 21' ceiling height » 6,000 sq. ft. of fenced compound also available for \$500/month » <i>Available January 1, 2025</i>
<b>10 BENTALL STREET</b> 	Trevor Clay 204-985-1365  Luke Paulsen 204-985-1358  Eric Ott 204-985-1378	Build-to-suit	up to 30,000	TBD		» Rectangular, 2.1 acre site with two access points onto Redwood Avenue and Bentall Street » Well-situated in Winnipeg's largest industrial park » Location provides for excellent access to key transportation routes
<b>2091 BROOKSIDE BLVD.</b> 	Peter Kaufmann 204-985-1362  Eric Ott 204-985-1378		21,600 - 45,800	\$10.00	\$4.56	» 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

**CLICK TO SEARCH ALL LISTINGS ON OUR WEBSITE**

# Availability Report, *November 2024*

*click a listing type to navigate*

Retail LEASE	Retail SALE	Office LEASE	Office SALE	<b>Industrial LEASE</b>	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
<b>BROOKSIDE IND. PARK</b>						
	Trevor Clay 204-985-1365 Eric Ott 204-985-1378		7,500 - 45,000	TBD	TBD	<ul style="list-style-type: none"> <li>» Modern new industrial building in CentrePort Canada</li> <li>» Located in the RM of Rosser with no City of Winnipeg business taxes</li> <li>» Dock &amp; grade loading</li> </ul>
	 					
<b>1555 BUFFALO PLACE</b>						
	Derrick Chartier 204-985-1369 Rennie Zegalski 204-985-1368		156,715	Contact Agent	\$3.60	<ul style="list-style-type: none"> <li>» Well-situated in desirable SW Winnipeg and surrounded by various amenities</li> <li>» Close proximity to the Southwest Rapid Transit Line</li> <li>» Fully-developed mezzanine office space</li> <li>» Fully air conditioned, high-ceiling warehouse space with existing racking and heater, covered loading area</li> <li>» 500 Kw diesel generator</li> </ul>
	 					
<b>895 CENTURY STREET</b>						
	Brett Chartier 204-985-1366 Luke Paulsen 204-985-1358 Trevor Clay 204-985-1365	895	31,022	\$7.95	\$3.76	<ul style="list-style-type: none"> <li>» High exposure location on Century Street</li> <li>» Ample on-site parking</li> <li>» Signage opportunity</li> <li>» Developed office space consists of private offices, staff room, large boardroom, reception area, common washrooms and open work space</li> </ul>
	 					
<b>133 DE BAETS STREET</b>						
	Luke Paulsen 204-985-1358		2,080	\$9.95	\$6.56	<ul style="list-style-type: none"> <li>» Well-situated in St. Boniface Industrial Park</li> <li>» Fully renovated flex space</li> <li>» 14' clear ceiling height</li> <li>» 1 grade loading door</li> <li>» <i>Available February 1, 2025</i></li> </ul>
<b>NEW LISTING</b>	 					



# Availability Report, *November 2024*

click a listing type to navigate













Retail LEASE	Retail SALE	Office LEASE	Office SALE	<b>Industrial LEASE</b>	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
<b>976 DUGALD ROAD</b>  <b>NEW LISTING</b>	Gary Goodman 204-997-4831 Eric Ott 204-985-1378	Unit 3	3,000	\$10.95	\$5.00	<ul style="list-style-type: none"> <li>» Conveniently located just west of Lagimodiere Boulevard with quick access to major trucking routes</li> <li>» Grade loading</li> <li>» Compound/parking area available</li> <li>» Building signage opportunity</li> <li>» <i>Available immediately</i></li> </ul>
<b>2049 DUGALD ROAD</b> 	Peter Kaufmann 204-985-1362 Eric Ott 204-985-1378	Build-to-Suit	up to 25,000	TBD	TBD	<ul style="list-style-type: none"> <li>» 15,000 to 25,000 sq. ft. with 1.5 acre yard (+/-)</li> <li>» Prime location with Dugald Road exposure</li> <li>» Location provides for excellent access to key transportation routes</li> <li>» Landlord will work with potential tenant to provide custom designed facility to meet specific requirements</li> </ul>
<b>67 FARMERS ROW</b> 	Luke Paulsen 204-985-1358 Gary Goodman 204-997-4831		2,750 - 11,000	\$15.95	\$4.00	<ul style="list-style-type: none"> <li>» New-build industrial space in Plessis Business Centre</li> <li>» 14'x16' grade doors</li> <li>» 20' clear ceilings</li> <li>» In close proximity to St. Boniface Industrial Park and the Symington Rail Yard</li> </ul>
<b>40-80 FURNITURE PARK</b> 	Trevor Clay 204-985-1365 Gary Goodman 204-997-4831 Eric Ott 204-985-1378	40 Furniture 60 Furniture 80 Furniture	33,600 153,760 131,603	\$9.50 \$9.50 \$9.50	\$4.00 \$4.00 \$4.00	<ul style="list-style-type: none"> <li>» Two points of gated access to park</li> <li>» Developed green-space within park</li> <li>» Built-out office and warehouse space available</li> <li>» Dock and grade loading</li> <li>» Ample on-site parking</li> <li>» Easy access to major transportation routes</li> </ul>

