

Availability Report

DECEMBER 2024

Click a property type to jump ahead

Retail



LEASE

SALE

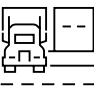
Office



LEASE

SALE

Industrial



LEASE

SALE

Vacant Land



LEASE

SALE

Investment



SALE



CONTACT AGENT



VIEW WEB LISTING















TAKE A VIRTUAL TOUR

Availability Report, *December 2024*

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

| ADDRESS | CONTACT | UNIT | AREA (sq. ft. +/-) | NET RENT (\$ per sq. ft.) | ADDT'L RENT (\$ per sq. ft.) | COMMENTS |
|---|--|---|---|---|---------------------------------|---|
| 90 ALEXANDER AVENUE | | | | | | |
|  | 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"> » Main floor retail/office opportunities located below a 209-unit multifamily redevelopment » Strategically located in Winnipeg's East Exchange District, an exciting and diverse neighbourhood |
| CONDITIONALLY LEASED | | | | | | |
|   | | | | | | |
| 782 CORYDON AVENUE | | | | | | |
|  | Brett Chartier 204-985-1366 | | 1,128 | \$32.00 | \$8.42 | <ul style="list-style-type: none"> » Ideally located on Corydon Avenue » High-visibility location with strong vehicle and foot traffic » Well-situated in a densely populated neighbourhood » <i>Available January 1, 2025</i> |
|   | | | | | | |
| 2020-2030 CORYDON AVE. | | | | | | |
|  | Presley Bordian 204-985-1356 Rennie Zegalski 204-985-1368 | 2020 2020 2030 (Main Flr) 2030 (2nd Flr) | 2,589 1,100 3,944 1,945 5,889 | \$28.00 \$32.00 \$26.00-\$28.00 | \$10.97 \$10.97 \$10.97 | <ul style="list-style-type: none"> » Located in the Tuxedo area, adjacent to Tuxedo Park Shopping Centre and shadow-anchored by Safeway » Ample on-site parking » Signage opportunities available » Excellent exposure on Corydon Avenue » <i>Exterior upgrades underway</i> » <i>2020 Corydon - end cap unit with large windows on east side</i> |
|   | | | | | | |
| EDISON COMMON | | | | | | |
|  | Presley Bordian 204-985-1356 | Unit 398B | 588 | \$20.00 | \$9.70 | <ul style="list-style-type: none"> » Newly redeveloped office space with cosmetic upgrades in-place » Located in a redeveloped centre on a high-traffic corner in a densely populated residential area » Building signage opportunity » Ample on-site parking available |
|   | | | | | | |

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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 |
|---|----------|-------|---------|--------|--|



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. |
|---------------------------------|--|----------------|---------|--------|--|



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 115
Unit 135
Unit 145
Unit 149

1,416
849
363
890
983

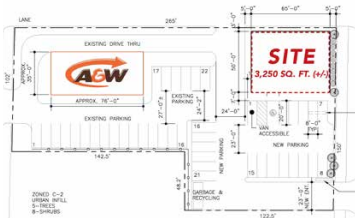
\$21.00

\$18.50

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



376 GOULET STREET



Bob Antymniuk
204-985-1364

Build to Suit

1,040 - 3,250

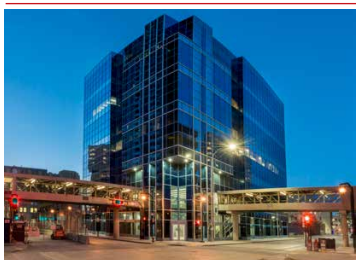
TBN

\$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



271 GRASSIE BOULEVARD



Presley Bordian
204-985-1356
Luke Paulsen
204-985-1358
Trevor Clay
204-985-1365

1,563

\$21.00

\$12.47












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



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| 1833 INKSTER BOULEVARD  | Mario Posillipo 204-985-1373  | | 1,000-3,000 | TBD | TBD | <ul style="list-style-type: none"> » Various unit sizes available » Located in Inkster Industrial Park with easy access to major transit routes » Ample on-site parking |
| 930 JEFFERSON AVENUE  | Presley Bordian 204-985-1356 Rennie Zegalski 204-985-1368   | | 2,829 - 3,423 | \$14.00 | \$12.25 | <ul style="list-style-type: none"> » 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 |
| 1665 KENASTON BOULEVARD  | Mario Posillipo 204-985-1373 Presley Bordian 204-985-1356   | | 4,500 and up | Contact Agent | \$9.25 | <ul style="list-style-type: none"> » Southwest Winnipeg's premiere shopping destination with anchors including Walmart, Home Depot, Safeway, HomeSense and Tim Hortons » Easy and convenient light-controlled intersection with multiple access points » Rare opportunity to join one of Winnipeg's largest shopping destinations |
| KENASTON COMMON  | Mario Posillipo 204-985-1373 Presley Bordian 204-985-1356   | Unit 17 | 1,880 | Contact Agent | \$16.79 | <ul style="list-style-type: none"> » Southwest Winnipeg's premiere shopping destination anchored by Rona and Golf Town and shadow anchored by Costco and Sobeys » Easy and convenient light-controlled intersection with multiple access points » High-traffic location with excellent visibility » Ample parking on-site |

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MCIVOR MALL



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

474 MAIN STREET



| | | | | | |
|--|--|-------|---------------|--------|--|
| Presley Bordian 204-985-1356 Bryn Oliver 204-985-1379 | | 1,374 | Contact Agent | \$9.61 | » Located in the vibrant West Exchange District » High-traffic location » Space is ready for development » Prominently located at the Main & Bannatyne intersection |
|--|--|-------|---------------|--------|--|

1441 MAIN STREET

SUBLEASE



| | | | | | |
|--|--|--------|---------------|--|---|
| Presley Bordian 204-985-1356 Rennie Zegalski 204-985-1368 | | 19,941 | Contact Agent | | » Situated on a major thoroughfare » Offering high-visibility and easy access » Second floor mezzanine office space and staff room » Immediate occupancy |
|--|--|--------|---------------|--|---|

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 |
|--|--|----------------|---------|---------|---|

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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*



130 OSBORNE STREET



CONDITIONALLY LEASED

Presley Bordian
204-985-1356

1,447

\$34.00

\$13.60

- » Built-out quick service restaurant
- » Immediate availability
- » Great exposure along Osborne and visible from Stradbrook and Osborne intersection



214 OSBORNE STREET



SUBLEASE

Dawson Groening
204-985-1383
Presley Bordian
204-985-1356

1,300

\$2,800/mnth
(to June 30, 2026)

\$2,900/mnth
(July 1, 2026-Oct.
31, 2027)

Gross Rent

- » Standalone retail opportunity in Osborne Village
- » Close proximity to the Osborne Street Rapid Transit Station
- » Easy access to the amenities of The Village
- » Steps from Confusion Corner
- » Located within the most densely populated neighbourhood of Winnipeg







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| POLARIS PLACE | | | | | | |
|  | Derrick Chartier 204-985-1369 Rennie Zegalski 204-985-1368 Mario Posillipo 204-985-1373 | CRU 1 CRU 2 (pre-leasing) | 873 1,200 - 11,700 | Contact Agent | \$10.00 | <ul style="list-style-type: none"> » Strategically located in Northwest Winnipeg near the future Chief Peguis Trail extension » Surrounded by new and existing residential » Light-controlled access with excellent frontage and visibility from McPhillips Street » 271 parking stalls on-site » Strong traffic counts of over 40,900 vehicles per day |
| 200 PORTAGE AVENUE | | | | | | |
|  | Presley Bordian 204-985-1356 Mario Posillipo 204-985-1373 | CRU 1 CRU 2 CRU 3 CRU 4 CRU 5 | 1,450 1,190 1,440 1,010 2,525 | \$30.00 | \$17.00 | <ul style="list-style-type: none"> » Concourse level retail opportunities with indoor access to the Winnipeg Skywalk system and new 42-storey residential tower at 300 Main Street » Major building upgrades underway » <i>Up to 5,090 sq. ft. of contiguous space available</i> |
| 283 PORTAGE AVENUE | | | | | | |
|  | 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"> » Main floor retail space available at the Sterling Bldg » Highly visible units at the corner of Portage Avenue and Smith Street in close proximity to the University of Winnipeg and the Winnipeg Art Gallery » Street parking available as well as adjacent parkade » The spaces features ample natural light & large windows |
| 503 PORTAGE AVENUE | | | | | | |
|  | Rennie Zegalski 204-985-1368 | Unit 1 Unit 2 | 1,150 1,115 | \$25.00 \$25.00 | \$7.05 \$7.05 | <ul style="list-style-type: none"> » Main floor retail spaces » Highly visible units on Portage Avenue next to the U of W and CBC Studios and across from the WAG » Former fully equipped restaurant spaces » Attached parkade with street parking also available |

