


January 2025 Availability Report

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CONTACT AGENT



VIEW WEB LISTING



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JANUARY 2025 AVAILABILITY REPORT

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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 <small>(sq. ft. +/-)</small>	NET RENT <small>(\$ per sq. ft.)</small>	ADDT'L RENT <small>(\$ per sq. ft.)</small>	COMMENTS
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90 ALEXANDER AVENUE



CONDITIONALLY LEASED

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

- » 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



127 BANNATYNE AVENUE



NEW LISTING

Presley Bordian
204-985-1356

Unit A
Unit B
Unit C
3,652
1,727
1,870

\$25.00
\$25.00
\$25.00

Semi-Gross Rent

- » 10-storey, mixed-use building featuring 80 residential units and retail/office availabilities
- » Ideally-located in the Historic Exchange District
- » Signage opportunities available
- » Well-suited for traditional retail/restaurant or office tenants
- » Landlord capable of providing turnkey space for suitable tenants



175-185 CARLTON STREET



NEW LISTING

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

Unit 103
828

\$2,500/month

Gross Rent

- » Office space within the building is 100% occupied
- » High-profile, main floor retail opportunity steps away from the RBC Convention Centre, the Delta Hotel and True North Square
- » Well-suited for retail or restaurant use
- » Opportunity to be a part of a newly redeveloped office and residential tower in downtown Winnipeg



782 CORYDON AVENUE



Brett Chartier
204-985-1366

1,128

\$32.00

\$8.42

- » Ideally located on Corydon Avenue
- » High-visibility location with strong vehicle and foot traffic
- » Well-situated in a densely populated neighbourhood



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2020-2030 CORYDON AVE.



Presley Bordian
204-985-1356
Rennie Zegalski
204-985-1368

2030 (Main Flr)
2030 (2nd Flr)

3,944
1,945
5,889

\$26.00-\$28.00

\$10.97

- » 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



EDISON COMMON



Presley Bordian
204-985-1356

Unit 398B

588

\$20.00

\$9.70

- » 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



254 EDMONTON STREET



Presley Bordian
204-985-1356
Mario Posillipo
204-985-1373

Unit 389A
Unit 389B
Unit 387

2,391
1,974
2,028

\$15.00
\$15.00
\$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
- » *Up to 6,393 sq. ft. of contiguous space available*



WINDSOR PARK SC



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

Tenant A

2,027

\$17.00

\$7.41

- » Professionally managed strip mall
- » Grocery-anchored shopping centre
- » Building and pylon sign opportunities
- » Excellent on-site parking
- » High-visibility location
- » Well-situated in a densely populated neighbourhood
- » Available immediately



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1320 ELLICE AVENUE



Rennie Zegalski
204-985-1368

8,439 - 16,875

\$15.00

\$8.00

- » Well located in the St. James retail node
- » High-traffic, high-visibility location
- » Ample on-site parking
- » Signage opportunity
- » Landlord to consider demising unit in half to 8,439 sq. ft.



915 EMPRESS STREET



Presley Bordian
204-985-1356

4,936

\$16.00

\$15.39

Rennie Zegalski
204-985-1368

- » 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)



JOHNSTON TERMINAL



Dawson Groening
204-985-1383

Unit 109
Unit 115

1,416
849

\$21.00

\$18.50

Brett Chartier
204-985-1366

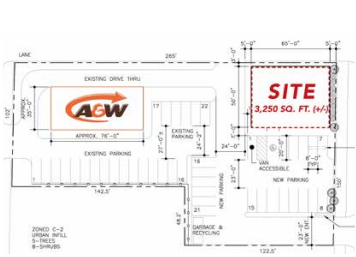
Unit 135
Unit 145
Unit 149

363
890
983

- » 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



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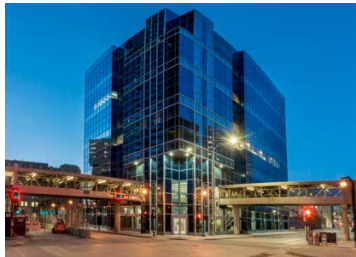
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200 GRAHAM AVENUE



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



1833 INKSTER BOULEVARD



Mario Posillipo
204-985-1373

1,000-3,000

TBD

TBD

- » Various unit sizes available
- » Located in Inkster Industrial Park with easy access to major transit routes
- » Ample on-site parking



930 JEFFERSON AVENUE



Presley Bordian
204-985-1356
Rennie Zegalski
204-985-1368

2,829 - 3,423

\$14.00

\$12.25

- » Located on the south side of Jefferson Avenue only one block from the McPhillips Retail Node
- » Main floor office/retail space with existing improvements in-place
- » Ample on-site parking available
- » Pylon signage opportunity



CONDITIONALLY LEASED

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1665 KENASTON BOULEVARD



Mario Posillipo
204-985-1373
Presley Bordian
204-985-1356

4,500 and up

Contact Agent

\$9.25

- » Southwest Winnipeg's premiere shopping destination with anchors including Walmart, Home Depot, Safeway, HomeSense and Tim Hortons
- » Easy and convenient light-controlled intersection with multiple access points
- » Rare opportunity to join one of Winnipeg's largest shopping destinations



KENASTON COMMON



Mario Posillipo
204-985-1373
Presley Bordian
204-985-1356

Unit 17

1,880

Contact Agent

\$16.79

- » Southwest Winnipeg's premiere shopping destination anchored by Rona and Golf Town and shadow anchored by Costco and Sobeyes
- » Easy and convenient light-controlled intersection with multiple access points
- » High-traffic location with excellent visibility
- » Ample parking on-site



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



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1441 MAIN STREET



SUBLEASE

Presley Bordian
204-985-1356
Rennie Zegalski
204-985-1368

19,941 Contact Agent

\$2.98

- » Situated on a major thoroughfare
- » Offering high-visibility and easy access
- » Second floor mezzanine office space and staff room
- » Immediate occupancy
- » *Headlease expiry November 30, 2029*



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



1364-1376 MCPHILLIPS ST.