# Availability Report, *November 2024*

click a listing type to navigate





Retail LEASE	Retail SALE	Office LEASE	Office SALE	<b>Industrial LEASE</b>	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
<b>219 GUNN ROAD</b>  <span style="background-color: red; color: white; padding: 2px;">NEW LISTING</span>	Derrick Chartier 204-985-1369 Brett Chartier 204-985-1366  		1,717 - 7,975	\$14.00	\$4.00	» Free standing industrial building in the RM of Springfield » 2 grade loading doors » Zoned M2 Industrial » 16-18 ft. ceilings » Developed office space on Main and Second Floor » 1.66 acres (+/-) of compound space » <i>Available January 1, 2025</i>
<b>120 HAARSMA STREET</b> 	Trevor Clay 204-985-1365 Luke Paulsen 204-985-1358 Eric Ott 204-985-1378  		5,284	\$14.95	\$4.22	» Newly built flex space in Bird's Hill Industrial Area » Easy access to Provincial Trunk Hwy 59/ Lagimodière Boulevard » Fully developed office space » <i>1 month base rent free (on approved transactions with minimum three-year term)</i>
<b>907 KAPELUS DRIVE</b> 	Dawson Groening 204-985-1383 Eric Ott 204-985-1378  	Unit 2 Unit 3	2,500 2,462	\$14.00	\$4.24	» Newly built warehouse space with one developed office, washroom and mezzanine » Dock and grade loading » Easy access to Perimeter Highway » Option to combine units » No City of Winnipeg business tax
<b>630 KERNAGHAN AVENUE</b>  <span style="background-color: red; color: white; padding: 2px;">CONDITIONALLY LEASED</span>	Trevor Clay 204-985-1365 Gary Goodman 204-997-4831 Eric Ott 204-985-1378  		19,853	\$9.25	\$4.00	» High-quality warehouse space available in northeast Winnipeg » Dock and grade loading » 24' ceiling height » 500 sq. ft. of office space » Additional compound space available » <i>Available June 1, 2024</i>

# Availability Report, *November 2024*

*click a listing type to navigate*

Retail LEASE	Retail SALE	Office LEASE	Office SALE	<b>Industrial LEASE</b>	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
<b>1500 KING EDWARD STREET</b> <b>SUBLEASE</b>  <b>CONDITIONALLY LEASED</b>	Gary Goodman 204-997-4831  Eric Ott 204-985-1378	Unit 4	16,000	Market	\$3.00	<ul style="list-style-type: none"> <li>» Back warehouse unit with compound space available at below market rents</li> <li>» Grade loading</li> <li>» Excellent exposure on King Edward Street</li> <li>» Close proximity to the airport</li> <li>» 14' ceilings</li> <li>» <i>Headlease expiry September 30, 2027</i></li> </ul>
<b>1450 MOUNTAIN AVENUE</b> 	Trevor Clay 204-985-1365  Gary Goodman 204-9997-4831  Eric Ott 204-985-1378	Main Floor U1 2nd Floor Total	3,332 13,260 16,592	<i>Below market rent</i>		<ul style="list-style-type: none"> <li>» Multiple configurations of offices on two floors</li> <li>» Ample on-site parking</li> <li>» Strategically located in Inkster Industrial Park</li> <li>» Short term leases available</li> </ul>
<b>1500 NOTRE DAME AVENUE</b> 	Luke Paulsen 204-985-1358  Gary Goodman 204-997-4831		28,067	\$7.25	\$5.67	<ul style="list-style-type: none"> <li>» Extremely well located, with excellent visibility on the high traffic intersection of Notre Dame Avenue and Dublin Avenue</li> <li>» Fully fenced and secured compound area</li> <li>» In close proximity to major trucking routes</li> <li>» Fully built-out office space in place and ample parking on-site</li> </ul>
<b>5105 PORTAGE AVENUE</b> 	Bob Antymniuk 204-985-1364		34.92 acres	TBN	TBD	<ul style="list-style-type: none"> <li>» Multi-use development opportunity in Headingly, MB</li> <li>» Join A&amp;W and Rogers Communications</li> <li>» Located at a light-controlled intersection</li> <li>» Uses include retail, hospitality, office, medical, automotive, restaurant, residential, warehouse and more</li> </ul>

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# Availability Report, *November 2024*

click a listing type to navigate

Retail LEASE	Retail SALE	Office LEASE	Office SALE	<b>Industrial LEASE</b>	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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## 3010 RED FIFE ROAD



Trevor Clay  
204-985-1365  
Gary Goodman  
204-997-4831  
Eric Ott  
204-985-1378



10,493

\$14.95

\$3.65

- » Market-leading competitive operating costs with MB Hydro cost estimated at \$0.51-\$0.79 per sq. ft.
- » No City of Winnipeg Business Tax
- » Concrete construction and high R values
- » Excellent access to/from CentrePort Canada Way
- » Paved roadway to allow for heavy truck traffic
- » **Building has acquired an Efficiency Manitoba Certificate of Energy Efficiency**

## 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

## 1457 ST. JAMES STREET



Gary Goodman  
204-997-4831



7,597

\$7.75  
(to Dec. 31, 2025)

\$8.25  
(Jan. 1, 2026-  
Dec. 30, 2030)

\$5.13

- » Warehouse space available in the St. James area
- » 1 dock level door and 1 dock height door ramped to grade level
- » 16' clear ceiling height