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| 1769 PORTAGE AVENUE  | Dawson Groening 204-985-1383 Mario Posillipo 204-985-1373 | | 6,510 | \$10.00 | \$3.54 | » Frontage on Portage Avenue in a high-traffic, highly visible location near the Polo Park retail area » Space is ideal for specialty retail, fitness facility, or grocery » On-site parking available » High ceilings » Signage opportunity |
| 1857 PORTAGE AVENUE  | Presley Bordian 204-985-1356 | | 2,700 | \$14.00 | \$8.93 | » Recent interior and exterior improvements in place » High traffic, high exposure location directly on Portage Avenue » On-site parking and ample surrounding street parking available |
| 3655 PORTAGE AVENUE  | Presley Bordian 204-985-1356 Mario Posillipo 204-985-1373 Rennie Zegalski 204-985-1368 | 31 | 5,442 | Contact Agent | \$9.74 | » Join Walmart, Canadian Tire, Sobeys, Tim Hortons, Shoppers Drug Mart, and Orangetheory Fitness » Light-controlled intersection with excellent access to Portage Avenue » High-traffic location » Well-situated in the Portage Avenue West retail area |
| 5105 PORTAGE AVENUE  | Bob Antymniuk 204-985-1364 | | 34.92 acres | TBD | TBD | » Multi-use development opportunity in Headingley, MB » Join A&W and Rogers Communications » Located at a light-controlled intersection » Uses include retail, hospitality, office, medical, automotive, restaurant, residential, warehouse and more |

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| 100 PRINCESS STREET | | | | | | |
|  | Presley Bordian 204-985-1356 | | 3,612 - 8,058 (bonus lower level) | \$15.00 | Gross Rent | <ul style="list-style-type: none"> » 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 |
| |   | | | | | |
| 211 REGENT AVENUE W | | | | | | |
|  | Mario Posillipo 204-985-1373 Rennie Zegalski 204-985-1368 | Unit B | 1,000 | \$20.00 | \$10.00 | <ul style="list-style-type: none"> » Located in the heart of Transcona, in high traffic area with great visibility, east of Plessis Road and just minutes from the Perimeter » Pylon signage opportunity » Professionally managed and maintained building » Ample on-site parking |
| |   | | | | | |
| 470 RIVER AVENUE | | | | | | |
|  | Mario Posillipo 204-985-1373 Bryn Oliver 204-985-1379 | Unit C & D Unit G | 1,644 960 | \$20.00 \$20.00 | \$11.31 \$11.31 | <ul style="list-style-type: none"> » Join Little Sister Coffee, and Chocoberry Dessert House » Located centrally in the heart of Osborne Village just south of downtown » Easy access to public transportation |
| |   | | | | | |
| 3605-3623 ROBLIN BLVD. | | | | | | |
|  | Bob Antymniuk 204-985-1364 | 3605 3615 | 1,800 1,553 | \$25.00 \$23.00 | TBD TBD | <ul style="list-style-type: none"> » High-visibility retail/office space available on Roblin Boulevard » Ample on-site parking » Pylon signage opportunity |
| |   | | | | | |

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

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

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

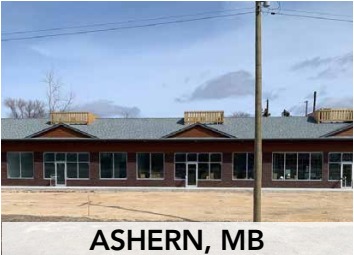





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|---------------------|--------------------|---------------------|--------------------|-------------------------|------------------------|--------------------------|-------------------------|------------------------------|














| ADDRESS | CONTACT | UNIT | AREA (sq. ft. +/-) | NET RENT (\$ per sq. ft.) | ADDT'L RENT (\$ per sq. ft.) | COMMENTS |
|--|---|----------------------------|-------------------------|------------------------------|---------------------------------|---|
| 8 HWY 6 NORTH  ASHERN, MB | Luke Paulsen 204-985-1358 Presley Bordian 204-985-1356 | | 1,335 sq. ft. and up | \$20.00 | \$5.00 | <ul style="list-style-type: none"> » 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 |
| 25A THORNHILL STREET  MORDEN, MB | Rennie Zegalski 204-985-1368 | | 2,348 | \$18.00 | \$8.37 | <ul style="list-style-type: none"> » Former restaurant with drive-thru and patio » Well located in Morris, MB » Dining room with seating capacity of 55 » Suspended seating and fluorescent lighting |
| WINKLER CROSSING  WINKLER, MB | Presley Bordian 204-985-1356 Luke Paulsen 204-985-1358 | | 4,057 | \$25.00 | \$11.04 | <ul style="list-style-type: none"> » 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 |
| 1351 MAIN STREET  DAUPHIN, MB | Rennie Zegalski 204-985-1368 | Unit 4 Unit 5 Unit 6 | 1,170 1,170 1,170 | \$25.00 | \$5.00 | <ul style="list-style-type: none"> » 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 | Retail SALE | Office LEASE | Office SALE | Industrial LEASE | Industrial SALE | Vacant Land LEASE | Vacant Land SALE | Investment PROPERTIES |
|--------------|--------------------|--------------|-------------|------------------|-----------------|-------------------|------------------|-----------------------|




| ADDRESS | CONTACT | LAND AREA <i>(acres +/-)</i> | BLDG AREA <i>(sq. ft. +/-)</i> | SALE PRICE | TAXES | COMMENTS |
|--|---|---------------------------------|-----------------------------------|--|-------------|--|
| 20 DE LA SEIGNEURIE BLVD.  | Trevor Clay 204-985-1365 Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358   | 0.93 | 21,600 | \$4,950,000 \$4,550,000 | \$77,209.00 | <ul style="list-style-type: none"> » High-quality retail warehouse flex building with developed office space » Located near major highways and with excellent exposure on Abinojii Mikanah » Well-situated close to a affluent residential communities and adjacent to new multifamily development » Priced below replacement |
| 1450 LOGAN AVENUE  | Eric Ott 204-985-1378 Mario Posillipo 204-985-1373   | 3,748 sq. ft. | 2,130 | \$495,000 | \$10,318.42 | <ul style="list-style-type: none"> » 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 |
| 301 NOTRE DAME AVENUE  | Derrick Chartier 204-985-1369 Rennie Zegalski 204-985-1368   | 21,738 sq. ft. | 29,103 | \$2,250,000 | \$33,356.55 | <ul style="list-style-type: none"> » Prominent and high exposure location » Current zoning of C - Character. The maximum building area is approximately 160,000 sq. ft. » Property will be sold "as-is" with Vendor removing projection equipment and trade fixtures » Complete building drawings available during due diligence |
| 584 ST. MARY'S ROAD  | Presley Bordian 204-985-1356 Trevor Clay 204-985-1365    | 4,625 sq. ft. | 2,016 | \$850,000 \$750,000 | \$9,875.08 | <ul style="list-style-type: none"> » 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 |
|--|--|---------------------------------|-----------------------------------|---------------|-------------|---|
| 545 TELFER STREET S  | 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 |
| 630 WATT STREET  | 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 |
| 34-36 MAIN STREET  | 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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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

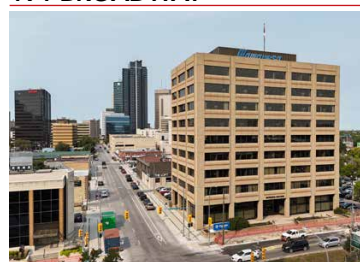
\$10.00

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

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| ADDRESS | CONTACT | UNIT | AREA (sq. ft. +/-) | NET RENT (\$ per sq. ft.) | ADDT'L RENT (\$ per sq. ft.) | COMMENTS |
|--|---------------------------------|-----------------------------------|-------------------------|------------------------------|---------------------------------|---|
| 2020-2030 CORYDON AVE. | | | | | | |
|  | Presley Bordian 204-985-1356 | 2020 2020 | 2,589 1,100 | \$28.00 \$32.00 | \$10.97 \$10.97 | <ul style="list-style-type: none"> » Located in the Tuxedo area, adjacent to Tuxedo Park Shopping Centre and shadow-anchored by Safeway » Ample on-site parking » Signage opportunities available » Excellent exposure on Corydon Avenue » <i>Exterior upgrades underway</i> » <i>2020 Corydon - end cap unit with large windows on east side</i> |
| | Rennie Zegalski 204-985-1368 | 2030 (Main Flr) 2030 (2nd Flr) | 3,944 1,945 5,889 | \$26.00-\$28.00 | \$10.97 | |
| 52 DONALD STREET | | | | | | |
|  | Trevor Clay 204-985-1365 | | 13,842 | \$14.00 | TBD | <ul style="list-style-type: none"> » Prominent and high exposure location along Donald Street with direct sight lines to the Midtown Bridge » Unique, architecturally designed building » On-site tenant parking available » Flexibility for multi-tenant occupancy » Well-served by Winnipeg Transit |
| | Luke Paulsen 204-985-1358 | | | | | |
| 1791 DUBLIN AVENUE | | | | | | |
|  | Luke Paulsen 204-985-1358 | 2nd Floor | 1,600 | \$14.95 | \$6.77 | <ul style="list-style-type: none"> » Turn key, built-out office space » Signage opportunity available » Ample on-site parking » Located in close proximity to the amenities of the Polo Park retail node |
| EDISON COMMON | | | | | | |
|  | Presley Bordian 204-985-1356 | Unit 398B | 588 | \$20.00 | \$9.70 | <ul style="list-style-type: none"> » Newly redeveloped office space with cosmetic upgrades in-place » Located in a redeveloped centre on a high-traffic corner in a densely populated residential area » Building signage opportunity » Ample on-site parking available |