## 1491 ST. JAMES STREET



Gary Goodman  
204-997-4831



15,000

\$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



# Availability Report, *November 2024*

click a listing type to navigate











Retail LEASE	Retail SALE	Office LEASE	Office SALE	<b>Industrial LEASE</b>	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
<b>1036 WAVERLEY STREET</b> 	Trevor Clay 204-985-1365 Eric Ott 204-985-1378	Unit 2	11,250	\$12.50	\$2.86	<ul style="list-style-type: none"> <li>» Frontage with exposure on Waverley Street for wholesale users</li> <li>» Existing office build-out with 6 private offices, open office area, boardroom, kitchen, etc.</li> <li>» 0.5 acres of fenced compound space included</li> <li>» 16' 6" clear ceiling height</li> </ul>
<b>511 MERCY STREET</b> 	Gary Goodman 204-997-4831 Eric Ott 204-985-1378	Unit 2 Unit 3	21,090 3,280	\$12.00 \$8.00	\$3.00 \$3.00	<ul style="list-style-type: none"> <li>» Tenant relocating to larger premises January 1, 2025</li> <li>» Loading: Unit 2 - Dock &amp; Grade, Unit 3 - Grade</li> <li>» Clear Ceiling Height: Unit 2 - 21', Unit 3 - 26'4"</li> <li>» Large 20 x 16' overhead door</li> <li>» Compound on excess land can be fenced and graveled to suit</li> <li>» <b>Unit 2 available January 1, 2025</b></li> <li>» <b>Unit 3 available immediately</b></li> </ul>
<b>605 MERCY STREET</b> 	Gary Goodman 204-997-4831 Eric Ott 204-985-1378		22,110 <u>9,420</u> 31,530	Market Rent		<ul style="list-style-type: none"> <li>» Shell warehouse space, ideal for warehousing or shop</li> <li>» Excess land can be leased for compound space, or together with neighbouring warehouse</li> <li>» Compound can be fenced and graveled to suit</li> <li>» Heavy power multi-tenant building</li> </ul>

# Availability Report, *November 2024*

*click a listing type to navigate*













Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	<b>Industrial SALE</b>	Vacant Land LEASE	Vacant Land SALE	Investment PROPERTIES
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ADDRESS	CONTACT	LAND AREA <i>(acres +/-)</i>	BLDG AREA <i>(sq. ft. +/-)</i>	SALE PRICE	TAXES	COMMENTS
<b>20 DE LA SEIGNEURIE BLVD.</b> 	Trevor Clay 204-985-1365 Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358  	0.93	21,600	\$4,950,000 <b>\$4,550,000</b>	\$77,209.00	» 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
<b>1666 DUBLIN AVENUE</b> 	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
<b>740 DUFFERIN AVENUE</b>  <div style="background-color: red; color: white; padding: 2px; font-weight: bold;">NEW LISTING</div>	Trevor Clay 204-985-1365 Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358 	36,823 sq. ft.	42,092	\$1,750,000		» Multi-tenant, mixed-use property » Centrally located in north Winnipeg in close proximity to downtown » Next to the CPR Winnipeg Yards » Zoned M1 Manufacturing-Light » Dock level loading
<b>533 HENRY AVENUE</b>  <div style="background-color: red; color: white; padding: 2px; font-weight: bold;">NEW LISTING</div>	Trevor Clay 204-985-1365 Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358 	16,341 sq. ft.	26,850	\$1,225,000		» 2-storey multi-tenant warehouse with full-height basement » Centrally located in north Winnipeg in close proximity to downtown » Dock loading » 16 on-site parking stalls » Freight elevator

# Availability Report, *November 2024*

*click a listing type to navigate*

Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	<b>Industrial SALE</b>	Vacant Land LEASE	Vacant Land SALE	Investment PROPERTIES
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ADDRESS	CONTACT	LAND AREA <i>(acres +/-)</i>	BLDG AREA <i>(sq. ft. +/-)</i>	SALE PRICE	TAXES	COMMENTS
<b>324 LIZZIE STREET</b> 	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
<b>301 NOTRE DAME AVENUE</b> 	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
<b>760 PANDORA AVENUE E</b> 	Bryn Oliver 204-985-1379  Luke Paulsen 204-985-1358  Gary Goodman 204-997-4831   	9.5	98,804	\$13,250,000		» Distribution/manufacturing facility in east Winnipeg » Direct access to major transportation routes including the Perimeter Highway and the TransCanada Highway » Grade loading » Heavy power
<b>196 PAQUIN ROAD</b> 	Gary Goodman 204-997-4831  Eric Ott 204-985-1378   	1.4	10,760	\$1,995,000	\$37,323.28	» Warehouse/manufacturing property in the St. Boniface Industrial Park » Ceiling heights range from 19' - 60' » Dock & grade loading » Built in 1989

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# Availability Report, *November 2024*