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|---|---|--|--|---------------------------|------------------------------|---|
| 254 EDMONTON STREET  | Trevor Clay 204-985-1365 | Unit 204 Unit 300 | 900 9,851 | \$11.00 | \$10.78 | » Walking distance to Canada Life Centre, True North Square and Cityplace Winnipeg » Adjacent to Graham Avenue Winnipeg Transit Mall serving 20 bus routes » Upcoming building upgrades to include exterior brick re-painting, new canopy, building entrance and elevator lobby renovation, and roof top HVAC units |
| WINDSOR PARK SC  | Brett Chartier 204-985-1366 Dawson Groening 204-985-1383 | 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 » <i>Available July 1, 2024</i> |
| 200 GRAHAM AVENUE  | 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 | » Class A downtown office building » Direct Winnipeg Skywalk system connection to Winnipeg Square » Underground heated parking » Podium signage available » Developed office space » <i>Suite 1190 available January 1, 2025</i> |
| 10 HUTCHINGS STREET SUBLEASE  | 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> |

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|--|--|-----------|-----------------------|------------------------------|---------------------------------|---|
| 930 JEFFERSON AVENUE  | Presley Bordian 204-985-1356 Rennie Zegalski 204-985-1368 | | 2,829 - 3,423 | \$14.00 | \$12.25 | <ul style="list-style-type: none"> » 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 |
| 1020 LORIMER BOULEVARD SUBLEASE  | Brett Chartier 204-985-1366 | Suite 410 | 4,710 | Starting at \$24.25 | \$14.95 | <ul style="list-style-type: none"> » 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 |
| 205 LUCAS AVENUE  | Bob Antymniuk 204-985-1364 Dawson Groening 204-985-1383 | Unit 122 | 1,296 | \$38.00 | TBD | <ul style="list-style-type: none"> » 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 |
| 205 LUCAS AVENUE  | Bob Antymniuk 204-985-1364 Dawson Groening 204-985-1383 | Unit 104 | 1,296 | \$38.00 | TBD | <ul style="list-style-type: none"> » 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 |

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| ADDRESS | CONTACT | UNIT | AREA (sq. ft. +/-) | NET RENT (\$ per sq. ft.) | ADDT'L RENT (\$ per sq. ft.) | COMMENTS |
|---|--|--|---|--|--|--|
| 230 MAIN STREET SUBLEASE  | 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> |
| 423 MAIN STREET SUBLEASE/LEASE  | 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 17,358 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> |
| 456 MAIN STREET  | Mario Posillipo 204-985-1373 Rennie Zegalski 204-985-1368   | 2nd Floor | 4,345 | \$16.00 | \$5.77 | » Heritage Building located in the heart of the Exchange District at Main Street & McDermot Avenue » Entire 2nd floor available and ready for move-in » Only two blocks from Portage & Main and Winnipeg Square » Space features restaurant, marble foyer, and high-end finishes with elevator access » Building includes on-site security |
| 112 MARKET AVENUE  | Mario Posillipo 204-985-1373 Rennie Zegalski 204-985-1368   | Lower Level 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 | 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 » <i>Unit 440 available March 1, 2025</i> |

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|--|---|---------------|---------------------------------|------------------------------|---------------------------------|--|
| 1450 MOUNTAIN AVENUE | | | | | | |
|  | Trevor Clay 204-985-1365 | Main Floor U1 | 3,332 | <i>Below market rent</i> | | <ul style="list-style-type: none"> » Multiple configurations of offices on two floors » Ample on-site parking » Strategically located in Inkster Industrial Park » Short term leases available |
| | Gary Goodman 204-9997-4831 | 2nd Floor | 13,260 | | | |
| | Eric Ott 204-985-1378 | Total | 16,592 | | | |
| | | | | | | |
| |   | | | | | |
| 222 OSBORNE STREET | | | | | | |
|  | Presley Bordian 204-985-1356 | Unit 8B | 250 | \$22.00 | <i>Gross Rent</i> | <ul style="list-style-type: none"> » 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 |
| | | Unit 9/10 | 1,500 | | | |
| | | Unit 12 | 750 | | | |
| | | Unit 14/15 | 1,500 | | | |
| | | Unit 17 | 750 | | | |
| | | Unit 18 | 950 | | | |
| | | Unit 19 | 420 | | | |
| |   | | | | | |
| 1483 PEMBINA HIGHWAY | | | | | | |
|  | Presley Bordian 204-985-1356 | Unit 202 | 1,392 | \$15.00 | \$12.17 | <ul style="list-style-type: none"> » 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 |
| | | | | | | |
| |   | | | | | |
| POLARIS PLACE | | | | | | |
|  | Derrick Chartier 204-985-1369 | 2nd Floor | 1,376 - 4,243 (up to 14,234) | Contact Agent | | <ul style="list-style-type: none"> » Strategically located in Northwest Winnipeg near the future Chief Peguis Trail extension » Surrounded by new and existing residential » Light-controlled access » 271 parking stalls on-site » Excellent frontage and visibility from McPhillips Street » Strong traffic counts of over 40,900 vehicles per day |
| | Rennie Zegalski 204-985-1368 | | | | | |
| | Mario Posillipo 204-985-1373 | | | | | |
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| ADDRESS | CONTACT | UNIT | AREA (sq. ft. +/-) | NET RENT (\$ per sq. ft.) | ADDT'L RENT (\$ per sq. ft.) | COMMENTS |
|--|---|---|--------------------------------------|---------------------------|------------------------------|--|
| 200 PORTAGE AVENUE | | | | | | |
|  | Trevor Clay 204-985-1365 | 4th Floor | 8,860 | \$20.00 | \$14.75 | <ul style="list-style-type: none"> » Signature office building at Portage & Main » Direct connection to the underground walkway system » Significant planned interior improvements » Efficient floor layout with elevator lobby exposure » Central courtyard with skylight |
| |   | | | | | |
| 355 PORTAGE AVENUE | | | | | | |
|  | 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"> » High-quality, downtown office building » Open concept, developed office area » Former call centre space » On-site property management » 88 surface parking stalls » On-site 24/7 building security » Main floor can be demised to 3,500, 6,250, or 7,800 sq. ft. |
| |    | | | | | |
| 428 PORTAGE AVENUE | | | | | | |
|  | Brett Chartier 204-985-1366 Dawson Groening 204-985-1383 | | 420 - 1,659 | \$11.00 | \$13.53 | <ul style="list-style-type: none"> » Net Rent Free for Chiropractor or Massage uses » Directly connected to Portage Place for Winnipeg Skywalk system access » Adjacent to major Winnipeg Transit bus stops » Walking distance to entertainment and amenities including Canada Life Centre, True North Square, Millennium Library and Winnipeg Art Gallery » On-site security guard Monday to Saturday |
| |   | | | | | |
| 491 PORTAGE AVENUE | | | | | | |
|  | Brett Chartier 204-985-1366 | 3rd Floor 4th Floor | 8,830 8,785 | \$12.00 | \$11.57 | <ul style="list-style-type: none"> » Full floor opportunity » Developed office space » Direct access to attached parkade from 4th Floor » Excellent access to public transit |
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|------------------------------|-----------------------------|-------------------------------------|-----------------------------|----------------------------------|---------------------------------|-----------------------------------|----------------------------------|---------------------------------------|
| Retail LEASE | Retail SALE | Office LEASE | Office SALE | Industrial LEASE | Industrial SALE | Vacant Land LEASE | Vacant Land SALE | Investment PROPERTIES |
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| ADDRESS | CONTACT | UNIT | AREA (sq. ft. +/-) | NET RENT (\$ per sq. ft.) | ADDT'L RENT (\$ per sq. ft.) | COMMENTS |
|---|---|----------------------|--------------------------------------|------------------------------|---------------------------------|--|
| 1111 PORTAGE AVENUE  | Mario Posillipo 204-985-1373 Gary Goodman 204-997-4831 | Suite 2 Suite B | 2,572 2,091 | \$18.00 | \$15.80 | <ul style="list-style-type: none"> » 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 | <ul style="list-style-type: none"> » Multi-use development opportunity in Headingley, MB » Join A&W and Rogers Communications » Located at a light-controlled intersection » Uses include retail, hospitality, office, medical, automotive, restaurant, residential, warehouse and more |
| 100 PRINCESS STREET  | Presley Bordian 204-985-1356 | | 3,612 - 8,058 (bonus lower level) | \$15.00 | Gross Rent | <ul style="list-style-type: none"> » 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 |
| 470 RIVER AVENUE  | Mario Posillipo 204-985-1373 Bryn Oliver 204-985-1379 | Unit C & D Unit G | 1,644 960 | \$20.00 \$20.00 | \$11.31 \$11.31 | <ul style="list-style-type: none"> » Join Little Sister Coffee, and Chocoberry Dessert House » Located centrally in the heart of Osborne Village just south of downtown » Easy access to public transportation |

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| ADDRESS | CONTACT | UNIT | AREA (sq. ft. +/-) | NET RENT (\$ per sq. ft.) | ADDT'L RENT (\$ per sq. ft.) | COMMENTS |
|---|--|--------------|-----------------------|------------------------------|---------------------------------|--|
| 3605-3623 ROBLIN BLVD.  | Bob Antymniuk 204-985-1364 | 3605 3615 | 1,800 1,553 | \$25.00 \$23.00 | TBD TBD | <ul style="list-style-type: none"> » High-visibility retail/office space available on Roblin Boulevard » Ample on-site parking » Pylon signage opportunity |
| 6 ROSLYN ROAD  | Presley Bordian 204-985-1356 Rennie Zegalski 204-985-1368 | Unit 101 | 2,709 | \$23.00 | Gross Rent | <ul style="list-style-type: none"> » Second floor built out office space with large windows offering plenty of natural light » On-site reserved parking available » Steps away from Osborne Village amenities and in close proximity to Downtown Winnipeg » Gross rent is inclusive of common area maintenance, property taxes, and utilities » Available June 1, 2025 |
| 514 ST. MARY AVENUE  | Presley Bordian 204-985-1356 Rennie Zegalski 204-985-1368 | | 9,313 | \$18.00 | Semi-Gross Rent | <ul style="list-style-type: none"> » Developed office space offering move-in ready opportunity » Central location with easy access to Portage Avenue, Broadway or Osborne Street » Short lease term negotiable » On-site monthly parking available » Adjacent to the University of Winnipeg » Well-serviced by public transit |
| 584 ST. MARY'S ROAD  | Presley Bordian 204-985-1356 Trevor Clay 204-985-1365 | | 2,016 | \$25.00 | | <ul style="list-style-type: none"> » 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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|--------------|-------------|---------------------|-------------|------------------|-----------------|-------------------|------------------|-----------------------|
| Retail LEASE | Retail SALE | Office LEASE | Office SALE | Industrial LEASE | Industrial SALE | Vacant Land LEASE | Vacant Land SALE | Investment PROPERTIES |
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| ADDRESS | CONTACT | UNIT | AREA (sq. ft. +/-) | NET RENT (\$ per sq. ft.) | ADDT'L RENT (\$ per sq. ft.) | COMMENTS |
|--|---|---------------------------------|---------------------------|------------------------------|---------------------------------|--|
| 1615 ST. MARY'S ROAD  CONDITIONALLY LEASED | Brett Chartier 204-985-1366 | Unit 200 | 1,458 | \$17.95 | \$9.35 | <ul style="list-style-type: none"> » 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 | <ul style="list-style-type: none"> » 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 » <i>Square footage subject to final measurement</i> |
| 1780 WELLINGTON AVENUE SUBLEASE  | Brett Chartier 204-985-1366 Rennie Zegalski 204-985-1368 | Suite 200 | 7,522 | Contact Agent | \$14.40 | <ul style="list-style-type: none"> » 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 |
| 250 YORK AVENUE SUBLEASE  | Bob Antymniuk 204-985-1364 | 2nd Floor | 1,960 | \$10.00 | | <ul style="list-style-type: none"> » Comprised of 5 offices, 2 washrooms and receptionist area » Stairwell access only, no elevator » 13,900 vehicles per day on York Avenue (Winnipeg Traffic Flow Map, 2022) |

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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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511 ROBINSON AVENUE



SELKIRK, MB

Bob Antymniuk
204-985-1364

Main Floor

2,400 - 14,740

Starting at \$12.00














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



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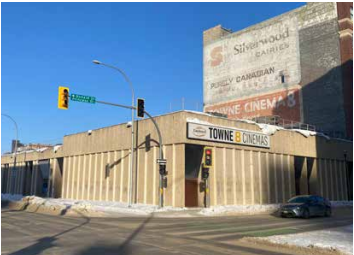











| ADDRESS | CONTACT | LAND AREA <i>(acres +/-)</i> | BLDG AREA <i>(sq. ft. +/-)</i> | SALE PRICE | TAXES | COMMENTS |
|--|--|---------------------------------|-----------------------------------|-----------------------------------|-------------|---|
| 20 DE LA SEIGNEURIE BLVD.  | Trevor Clay 204-985-1365 Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358   | 0.93 | 21,600 | \$4,950,000 \$4,550,000 | \$77,209.00 | <ul style="list-style-type: none"> » High-quality retail warehouse flex building with developed office space » Located near major highways and with excellent exposure on Abinojii Mikanah » Well-situated close to a affluent residential communities and adjacent to new multifamily development » Priced below replacement |
| 52 DONALD STREET  | 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"> » Prominent and high exposure location along Donald Street with direct sight lines to the Midtown Bridge » Unique, architecturally designed building » On-site parking for up to 5 vehicles with numerous parking options in close proximity » Flexibility for multi-tenant occupancy » Priced well below replacement cost » Well-serviced by Winnipeg Transit |
| 1666 DUBLIN AVENUE  | Trevor Clay 204-985-1365 Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358   | 0.37 | 8,125 | \$2,100,000 | | <ul style="list-style-type: none"> » User/Investor opportunity » Strategically located in the Polo Park retail node and the St. James industrial area » Ample on-site parking » Occupied until December 2025 |
| 26 EDMONTON STREET  | Presley Bordian 204-985-1356 Rennie Zegalski 204-985-1368   | 6,033 sq. ft. | 3,184 | \$795,000 | \$15,497.99 | <ul style="list-style-type: none"> » 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 |

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| Retail LEASE | Retail SALE | Office LEASE | Office SALE | Industrial LEASE | Industrial SALE | Vacant Land LEASE | Vacant Land SALE | Investment PROPERTIES |
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| ADDRESS | CONTACT | LAND AREA <i>(acres +/-)</i> | BLDG AREA <i>(sq. ft. +/-)</i> | SALE PRICE | TAXES | COMMENTS |
|--|---|---------------------------------|-----------------------------------|-------------------------------|-------------|--|
| 301 NOTRE DAME AVENUE  | Derrick Chartier 204-985-1369 Rennie Zegalski 204-985-1368   | 21,738 sq. ft. | 29,103 | \$2,250,000 | \$33,356.55 | <ul style="list-style-type: none"> » Prominent and high exposure location » Current zoning of C - Character. The maximum building area is approximately 160,000 sq. ft. » Property will be sold "as-is" with Vendor removing projection equipment and trade fixtures » Complete building drawings available during due diligence |
| 584 ST. MARY'S ROAD  | Presley Bordian 204-985-1356 Trevor Clay 204-985-1365    | 4,625 sq. ft. | 2,016 | \$850,000 \$750,000 | \$9,875.08 | <ul style="list-style-type: none"> » 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 |
| 545 TELFER STREET S  | 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"> » 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 |
| 284 WILLIAM AVENUE  | Mario Posillipo 204-985-1373  | | 4,680 | \$765,000 | | <ul style="list-style-type: none"> » 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 |

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| Retail LEASE | Retail SALE | Office LEASE | Office SALE | Industrial LEASE | Industrial SALE | Vacant Land LEASE | Vacant Land SALE | Investment PROPERTIES |
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| ADDRESS | CONTACT | UNIT | AREA (sq. ft. +/-) | NET RENT (\$ per sq. ft.) | ADDT'L RENT (\$ per sq. ft.) | COMMENTS |
|---|--|----------------------------|--------------------|---------------------------|------------------------------|---|
| 47-73 AIRPORT ROAD  | Gary Goodman 204-997-4831 Eric Ott 204-985-1378  | 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 |
| 45 BEGHIN AVENUE  | 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> |
| 10 BENTALL STREET  | Trevor Clay 204-985-1365 Luke Paulsen 204-985-1358 Eric Ott 204-985-1378   | Build-to-suit | up to 30,000 | TBD | | » Rectangular, 2.1 acre site with two access points onto Redwood Avenue and Bentall Street » Well-situated in Winnipeg's largest industrial park » Location provides for excellent access to key transportation routes |
| 2091 BROOKSIDE BLVD.  | Peter Kaufmann 204-985-1362 Eric Ott 204-985-1378   | | 21,600 - 45,800 | \$10.00 | \$4.56 | » Located near Route 90, the Perimeter Highway and CentrePort Canada Way » Fenced compound area » Developed office and dispatch area » Clear ceiling height of 10' - 16' » 60 dock level doors |