*click a listing type to navigate*

Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	<b>Industrial SALE</b>	Vacant Land LEASE	Vacant Land SALE	Investment PROPERTIES
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ADDRESS	CONTACT	LAND AREA <i>(acres +/-)</i>	BLDG AREA <i>(sq. ft. +/-)</i>	SALE PRICE	TAXES	COMMENTS
<b>1200 SHERWIN ROAD</b> 	Eric Ott 204-985-1378 Mario Posillipo 204-985-1373 		2,206	\$485,000	\$7,760.91	» Industrial condo for sale in Sherwin Park » New HVAC and built-out offices » Dock loading » Zoned M2 - Manufacturing General » Professionally managed » Existing office build-out is move-in ready
<b>545 TELFER STREET S</b> 	Trevor Clay 204-985-1365 Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358 	4,055 sq. ft.	2,437	\$425,000		» Located in Wolseley, just off Portage Avenue » In close proximity to the St. James/Polo Park retail area » Developed office/retail space with full basement » Ideal for owner/occupier » Fully fenced compound area
<b>321 MAIN STREET</b>  MORRIS, MB	Dawson Groening 204-985-1383 Rennie Zegalski 204-985-1368  		4,000 (add'l 4,500 sq. ft. fenced compound)	\$290,000		» Built in 1997 » Gated, outdoor storage area also available » Ideal low-cost storage space with front office build-out » 16' clear ceiling height » 2 grade level loading doors » Floor heat in warehouse
<b>152 SERVICE ROAD</b>  TREHERNE, MB	Bob Antymniuk 204-985-1364  	1.40	5,600	\$1,100,000 <b>\$795,000</b>		» 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)

**CLICK TO SEARCH ALL LISTINGS ON OUR WEBSITE**



# Availability Report, *November 2024*

*click a listing type to navigate*

Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	<b>Industrial SALE</b>	Vacant Land LEASE	Vacant Land SALE	Investment PROPERTIES
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ADDRESS	CONTACT	LAND AREA <i>(acres +/-)</i>	BLDG AREA <i>(sq. ft. +/-)</i>	SALE PRICE	TAXES	COMMENTS
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## 5105 PORTAGE AVENUE



Bob Antymniuk  
204-985-1364

34.92

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



Rennie Zegalski  
204-985-1368

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



## 93 POPLAR BLUFF



Eric Ott  
204-985-1378

5.12

5,400

\$1,200,000

\$3,880.06












- » Located in Portage la Prairie, immediately adjacent to Simplot, Roquette, Enns Brothers, Catapult Environmental and more
- » 16' overhead doors
- » Zoned MP - Industrial
- » 18' ceilings
- » New construction, nearly complete



# Availability Report, *November 2024*

click a listing type to navigate

Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	<b>Vacant Land LEASE</b>	Vacant Land SALE	Investment PROPERTIES
--------------	-------------	--------------	-------------	------------------	-----------------	--------------------------	------------------	-----------------------

ADDRESS	CONTACT	LAND AREA (acres +/-)	ZONING	NET RENT (\$ per sq. ft.)	ADDT'L RENT (\$ per sq. ft.)	COMMENTS
<b>23 SOUTH LANDING DRIVE</b> 	Gary Goodman 204-997-4831   	1.37	ML Light Industrial	TBD (build-to-suit, based on tenant specs)	\$4.95	<ul style="list-style-type: none"> <li>» Build-to-suit opportunity in a new, southwest Winnipeg industrial park</li> <li>» Excellent visibility and access from McGillivray Blvd.</li> <li>» Close proximity to the amenities of Kenaston Boulevard and McGillivray Boulevard</li> <li>» Paved roadways to allow for heavy truck traffic</li> </ul>
<b>910 WALL STREET</b> 	Bryn Oliver 204-985-1379  Luke Paulsen 204-985-1358  Presley Bordian 204-985-1356   	0.76		Contact Agent		<ul style="list-style-type: none"> <li>» Land lease/build-to-suit opportunity</li> <li>» Frontage on Wall Street</li> <li>» Just south of Ellice Avenue</li> <li>» In close proximity to the amenities of the Polo Park area</li> </ul>
<b>1474 WALL STREET</b> 	Peter Kaufmann 204-985-1362  Eric Ott 204-985-1378   	0.92 (40,091 sq. ft.)	M2	\$5,000/month <b>\$4,000/month</b>		<ul style="list-style-type: none"> <li>» Sea Cans available for additional on site storage</li> <li>» Fencing available for private compound on long term lease</li> <li>» Strategically located near Wall Street &amp; Notre Dame Avenue, with quick access to the airport</li> </ul>
<b>605 MERCY STREET</b> 	Gary Goodman 204-997-4831  Eric Ott 204-985-1378  	4.0	M1	Market Rent		<ul style="list-style-type: none"> <li>» Excess land can be leased for compound space, or together with neighbouring warehouse</li> <li>» Rates TBN for new standalone build-to-suit</li> <li>» Compound can be fenced and graveled to suit</li> </ul>

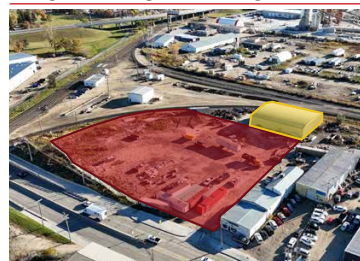
# Availability Report, *November 2024*

*click a listing type to navigate*

Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	<b>Vacant Land SALE</b>	Investment PROPERTIES
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ADDRESS	CONTACT	LAND AREA <i>(acres +/-)</i>	ZONING	SALE PRICE	TAXES	COMMENTS
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## 14 & 22 ARCHIBALD STREET



Derrick Chartier  
204-985-1369

14 Archibald  
1.12 acres

M3

\$1,111,500  
(\$650,000/acre)

\$13,541.25

- » Properties are being sold together
- » Frontage on Archibald Street
- » Easy access to major transportation routes
- » In close proximity to downtown