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| Retail LEASE | Retail SALE | Office LEASE | Office SALE | Industrial LEASE | Industrial SALE | Vacant Land LEASE | Vacant Land SALE | Investment PROPERTIES |
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| ADDRESS | CONTACT | UNIT | AREA (sq. ft. +/-) | NET RENT (\$ per sq. ft.) | ADDT'L RENT (\$ per sq. ft.) | COMMENTS | |
|--|---|---------|-----------------------|------------------------------|---------------------------------|--|---|
| BROOKSIDE IND. PARK | | | | | | | |
|  | Trevor Clay 204-985-1365 Eric Ott 204-985-1378 | | 7,500 - 45,000 | TBD | TBD | <ul style="list-style-type: none"> » Modern new industrial building in CentrePort Canada » Located in the RM of Rosser with no City of Winnipeg business taxes » Dock & grade loading | |
| |   | | | | | | |
| 1555 BUFFALO PLACE | | | | | | | |
|  | Derrick Chartier 204-985-1369 Rennie Zegalski 204-985-1368 | | 156,715 | Contact Agent | \$3.60 | <ul style="list-style-type: none"> » Well-situated in desirable SW Winnipeg and surrounded by various amenities » Close proximity to the Southwest Rapid Transit Line » Fully-developed mezzanine office space » Fully air conditioned, high-ceiling warehouse space with existing racking and heater, covered loading area » 500 Kw diesel generator | |
| |   | | | | | | |
| 1635 BURROWS AVENUE | | | | | | | |
|  | Eric Ott 204-985-1378 Mario Posillipo 204-985-1373 | Unit 14 | 2,619 | \$10.25 | \$4.97 | <ul style="list-style-type: none"> » Warehouse/Flex space in Inkster Industrial Park » Excellent location with quick access to major trucking routes » 3 Phase power » Dock loading » 18' ceilings » Recently upgraded facade and asphalt | |
| |   | | | | | | |
| 895 CENTURY STREET | | | | | | | |
|  | 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"> » High exposure location on Century Street » Ample on-site parking » Signage opportunity » Developed office space consists of private offices, staff room, large boardroom, reception area, common washrooms and open work space |
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| ADDRESS | CONTACT | UNIT | AREA (sq. ft. +/-) | NET RENT (\$ per sq. ft.) | ADDT'L RENT (\$ per sq. ft.) | COMMENTS |
|--|--|---------------|--------------------|---------------------------|------------------------------|--|
| 133 DE BAETS STREET  | Luke Paulsen 204-985-1358 | | 2,080 | \$9.95 | \$6.56 | <ul style="list-style-type: none"> » Well-situated in St. Boniface Industrial Park » Fully renovated flex space » 14' clear ceiling height » 1 grade loading door » <i>Available February 1, 2025</i> |
| 149 DE BAETS STREET  | Luke Paulsen 204-985-1358 | | 3,380 | \$9.95 | \$5.78 | <ul style="list-style-type: none"> » Well-situated warehouse space in St. Boniface Industrial Park » 14' clear ceiling height » 1 dock loading door » <i>Available April 1, 2025</i> |
| 976 DUGALD ROAD  | Gary Goodman 204-997-4831 Eric Ott 204-985-1378 | Unit 3 | 3,000 | \$10.95 | \$5.00 | <ul style="list-style-type: none"> » Conveniently located just west of Lagimodiere Boulevard with quick access to major trucking routes » Grade loading » Compound/parking area available » Building signage opportunity » <i>Available immediately</i> |
| 2049 DUGALD ROAD  | 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"> » 15,000 to 25,000 sq. ft. with 1.5 acre yard (+/-) » Prime location with Dugald Road exposure » Location provides for excellent access to key transportation routes » Landlord will work with potential tenant to provide custom designed facility to meet specific requirements |

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| ADDRESS | CONTACT | UNIT | AREA (sq. ft. +/-) | NET RENT (\$ per sq. ft.) | ADDT'L RENT (\$ per sq. ft.) | COMMENTS |
|---|---|--------------|--------------------|---------------------------|------------------------------|---|
| 40-80 FURNITURE PARK | | | | | | |
|  | Trevor Clay 204-985-1365 | 40 Furniture | 33,600 | \$9.50 | \$4.00 | <ul style="list-style-type: none"> » Two points of gated access to park » Developed green-space within park » Built-out office and warehouse space available » Dock and grade loading » Ample on-site parking » Easy access to major transportation routes |
| | Gary Goodman 204-997-4831 | 60 Furniture | 153,760 | \$9.50 | \$4.00 | |
| | Eric Ott 204-985-1378 | 80 Furniture | 131,603 | \$9.50 | \$4.00 | |
| |   | | | | | |
| 219 GUNN ROAD | | | | | | |
|  | Derrick Chartier 204-985-1369 | | 1,717 - 7,975 | \$14.00 | \$4.00 | <ul style="list-style-type: none"> » 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 » Available January 1, 2025 |
| | Brett Chartier 204-985-1366 | | | | | |
|   | | | | | | |
| 120 HAARSMA STREET | | | | | | |
|  | Trevor Clay 204-985-1365 | | 5,284 | \$14.95 | \$4.22 | <ul style="list-style-type: none"> » Newly built flex space in Bird's Hill Industrial Area » Easy access to Provincial Trunk Hwy 59/ Lagimodière Boulevard » Fully developed office space » 1 month base rent free (on approved transactions with minimum three-year term) |
| | Luke Paulsen 204-985-1358 | | | | | |
| | Eric Ott 204-985-1378 | | | | | |
|   | | | | | | |
| 907 KAPELUS DRIVE | | | | | | |
|  | Dawson Groening 204-985-1383 | Unit 3 | 2,462 | \$14.00 | \$4.24 | <ul style="list-style-type: none"> » 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 |
| | Eric Ott 204-985-1378 | | | | | |
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| Retail LEASE | Retail SALE | Office LEASE | Office SALE | Industrial LEASE | Industrial SALE | Vacant Land LEASE | Vacant Land SALE | Investment PROPERTIES |
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| ADDRESS | CONTACT | UNIT | AREA (sq. ft. +/-) | NET RENT (\$ per sq. ft.) | ADDT'L RENT (\$ per sq. ft.) | COMMENTS |
|--|---|--|----------------------------------|------------------------------|---------------------------------|---|
| 630 KERNAGHAN AVENUE  CONDITIONALLY LEASED | 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> |
| 1500 KING EDWARD STREET SUBLEASE  LEASED | Gary Goodman 204-997-4831 Eric Ott 204-985-1378 | Unit 4 | 16,000 | Market | \$3.00 | » Back warehouse unit with compound space available at below market rents » Grade loading » Excellent exposure on King Edward Street » Close proximity to the airport » 14' ceilings » <i>Headlease expiry September 30, 2027</i> |
| 1450 MOUNTAIN AVENUE  | Trevor Clay 204-985-1365 Gary Goodman 204-997-4831 Eric Ott 204-985-1378 | Main Floor U1 <u>2nd Floor</u> Total | 3,332 <u>13,260</u> 16,592 | <i>Below market rent</i> | | » Multiple configurations of offices on two floors » Ample on-site parking » Strategically located in Inkster Industrial Park » Short term leases available |
| 1500 NOTRE DAME AVENUE  | Luke Paulsen 204-985-1358 Gary Goodman 204-997-4831 | | 28,067 | \$7.25 | \$5.67 | » Extremely well located, with excellent visibility on the high traffic intersection of Notre Dame Avenue and Dublin Avenue » Fully fenced and secured compound area » In close proximity to major trucking routes » Fully built-out office space in place and ample parking on-site |

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| ADDRESS | CONTACT | UNIT | AREA (sq. ft. +/-) | NET RENT (\$ per sq. ft.) | ADDT'L RENT (\$ per sq. ft.) | COMMENTS |
|---|--|---------------|-----------------------|--|---------------------------------|---|
| 5105 PORTAGE AVENUE  | Bob Antymniuk 204-985-1364   | | 34.92 acres | TBN | TBD | <ul style="list-style-type: none"> » Multi-use development opportunity in Headingley, MB » Join A&W and Rogers Communications » Located at a light-controlled intersection » Uses include retail, hospitality, office, medical, automotive, restaurant, residential, warehouse and more |
| 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 | <ul style="list-style-type: none"> » 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 | | <ul style="list-style-type: none"> » 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 SUBLEASE  | Gary Goodman 204-997-4831   | | 7,597 | \$7.75 (to Dec. 31, 2025) \$8.25 (Jan. 1, 2026- Dec. 30, 2030) | \$5.13 | <ul style="list-style-type: none"> » 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 |

Availability Report, *December 2024*

click a listing type to navigate

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













| ADDRESS | CONTACT | UNIT | AREA (sq. ft. +/-) | NET RENT (\$ per sq. ft.) | ADDT'L RENT (\$ per sq. ft.) | COMMENTS |
|--|--|--|---|------------------------------|---------------------------------|---|
| 1493 ST. JAMES STREET  | Gary Goodman 204-997-4831 | | 15,000 | \$9.95 | \$5.13 | <ul style="list-style-type: none"> » 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 |
| 511 MERCY STREET  | 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"> » Tenant relocating to larger premises January 1, 2025 » Loading: Unit 2 - Dock & Grade, Unit 3 - Grade » Clear Ceiling Height: Unit 2 - 21', Unit 3 - 26'4" » Large 20 x 16' overhead door » Compound on excess land can be fenced and grveled to suit » Unit 2 available January 1, 2025 » Unit 3 available immediately |
| 605 MERCY STREET  | 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"> » Shell warehouse space, ideal for warehousing or shop » Excess land can be leased for compound space, or together with neighbouring warehouse » Compound can be fenced and grveled to suit » Heavy power multi-tenant building |
| 777 QUEST BOULEVARD  | Brett Chartier 204-985-1366 Gary Goodman 204-997-4831 | Main Flr Office Main Flr Warehouse Second Flr Total | 1,800 4,320 <u>1,800</u> 7,920 | \$13.75 | | <ul style="list-style-type: none"> » Free-standing industrial building in Ile Des Chenes, MB » In-floor warehouse Glycol heat exchanger » Mezzanine in warehouse » Developed main and second floor office space » Large, secured compound space » Available July 1, 2025 |

NEW LISTING

Availability Report, *December 2024*

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

| ADDRESS | CONTACT | LAND AREA <i>(acres +/-)</i> | BLDG AREA <i>(sq. ft. +/-)</i> | SALE PRICE | TAXES | COMMENTS |
|--|---|---------------------------------|-----------------------------------|-----------------------------------|-------------|---|
| 20 DE LA SEIGNEURIE BLVD.  | Trevor Clay 204-985-1365 Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358   | 0.93 | 21,600 | \$4,950,000 \$4,550,000 | \$77,209.00 | <ul style="list-style-type: none"> » High-quality retail warehouse flex building with developed office space » Located near major highways and with excellent exposure on Abinojii Mikanah » Well-situated close to a affluent residential communities and adjacent to new multifamily development » Priced below replacement |
| 1666 DUBLIN AVENUE  | Trevor Clay 204-985-1365 Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358   | 0.37 | 8,125 | \$2,100,000 | | <ul style="list-style-type: none"> » User/Investor opportunity » Strategically located in the Polo Park retail node and the St. James industrial area » Ample on-site parking » Occupied until December 2025 |
| 740 DUFFERIN AVENUE  | 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"> » 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 |
| 533 HENRY AVENUE  | 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"> » 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, *December 2024*

click a listing type to navigate





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

| ADDRESS | CONTACT | LAND AREA <i>(acres +/-)</i> | BLDG AREA <i>(sq. ft. +/-)</i> | SALE PRICE | TAXES | COMMENTS |
|--|--|---------------------------------|-----------------------------------|--------------|-------------|--|
| 324 LIZZIE STREET  | Eric Ott 204-985-1378 Mario Posillipo 204-985-1373   | 2.26 | 65,909 | \$5,865,900 | \$63,549.30 | <ul style="list-style-type: none"> » 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 |
| 301 NOTRE DAME AVENUE  | Derrick Chartier 204-985-1369 Rennie Zegalski 204-985-1368   | 21,738 sq. ft. | 29,103 | \$2,250,000 | \$33,356.55 | <ul style="list-style-type: none"> » Prominent and high exposure location » Current zoning of C - Character. The maximum building area is approximately 160,000 sq. ft. » Property will be sold "as-is" with Vendor removing projection equipment and trade fixtures » Complete building drawings available during due diligence |
| 760 PANDORA AVENUE E  | Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358 Gary Goodman 204-997-4831   | 9.5 | 98,804 | \$13,250,000 | | <ul style="list-style-type: none"> » Distribution/manufacturing facility in east Winnipeg » Direct access to major transportation routes including the Perimeter Highway and the TransCanada Highway » Grade loading » Heavy power |
| 196 PAQUIN ROAD  | Gary Goodman 204-997-4831 Eric Ott 204-985-1378   | 1.4 | 10,760 | \$1,995,000 | \$37,323.28 | <ul style="list-style-type: none"> » Warehouse/manufacturing property in the St. Boniface Industrial Park » Ceiling heights range from 19' - 60' » Dock & grade loading » Built in 1989 |

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

| ADDRESS | CONTACT | LAND AREA (acres +/-) | BLDG AREA (sq. ft. +/-) | SALE PRICE | TAXES | COMMENTS |
|--|--|--------------------------|--|---------------------------------|-------|---|
| 545 TELFER STREET S  | 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 |
| 321 MAIN STREET  <p>MORRIS, MB</p> | 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 |
| 152 SERVICE ROAD  <p>TREHERNE, MB</p> | Bob Antymniuk 204-985-1364 | 1.40 | 5,600 | \$1,100,000 \$795,000 | | » Well-built wood frame industrial building on a concrete slab » Building separated into a shop area including a paint booth, and office space with a 24 ft. x 20 ft. mezzanine » Equipment not included and to be separately negotiated for purchase with Vendor (15,000 lbs hoist, paint booth and other machinery) |
| 5105 PORTAGE AVENUE  | Bob Antymniuk 204-985-1364 | 34.92 | | 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 |

CLICK TO SEARCH ALL LISTINGS ON OUR WEBSITE

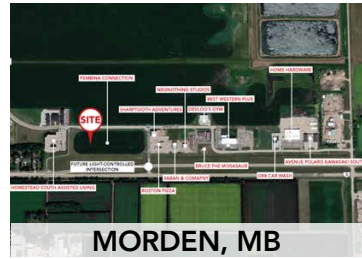
Availability Report, *December 2024*

click a listing type to navigate

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

| ADDRESS | CONTACT | LAND AREA <i>(acres +/-)</i> | BLDG AREA <i>(sq. ft. +/-)</i> | SALE PRICE | TAXES | COMMENTS |
|---------|---------|---------------------------------|-----------------------------------|------------|-------|----------|
|---------|---------|---------------------------------|-----------------------------------|------------|-------|----------|

MORDEN DEVELOPMENT LAND



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

61,000 sq. ft.

CH
(Highway
Commercial)

TBD

TBD

- » 7.68 acre retail development in Morden
- » Frontage on Highway #3
- » High-traffic location with excellent visibility and access
- » Well-located in Morden's new and rapidly expanding commercial corridor



93 POPLAR BLUFF



Eric Ott
204-985-1378
Dawson Groening
204-985-1383

5.12

5,400

\$1,200,000
\$975,000

\$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



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| | | | | | | | | |
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|--------------|-------------|--------------|-------------|------------------|-----------------|--------------------------|------------------|-----------------------|

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

23 SOUTH LANDING DRIVE



Gary Goodman
204-997-4831

1.37

ML
Light Industrial

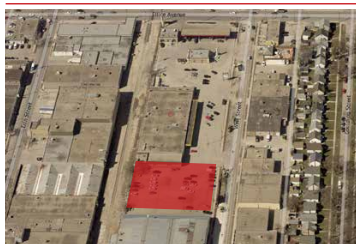
TBD
(build-to-suit,
based on tenant
specs)

\$4.95

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



910 WALL STREET



Bryn Oliver
204-985-1379

0.76

Contact Agent

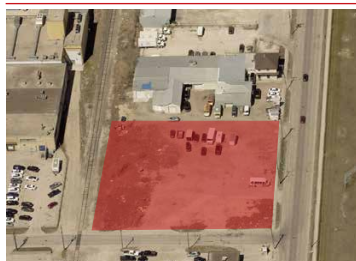
Luke Paulsen
204-985-1358

Presley Bordian
204-985-1356

- » Land lease/build-to-suit opportunity
- » Frontage on Wall Street
- » Just south of Ellice Avenue
- » In close proximity to the amenities of the Polo Park area



1474 WALL STREET



Peter Kaufmann
204-985-1362

0.92
(40,091 sq. ft.)