Brett Chartier  
204-985-1366

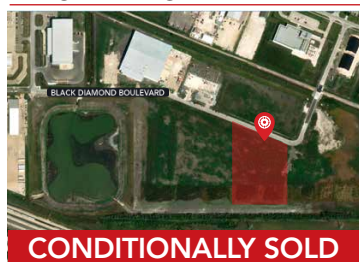
22 Archibald  
0.59 acres

Total

1.71 acres



## BLACK DIAMOND



Trevor Clay  
204-985-1365

6.9

M3

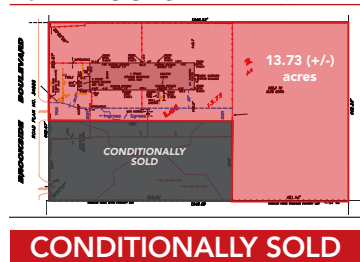
\$2,250,000  
(\$326,000/acre)

- » Industrial development opportunity in St. Boniface Industrial Park
- » 485.9' of frontage on Black Diamond Boulevard
- » Zoned M3 - Manufacturing Heavy

Eric Ott  
204-985-1378



## 2091 BROOKSIDE BLVD.



Peter Kaufmann  
204-985-1362

13.73

\$9,400,000

- » 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

Eric Ott  
204-985-1378



## CLARENCE & HAMELIN



Trevor Clay  
204-985-1365

7.66

M2

\$5,170,000  
(\$675,000/acre)

- » 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



# Availability Report, *November 2024*

*click a listing type to navigate*

Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	<b>Vacant Land SALE</b>	Investment PROPERTIES
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ADDRESS	CONTACT	LAND AREA <small>(acres +/-)</small>	ZONING	SALE PRICE	TAXES	COMMENTS
<b>DE BAETS INDUSTRIAL LAND</b>  <p><b>CONDITIONALLY SOLD</b></p>	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
<b>916 FAIRMONT ROAD</b> 	Bob Antymniuk 204-985-1364	12.33	A	\$1,600,000	TBD	» Borders Fairmont Road, Wilkes Avenue and Ridgewood South » Qualico proposed 800 acres development to the west » Existing single family residential to the north » City of Winnipeg Parks & Rec. complex directly to the east
<b>881-893 MAIN STREET</b> 	Brett Chartier 204-985-1366	0.45	C2	\$610,000 <b>\$450,000</b>	\$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)
<b>1778/1790 MCGILLIVRAY BLVD.</b>  <p><b>CONDITIONALLY SOLD</b></p>	Presley Bordian 204-985-1356  Trevor Clay 204-985-1365	3.57	M2	Contact Agent	\$2,552.95	» Located in the highly desirable southwest Winnipeg area » Large scale, rate infill opportunity on a major thoroughfare » High-demand residential and commercial area » Services available at the property line » Well-served by Winnipeg Transit » 300' feet of frontage on McGillivray Blvd.













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# Availability Report, *November 2024*

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Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	<b>Vacant Land SALE</b>	Investment PROPERTIES
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ADDRESS	CONTACT	LAND AREA <i>(acres +/-)</i>	ZONING	SALE PRICE	TAXES	COMMENTS
<b>50 NICOLAS AVENUE</b> 	Peter Kaufmann 204-985-1362  Eric Ott 204-985-1378   	12.93	M3	\$4,225,000 (\$325,000/acre)	\$32,142.22	<ul style="list-style-type: none"> <li>» Quick access to Route 59 from Marion Street</li> <li>» Zoning and location ideal for heavy industrial users</li> <li>» Four separate Hydro meters installed; 3 Phase power available</li> <li>» 4,000 sq. ft. building on 2.7 acres (+/-) leased to long-term tenant for rental income</li> </ul>
<b>221 PANET ROAD</b> 	Peter Kaufmann 204-985-1362  Eric Ott 204-985-1378   	15.37	M3	\$6,000,000 <b>\$5,225,800</b>	\$11,843.62	<ul style="list-style-type: none"> <li>» Gravelled industrial land just off Lagimodière Blvd. and Dugald Rd.</li> <li>» Ideal for warehousing, manufacturing or trucking uses</li> <li>» Located near the amenities of the Regent &amp; Lagimodière retail node</li> <li>» Bounded by roads on all four sides</li> </ul>
<b>4100 PORTAGE AVENUE</b> 	Bob Antymniuk 204-985-1364   	Parcel G 9.4  Parcels H&J 2.15	CH - Highway Commercial	\$325,000/acre		<ul style="list-style-type: none"> <li>» Well-located in Headingley</li> <li>» Direct access and egress to and from Camp Manitou Road</li> <li>» Future frontage road south of Portage Avenue will provide direct access and egress to Parcels H &amp; J</li> </ul>
<b>364-386 SHERBROOK STREET</b> 	Trevor Clay 204-985-1365  Bryn Oliver 204-985-1379  Luke Paulsen 204-985-1358   	0.67	RMF-M	Expression of Interest		<ul style="list-style-type: none"> <li>» High-density multifamily development site located near downtown Winnipeg, the University of Winnipeg and the Health Sciences Centre</li> <li>» Located directly on a major transit route and one block from Portage Avenue</li> <li>» Sites could be considered for the City of Winnipeg's Residential Density Bonus Pilot Program for Affordable Housing</li> </ul>













**CONDITIONALLY SOLD**

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# Availability Report, *November 2024*

*click a listing type to navigate*

Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	<b>Vacant Land SALE</b>	Investment PROPERTIES
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ADDRESS	CONTACT	LAND AREA <i>(acres +/-)</i>	ZONING	SALE PRICE	TAXES	COMMENTS
<b>23 SOUTH LANDING DRIVE</b> 	Gary Goodman 204-997-4831   	1.37	ML Light Industrial	\$664,450 (\$485,000/acre)	\$7,015.36	<ul style="list-style-type: none"> <li>» Serviced lot available in southwest Winnipeg's newest business park</li> <li>» Excellent visibility and access from McGillivray Blvd.</li> <li>» Located in the RM of MacDonald with no business tax</li> <li>» Close proximity to the amenities of Kenaston Boulevard and McGillivray Boulevard</li> <li>» Paved roadways to allow for heavy truck traffic</li> </ul>
<b>1447 ST. ANNE'S ROAD</b> 	Peter Kaufmann 204-985-1362  Eric Ott 204-985-1378   	9.0	C3-Commercial	\$5,300,000	TBD	<ul style="list-style-type: none"> <li>» Commercial redevelopment land</li> <li>» Frontage on St. Anne's Road with exposure to the South Perimeter Hwy.</li> <li>» Rezoning to C3 underway</li> </ul>
<b>1924 ST. ANNE'S ROAD</b> 	Peter Kaufmann 204-985-1362  Eric Ott 204-985-1378   	102.76	RR5-Rural Res.	\$60,000/acre	TBD	<ul style="list-style-type: none"> <li>» Residential redevelopment land</li> <li>» Frontage on St. Anne's Road</li> <li>» Subdivision underway</li> </ul>
<b>ST. FRANCOIS XAVIER, MB</b> 	Bob Antymniuk 204-985-1364   	81.16	RS & RV	\$25,000/acre	\$1,289.40	<ul style="list-style-type: none"> <li>» Prime development land</li> <li>» Less than 1km from the Trans Canada Highway</li> <li>» Land is included in the St. Francois Xavier 'settlement centre' policy area</li> <li>» RM is open to receiving applications for re-zoning</li> </ul>

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# Availability Report, *November 2024*

*click a listing type to navigate*

Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	<b>Vacant Land SALE</b>	Investment PROPERTIES
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ADDRESS	CONTACT	LAND AREA <i>(acres +/-)</i>	ZONING	SALE PRICE	TAXES	COMMENTS
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## HEADINGLEY, MB



Bob Antymniuk  
204-985-1364

427

RU

\$9,000/acre

- » Prime development land
- » Located just west of the Perimeter Highway north of Saskatchewan Avenue
- » In the vicinity of the CentrePort Canada Way Extension



## 9079 PTH 100



Rennie Zegalski  
204-985-1368

68.0

AG

\$3,400,000

\$4,032.52

- » 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

- » 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.



## 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



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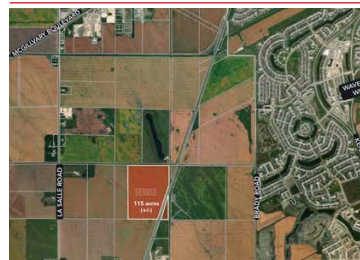
# Availability Report, *November 2024*

click a listing type to navigate

Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	<b>Vacant Land SALE</b>	Investment PROPERTIES
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ADDRESS	CONTACT	LAND AREA <i>(acres +/-)</i>	ZONING	SALE PRICE	TAXES	COMMENTS
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## 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



## WEDGEWOOD & AUTUMNWOOD



GIMLI, MB

Bob Antymniuk  
204-985-1364

2.08

RM

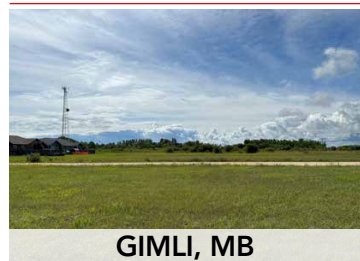
\$550,000

\$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



## SE WEDGEWOOD PLACE



GIMLI, MB

Bob Antymniuk  
204-985-1364

1.66

R1

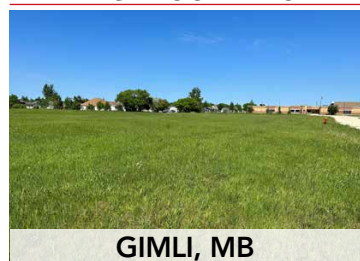
\$430,000

\$160.39

- » 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



## NE WEDGEWOOD PLACE



GIMLI, MB

Bob Antymniuk  
204-985-1364

1.83

R1

\$475,000

\$177.40

- » 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



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Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	<b>Vacant Land SALE</b>	Investment PROPERTIES
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ADDRESS	CONTACT	LAND AREA <small>(acres +/-)</small>	ZONING	SALE PRICE	TAXES	COMMENTS
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## 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