M2

\$5,000/month
\$4,000/month

Eric Ott
204-985-1378

- » Sea Cans available for additional on site storage
- » Fencing available for private compound on long term lease
- » Strategically located near Wall Street & Notre Dame Avenue, with quick access to the airport



605 MERCY STREET



Gary Goodman
204-997-4831

4.0

M1

Market Rent

Eric Ott
204-985-1378

- » Excess land can be leased for compound space, or together with neighbouring warehouse
- » Rates TBN for new standalone build-to-suit
- » Compound can be fenced and graveled to suit



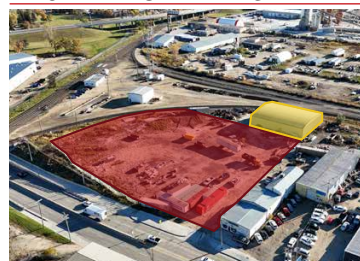
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| ADDRESS | CONTACT | LAND AREA <i>(acres +/-)</i> | ZONING | SALE PRICE | TAXES | COMMENTS |
|---------|---------|---------------------------------|--------|------------|-------|----------|
|---------|---------|---------------------------------|--------|------------|-------|----------|

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

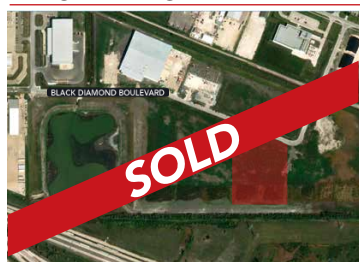
22 Archibald
0.59 acres

Total

1.71 acres



BLACK DIAMOND



Trevor Clay
204-985-1365

6.9

M3

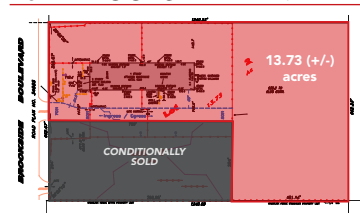
\$2,250,000
(\$326,000/acre)

- » 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

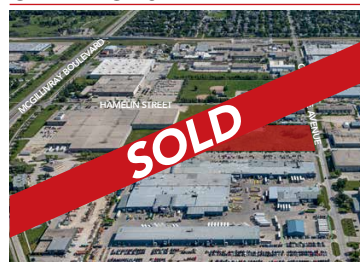
- » Located near Route 90, the Perimeter Highway and CentrePort Canada Way
- » Fenced compound area
- » Developed office and dispatch area
- » Clear ceiling height of 10' - 16'
- » 60 dock level doors

Eric Ott
204-985-1378



CONDITIONALLY SOLD

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



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

| ADDRESS | CONTACT | LAND AREA <small>(acres +/-)</small> | ZONING | SALE PRICE | TAXES | COMMENTS |
|---|--|---|--------|---------------------------------|-------------|--|
| DE BAETS INDUSTRIAL LAND  UNCONDITIONALLY SOLD | 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 |
| ✉ | | | | | | |
| 916 FAIRMONT ROAD  | 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 |
| ✉ 📄 | | | | | | |
| 881-893 MAIN STREET  | Brett Chartier 204-985-1366 | 0.45 | C2 | \$610,000 \$450,000 | \$28,599.12 | » Ideal redevelopment site for both users and developers » Excellent 160' of frontage on Main Street » Located on the light-controlled major intersection of Main Street & Euclid Avenue » Future Rapid Transit stop (Orange Line – North Corridor) |
| ✉ 📄 | | | | | | |
| 1778/1790 MCGILLIVRAY BLVD.  CONDITIONALLY SOLD | 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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| ADDRESS | CONTACT | LAND AREA <i>(acres +/-)</i> | ZONING | SALE PRICE | TAXES | COMMENTS |
|---|---|--|-------------------------|-----------------------------------|-------------|---|
| 50 NICOLAS AVENUE  | Peter Kaufmann 204-985-1362 Eric Ott 204-985-1378   | 12.93 | M3 | \$4,225,000 (\$325,000/acre) | \$32,142.22 | » 2024 Phase II Environmental Site Assessment Report » Site Servicing Plan Available » Quick access to Route 59 from Marion Street » Zoning and location ideal for heavy industrial users » Four separate Hydro meters installed; 3 Phase power available » 4,000 sq. ft. building on 2.7 acres (+/-) leased to long-term tenant for rental income |
| 221 PANET ROAD  | Peter Kaufmann 204-985-1362 Eric Ott 204-985-1378   | 15.37 | M3 | \$6,000,000 \$5,225,800 | \$11,843.62 | » Gravelled industrial land just off Lagimodière Blvd. and Dugald Rd. » Ideal for warehousing, manufacturing or trucking uses » Located near the amenities of the Regent & Lagimodière retail node » Bounded by roads on all four sides |
| 4100 PORTAGE AVENUE  | Bob Antymniuk 204-985-1364   | Parcel G 9.4 Parcels H&J 2.15 | CH - Highway Commercial | \$325,000/acre | | » Well-located in Headingley » Direct access and egress to and from Camp Manitou Road » Future frontage road south of Portage Avenue will provide direct access and egress to Parcels H & J |
| 364-386 SHERBROOK STREET  | Trevor Clay 204-985-1365 Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358   | 0.67 | RMF-M | Expression of Interest | | » High-density multifamily development site located near downtown Winnipeg, the University of Winnipeg and the Health Sciences Centre » Located directly on a major transit route and one block from Portage Avenue » Sites could be considered for the City of Winnipeg's Residential Density Bonus Pilot Program for Affordable Housing |

CONDITIONALLY SOLD

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|--|---|---------------------------------|------------------------|-------------------------------|------------|---|
| 23 SOUTH LANDING DRIVE  | Gary Goodman 204-997-4831   | 1.37 | ML Light Industrial | \$664,450 (\$485,000/acre) | \$7,015.36 | » Serviced lot available in southwest Winnipeg's newest business park » Excellent visibility and access from McGillivray Blvd. » Located in the RM of MacDonald with no business tax » Close proximity to the amenities of Kenaston Boulevard and McGillivray Boulevard » Paved roadways to allow for heavy truck traffic |
| 1447 ST. ANNE'S ROAD  | Peter Kaufmann 204-985-1362 Eric Ott 204-985-1378   | 9.0 | C3-Commercial | \$5,300,000 | TBD | » Commercial redevelopment land » Frontage on St. Anne's Road with exposure to the South Perimeter Hwy. » Rezoning to C3 underway |
| 1924 ST. ANNE'S ROAD  | Peter Kaufmann 204-985-1362 Eric Ott 204-985-1378   | 102.76 | RR5-Rural Res. | \$60,000/acre | TBD | » Residential redevelopment land » Frontage on St. Anne's Road » Subdivision underway |
| ST. FRANCOIS XAVIER, MB  | Bob Antymniuk 204-985-1364   | 81.16 | RS & RV | \$25,000/acre | \$1,289.40 | » Prime development land » Less than 1km from the Trans Canada Highway » Land is included in the St. Francois Xavier 'settlement centre' policy area » RM is open to receiving applications for re-zoning |

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HEADINGLEY, MB



| | | | | | | |
|---|-----|----|--------------|--|--|---|
| Bob Antymniuk 204-985-1364 | 427 | RU | \$9,000/acre | | | <ul style="list-style-type: none"> » Prime development land » Located just west of the Perimeter Highway north of Saskatchewan Avenue » In the vicinity of the CentrePort Canada Way Extension |
|   | | | | | | |



9079 PTH 100



| | | | | | | |
|---|------|----|-------------|------------|--|---|
| Rennie Zegalski 204-985-1368 | 68.0 | AG | \$3,400,000 | \$4,032.52 | | <ul style="list-style-type: none"> » Future development lands just east of La Salle Road and within the Perimeter Highway » Located in the RM of MacDonald » 720' +/- of frontage on the Perimeter Highway » Usage for agricultural cropping in the medium term with long-term development as a light industrial business park. |
|   | | | | | | |



BRUNKILD DEV. LAND



| | | | | | | |
|---|-------|---------------------------|------------------------------|----------|--|--|
| Rennie Zegalski 204-985-1368 | 16.79 | GD General Development | \$275,000 (\$16,370/acre) | \$534.95 | | <ul style="list-style-type: none"> » Development land available in Brunkild, MB » Fully serviced to lot line for hydro, sewer, water, high-speed internet, and telephone » Just off Highway 3 with frontage on both Highway 332 & 305 » Usage for agricultural cropping as an interim use with medium term to long-term development for serviced single family residential building sites. |
|   | | | | | | |

18 COMMERCIAL LOTS



| | | | | | | |
|---|---------------------|--|-------------------------------|--|--|--|
| Rennie Zegalski 204-985-1368 | 18 lots on 22 acres | | \$145,000 - \$295,000/acre | | | <ul style="list-style-type: none"> » 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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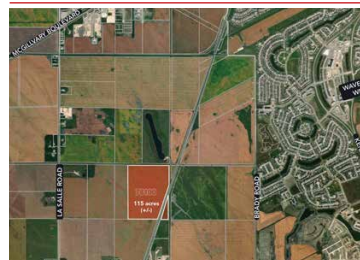
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|--------------|-------------|--------------|-------------|------------------|-----------------|-------------------|-------------------------|-----------------------|

| ADDRESS | CONTACT | LAND AREA <i>(acres +/-)</i> | ZONING | SALE PRICE | TAXES | COMMENTS |
|---------|---------|---------------------------------|--------|------------|-------|----------|
|---------|---------|---------------------------------|--------|------------|-------|----------|

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



Bob Antymniuk
204-985-1364

2.08

RM

\$550,000

\$2,002.45
(2021)

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



GIMLI, MB

SE WEDGEWOOD PLACE



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



GIMLI, MB

NE WEDGEWOOD PLACE



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



GIMLI, MB

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|---------|---------|---------------------------------|--------|------------|-------|----------|
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644 VOYAGEUR DRIVE



STE. AGATHE, MB

Bob Antymniuk
204-985-1364

1.5

Industrial

\$105,000

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



682 VOYAGEUR DRIVE



STE. AGATHE, MB

Bob Antymniuk
204-985-1364

1.5

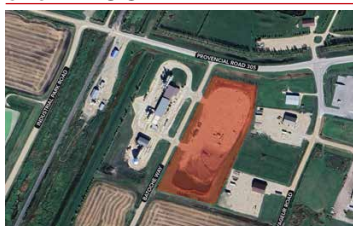
Industrial

\$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



348 BATOUCHE WAY



NEW LISTING

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

11.23

Industrial

\$995,000

\$14,598.34

- » Well-situated in Ste. Agathe with frontage on Highway 305 and just west of Highway 75
- » Small utility building included
- » 3 Phase power to site
- » Water/Sewer to the lot



WEST PARK PLACE



NEW LISTING

Bob Antymniuk
204-985-1364

10.51
2.57
4.36
17.44

\$2,350,000

- » Located in Neepawa, MB
- » Site has full visibility from Main Street
- » Site is just west of Highway 5
- » Future planned accessibility to Gill Drive













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| ADDRESS | CONTACT | LAND AREA <i>(acres +/-)</i> | BLDG AREA <i>(sq. ft. +/-)</i> | SALE PRICE | TAXES | COMMENTS |
|--|---|---------------------------------|-----------------------------------|-------------|--------------|--|
| 70 BEGHIN AVENUE  UNCONDITIONALLY SOLD | 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"> » High-quality industrial investment property with excess developable land » Low site coverage ratio » Stable tenant that has been operating continuously at the site since the 1990's » The excess land is the final vacant parcel of industrial land in Phase 1 of St. Boniface Industrial Park |
| 891-895 CENTURY STREET  | 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"> » Premium visibility and access off Century Street » Strategically located in St. James Industrial Park » 77 on-site parking stalls » Strong traffic counts averaging 23,400 vehicles/day » In close proximity to the Polo Park retail node and the Richardson Airport |
| 1666 DUBLIN AVENUE  | Trevor Clay 204-985-1365 Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358   | 0.37 | 8,125 | \$2,100,000 | | <ul style="list-style-type: none"> » User/Investor opportunity » Strategically located in the Polo Park retail node and the St. James industrial area » Ample on-site parking » Occupied until December 2025 |
| 740 DUFFERIN AVENUE  | 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"> » 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 |

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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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55 DUNCAN STREET



NEW LISTING

| | | | | | | |
|---|------|--|--|-------------|-------------|---|
| <p>Trevor Clay 204-985-1365</p> <p>Bryn Oliver 204-985-1379</p> <p>Luke Paulsen 204-985-1358</p> <p>✉ 📅</p> | 0.77 | | | \$4,000,000 | \$17,062.00 | <ul style="list-style-type: none"> » Rare opportunity to acquire development land on Waterfront Drive » Existing arena on-site » 558' of frontage on Duncan Street » Easy access to public transit » Currently zoned M-Multiple Use » Direct views of Fort Douglas Park and the Red River |
|---|------|--|--|-------------|-------------|---|

25 DUNLOP AVENUE



| | | | | | | |
|---|------|--|--------|-------------|--|---|
| <p>Trevor Clay 204-985-1365</p> <p>Bryn Oliver 204-985-1379</p> <p>Luke Paulsen 204-985-1358</p> <p>✉</p> | 2.29 | | 38,980 | \$4,850,000 | | <ul style="list-style-type: none"> » Single-tenant industrial investment opportunity » High-quality tenant profile » Significant investment in tenant improvements » Available well below replacement cost » Well located asset within Inkster Industrial Park » Grade level loading » 61 parking stalls on-site |
|---|------|--|--------|-------------|--|---|

744 ELGIN AVENUE



NEW LISTING

| | | | | | | |
|--|---------------|--|-------|-----------|------------|---|
| <p>Trevor Clay 204-985-1365</p> <p>Dawson Groening 204-985-1383</p> <p>✉ 📅</p> | 3,274 sq. ft. | | 1,800 | \$200,000 | \$2,638.83 | <ul style="list-style-type: none"> » Multi-unit residential property » Well-located adjacent to the Health Sciences Centre » 2.5 storey building » Easy access to public transportation |
|--|---------------|--|-------|-----------|------------|---|

533 HENRY AVENUE















| | | | | | | |
|---|----------------|--|--------|-------------|--|--|
| <p>Trevor Clay 204-985-1365</p> <p>Bryn Oliver 204-985-1379</p> <p>Luke Paulsen 204-985-1358</p> <p>✉ 📅</p> | 16,341 sq. ft. | | 26,850 | \$1,225,000 | | <ul style="list-style-type: none"> » 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 |
|---|----------------|--|--------|-------------|--|--|

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| ADDRESS | CONTACT | LAND AREA <i>(acres +/-)</i> | BLDG AREA <i>(sq. ft. +/-)</i> | SALE PRICE | TAXES | COMMENTS |
|--|---|---------------------------------|-----------------------------------|---|-------|--|
| 2110 MAIN STREET  | 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"> » Medical/professional centre well-located in the West Kildonan neighbourhood with excellent exposure on Main Street » Stable rent roll with a high-quality, service-based tenant roster » Priced below replacement cost » Low site coverage ratio, with excellent parking and access |
| 214-224 OSBORNE STREET  <div style="background-color: red; color: white; padding: 2px; display: inline-block;">NEW LISTING</div> | Trevor Clay 204-985-1365 Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358   | 17,026 sq. ft. | 21,710 | | | <ul style="list-style-type: none"> » Offering consists of a 3-storey, 19,540 sq. ft. office building, and two retail/office buildings measuring 1,000 sq. ft. and 1,170 sq. ft. respectively » The property also includes a 14-stall parking lot » Excellent frontage on Osborne Street and McMillan Avenue » Well-located at Confusion Corner with easy access to Osborne Village, the downtown area and Pembina Hwy. |
| 365 OSBORNE STREET  | Bryn Oliver 204-985-1379 Trevor Clay 204-985-1365 Luke Paulsen 204-985-1358   | 4.21 | 75,986 | \$15,500,000 | | <ul style="list-style-type: none"> » 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 |
| 404 QU'APPELLE AVENUE  | Luke Paulsen 204-985-1358 Trevor Clay 204-985-1365 Bryn Oliver 204-985-1379   | 6,038 sq. ft. | 28 suites | \$2,000,000 \$1,895,000 | | <ul style="list-style-type: none"> » 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 |

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| ADDRESS | CONTACT | LAND AREA <i>(acres +/-)</i> | BLDG AREA <i>(sq. ft. +/-)</i> | SALE PRICE | TAXES | COMMENTS |
|--|---|---------------------------------|-----------------------------------|-----------------------------------|-------|---|
| 211 REGENT AVENUE W  | Mario Posillipo 204-985-1373 Rennie Zegalski 204-985-1368   | 16,210 | 4,920 | \$2,000,000 | | <ul style="list-style-type: none"> » 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 |
| 470 RIVER AVENUE  | 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"> » Strategically located in vibrant Osborne Village » Adjacent to Safeway, Shoppers Drug Mart, and Manitoba Liquor Mart. » High levels of foot traffic and vehicle traffic » Easy access to public transportation |
| 1002 SELKIRK AVENUE  <p>CONDITIONALLY SOLD</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"> » Major capital improvements over the past 20 years » 7 surface parking stalls » Spacious one-bedroom suites |
| 545 TELFER STREET S  | 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"> » 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 |

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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 |
| 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. |
| 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 |
| 123 MAIN STREET  NEEPAWA, MB | Bob Antymniuk 204-985-1364 | Parcel A 4.36 Parcel C 2.06 | 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 |

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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



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