STE. AGATHE, MB



## 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












STE. AGATHE, MB



# Availability Report, *November 2024*

click a listing type to navigate



<a href="#">Retail LEASE</a>	<a href="#">Retail SALE</a>	<a href="#">Office LEASE</a>	<a href="#">Office SALE</a>	<a href="#">Industrial LEASE</a>	<a href="#">Industrial SALE</a>	<a href="#">Vacant Land LEASE</a>	<a href="#">Vacant Land SALE</a>	<b>Investment PROPERTIES</b>
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ADDRESS	CONTACT	LAND AREA <small>(acres +/-)</small>	BLDG AREA <small>(sq. ft. +/-)</small>	SALE PRICE	TAXES	COMMENTS
<b>70 BEGHIN AVENUE</b>  <b>CONDITIONALLY SOLD</b>	Peter Kaufmann 204-985-1362  Eric Ott 204-985-1378   	5.4	54,926	\$8,513,530	\$102,982.30	<ul style="list-style-type: none"> <li>» High-quality industrial investment property with excess developable land</li> <li>» Low site coverage ratio</li> <li>» Stable tenant that has been operating continuously at the site since the 1990's</li> <li>» The excess land is the final vacant parcel of industrial land in Phase 1 of St. Boniface Industrial Park</li> </ul>
<b>891-895 CENTURY STREET</b> 	Brett Chartier 204-985-1366  Luke Paulsen 204-985-1358  Trevor Clay 204-985-1365   	2.25	51,841	\$6,500,000		<ul style="list-style-type: none"> <li>» Premium visibility and access off Century Street</li> <li>» Strategically located in St. James Industrial Park</li> <li>» 77 on-site parking stalls</li> <li>» Strong traffic counts averaging 23,400 vehicles/day</li> <li>» In close proximity to the Polo Park retail node and the Richardson Airport</li> </ul>
<b>1666 DUBLIN AVENUE</b> 	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"> <li>» User/Investor opportunity</li> <li>» Strategically located in the Polo Park retail node and the St. James industrial area</li> <li>» Ample on-site parking</li> <li>» Occupied until December 2025</li> </ul>
<b>740 DUFFERIN AVENUE</b>  <b>NEW LISTING</b>	Trevor Clay 204-985-1365  Bryn Oliver 204-985-1379  Luke Paulsen 204-985-1358  	36,823 sq. ft.	42,092	\$1,750,000		<ul style="list-style-type: none"> <li>» Multi-tenant, mixed-use property</li> <li>» Centrally located in north Winnipeg in close proximity to downtown</li> <li>» Next to the CPR Winnipeg Yards</li> <li>» Zoned M1 Manufacturing-Light</li> <li>» Dock level loading</li> </ul>

# Availability Report, *November 2024*

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<b>Retail LEASE</b>	<b>Retail SALE</b>	<b>Office LEASE</b>	<b>Office SALE</b>	<b>Industrial LEASE</b>	<b>Industrial SALE</b>	<b>Vacant Land LEASE</b>	<b>Vacant Land SALE</b>	<b>Investment PROPERTIES</b>
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ADDRESS	CONTACT	LAND AREA <i>(acres +/-)</i>	BLDG AREA <i>(sq. ft. +/-)</i>	SALE PRICE	TAXES	COMMENTS
<b>25 DUNLOP AVENUE</b>  <b>UNCONDITIONALLY SOLD</b>	Trevor Clay 204-985-1365 Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358  	2.29	38,980	\$4,850,000		<ul style="list-style-type: none"> <li>» Single-tenant industrial investment opportunity</li> <li>» High-quality tenant profile</li> <li>» Significant investment in tenant improvements</li> <li>» Available well below replacement cost</li> <li>» Well located asset within Inkster Industrial Park</li> <li>» Grade level loading</li> <li>» 61 parking stalls on-site</li> </ul>
<b>1081-1089 ELLICE AVENUE</b>  <b>SOLD</b>	Trevor Clay 204-985-1365 Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358 	1.92	18,667	Contact Agent		<ul style="list-style-type: none"> <li>» Well-located near the St. James retail node, along major traffic arteries</li> <li>» Opportunity offers multiple access points at light-controlled intersections</li> <li>» 3 high-quality tenants in place</li> <li>» Ample on-site parking</li> <li>» Two buildings are of newer construction while the third was fully renovated in 2009</li> </ul>
<b>533 HENRY AVENUE</b>  <b>NEW LISTING</b>	Trevor Clay 204-985-1365 Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358 	16,341 sq. ft.	26,850	\$1,225,000		<ul style="list-style-type: none"> <li>» 2-storey multi-tenant warehouse with full-height basement</li> <li>» Centrally located in north Winnipeg in close proximity to downtown</li> <li>» Dock loading</li> <li>» 16 on-site parking stalls</li> <li>» Freight elevator</li> </ul>
<b>2110 MAIN STREET</b> 	Bryn Oliver 204-985-1379 Trevor Clay 204-985-1365 Luke Paulsen 204-985-1358  	1.6	20,983	\$3,675,000		<ul style="list-style-type: none"> <li>» Medical/professional centre well-located in the West Kildonan neighbourhood with excellent exposure on Main Street</li> <li>» Stable rent roll with a high-quality, service-based tenant roster</li> <li>» Priced below replacement cost</li> <li>» Low site coverage ratio, with excellent parking and access</li> </ul>

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Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	Vacant Land SALE	<b>Investment PROPERTIES</b>
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ADDRESS	CONTACT	LAND AREA <i>(acres +/-)</i>	BLDG AREA <i>(sq. ft. +/-)</i>	SALE PRICE	TAXES	COMMENTS
<b>1871 MAIN STREET</b> 	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
<b>365 OSBORNE STREET</b> 	Bryn Oliver 204-985-1379 Trevor Clay 204-985-1365 Luke Paulsen 204-985-1358  	4.21	75,986	\$15,500,000		» Fully occupied, 2-storey building » Well-located in South Osborne » Institutional quality » Redevelopment potential » Close proximity to the Southbound Blue Rapid Transit Line and to downtown Winnipeg
<b>404 QU'APPELLE AVENUE</b> 	Luke Paulsen 204-985-1358 Trevor Clay 204-985-1365 Bryn Oliver 204-985-1379  	6,038 sq. ft.	28 suites	\$2,000,000 <b>\$1,895,000</b>		» Substantial building renovations in 2004 including new electrical, plumbing, roof, boiler, windows and full unit renovations » Centrally-located property within an established residential community » In close proximity to the University of Winnipeg and the various amenities of downtown
<b>211 REGENT AVENUE W</b> 	Mario Posillipo 204-985-1373 Rennie Zegalski 204-985-1368  	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 » 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











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Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	Vacant Land SALE	<b>Investment PROPERTIES</b>
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ADDRESS	CONTACT	LAND AREA <i>(acres +/-)</i>	BLDG AREA <i>(sq. ft. +/-)</i>	SALE PRICE	TAXES	COMMENTS
<b>470 RIVER AVENUE</b> 	Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358 Trevor Clay 204-985-1365  	4,964 sq. ft.	5,595			<ul style="list-style-type: none"> <li>» Strategically located in vibrant Osborne Village</li> <li>» Adjacent to Safeway, Shoppers Drug Mart, and Manitoba Liquor Mart.</li> <li>» High levels of foot traffic and vehicle traffic</li> <li>» Easy access to public transportation</li> </ul>
<b>1002 SELKIRK AVENUE</b>  <p><b>CONDITIONALLY SOLD</b></p>	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		<ul style="list-style-type: none"> <li>» Major capital improvements over the past 20 years</li> <li>» 7 surface parking stalls</li> <li>» Spacious one-bedroom suites</li> </ul>
<b>QUICK SERVICE RETAIL PORTFOLIO</b> 	Bryn Oliver 204-985-1379 Trevor Clay 204-985-1365 Luke Paulsen 204-985-1358 	0.75	6,300	Contact Agent		<ul style="list-style-type: none"> <li>» Three, fully occupied quick service retail buildings</li> <li>» Each asset is well-located in a strong neighbourhood and provides essential service retail within a captive and mature trade area</li> <li>» Tenant has recently renewed their lease at each site, showing continued commitment to these locations.</li> </ul>
<b>545 TELFER STREET S</b>  <p><b>NEW LISTING</b></p>	Trevor Clay 204-985-1365 Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358 	4,055 sq. ft.	2,437	\$425,000		<ul style="list-style-type: none"> <li>» Located in Wolseley, just off Portage Avenue</li> <li>» In close proximity to the St. James/Polo Park retail area</li> <li>» Developed office/retail space with full basement</li> <li>» Ideal for owner/occupier</li> <li>» Fully fenced compound area</li> </ul>

# Availability Report, *November 2024*

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<a href="#">Retail LEASE</a>	<a href="#">Retail SALE</a>	<a href="#">Office LEASE</a>	<a href="#">Office SALE</a>	<a href="#">Industrial LEASE</a>	<a href="#">Industrial SALE</a>	<a href="#">Vacant Land LEASE</a>	<a href="#">Vacant Land SALE</a>	<b>Investment PROPERTIES</b>
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ADDRESS	CONTACT	LAND AREA <i>(acres +/-)</i>	BLDG AREA <i>(sq. ft. +/-)</i>	SALE PRICE	TAXES	COMMENTS
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## 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
	[Envelope Icon] [Calendar Icon]				

## 29-31 MAIN STREET



**FLIN FLON, MB**

Rennie Zegalski 204-985-1368	2.18	41,500	\$500,000	\$33,937.72	» 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.
[Envelope Icon] [Calendar Icon]					

## 115 MAIN STREET



**MINNEDOSA, MB**

Bob Antymniuk 204-985-1364	3,920	2,055	\$490,000		» 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
[Envelope Icon] [Calendar Icon]					

## 123 MAIN STREET



**NEEPAWA, MB**

Bob Antymniuk 204-985-1364	Parcel A 4.36	Parcel C 6,500	\$1,400,000		» 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
	Parcel C 2.06				
[Envelope Icon] [Calendar Icon]					

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Retail LEASE	Retail SALE	Office LEASE	Office SALE	Industrial LEASE	Industrial SALE	Vacant Land LEASE	Vacant Land SALE	<b>Investment PROPERTIES</b>
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ADDRESS	CONTACT	LAND AREA <i>(acres +/-)</i>	BLDG AREA <i>(sq. ft. +/-)</i>	SALE PRICE	TAXES	COMMENTS
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**244 HAMILTON STREET**



Bob Antymniuk  
204-985-1364

3,049

2,145

\$440,000

- » Well-located in Neepawa, MB
- » Nearby grocery stores and other retail amenities
- » Ample parking on-site



# Contact



## **BOB ANTYMNIUK**

Vice President, Sales & Leasing  
204-985-1364  
[bob.antymniuk@capitalgrp.ca](mailto:bob.antymniuk@capitalgrp.ca)

## **PRESLEY BORDIAN**

Senior Advisor, Sales & Leasing  
204-985-1356  
[presley.bordian@capitalgrp.ca](mailto:presley.bordian@capitalgrp.ca)

## **BRETT CHARTIER**

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