NEW LISTING

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

Unit 1366

1,280

\$22.00

\$8.45

- » Excellent exposure and visibility from McPhillips Street
- » Ample on-site parking
- » Strong traffic counts
- » Located in close proximity to Garden City Shopping Centre



2501 MCPHILLIPS STREET



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

1,400 - 4,200

\$32.00

\$5.88

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



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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 Stradbroke 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



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

- » 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

- » 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
- » *Up to 5,090 sq. ft. of contiguous space available*



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283 PORTAGE AVENUE



Mario Posillipo
204-985-1373

Rennie Zegalski
204-985-1368

CRU 1
CRU 2

2,774
787

Contact Agent

\$7.85

- » 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

- » 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



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

1853
1853A
1857

1,372
1,346
2,700

\$14.00-\$22.00

\$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



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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



100 PRINCESS STREET



Presley Bordian
204-985-1356

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

\$15.00

Gross Rent

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



211 REGENT AVENUE W



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

Unit B

1,000

\$20.00

\$10.00

- » 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



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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

- » 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

- » High-visibility retail/office space available on Roblin Boulevard
- » Ample on-site parking
- » Pylon signage opportunity



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



550 STERLING LYON PKWY

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' (+/-)



610 STERLING LYON PKWY

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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

640 STERLING LYON PKWY



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*

660 STERLING LYON PKWY



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
Trevor Clay
204-985-1365

2,016

\$25.00

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



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437-443 STRADBROOK AVE.



Presley Bordian
204-985-1356

437
443

2,886
1,100

\$30.00
\$34.00

\$13.60
\$13.60

- » Well-situated in Osborne Village
- » Ample on-site parking for tenants and customers
- » High-exposure signage opportunities
- » Unit 443 is open concept and ready for tenant fixturing



1400 TAYLOR AVENUE



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

Main Floor
Second Floor
Total

14,591
3,548
18,139

\$17.95

\$9.65

- » Located in the highly desirable River Heights neighbourhood
- » Excellent exposure on Taylor Avenue in a high-traffic, high-visibility location
- » On-site parking for up to 60 vehicles
- » High-quality office space with existing improvements in-place
- » Demising options available



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 Bridgeford 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


JANUARY 2025 AVAILABILITY REPORT

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
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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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MILLBROOK MARKET



	Rennie Zegalski 204-985-1368	Pad Sites Available		TBD	TBD	» <i>Join new Burger King restaurant</i> » 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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MORDEN, MB






8 HWY 6 NORTH




	Luke Paulsen 204-985-1358 Presley Bordian 204-985-1356	1,335 sq. ft. and up		\$20.00	\$5.00	» New retail development along Provincial Trunk Highway 6, the main traffic route connecting Winnipeg to Thompson, MB » 29 on-site parking stalls » Various unit sizes available
--	---	-------------------------	--	---------	--------	--

ASHERN, MB






25A THORNHILL STREET



	Rennie Zegalski 204-985-1368	2,348		\$18.00	\$8.37	» Former restaurant with drive-thru and patio » Well located in Morris, MB » Dining room with seating capacity of 55 » Suspended seating and fluorescent lighting
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MORDEN, MB

JANUARY 2025 AVAILABILITY REPORT

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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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WINKLER CROSSING



Presley Bordian
204-985-1356
Luke Paulsen
204-985-1358

4,057

\$25.00

\$11.04

- » High-profile retail opportunity; Join Walmart, Bulk Barn, Pet Valu, and more
- » Signage opportunity with exposure to Provincial Highway 14
- » Ample on-site parking and rear loading lane



1351 MAIN STREET



Rennie Zegalski
204-985-1368

Unit 4
Unit 5
Unit 6

1,170
1,170
1,170

\$25.00

\$5.00

- » Newly built retail shopping centre
- » Immediate possession
- » Well-situated on Dauphin's Main Street just across from Walmart and Safeway and next to Co-op Gas Bar
- » New light-controlled intersection planned for 2024 completion
- » New Dollar Tree, now open



JANUARY 2025 AVAILABILITY REPORT

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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
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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

- » 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

- » 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

- » 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

- » 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
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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

CONDITIONALLY SOLD



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

UNCONDITIONALLY SOLD



284 WILLIAM AVENUE



Mario Posillipo
204-985-1373

4,680 \$765,000

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



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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



127 BANNATYNE AVENUE



NEW LISTING

Presley Bordian
204-985-1356

Unit A
Unit B
Unit C
3,652
1,727
1,870

\$25.00
\$25.00
\$25.00
Semi-Gross Rent

- » 10-storey, mixed-use building featuring 80 residential units and retail/office availabilities
- » Ideally-located in the Historic Exchange District
- » Signage opportunities available
- » Well-suited for traditional retail/restaurant or office tenants
- » Landlord capable of providing turnkey space for suitable tenants



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



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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



287 BROADWAY



Presley Bordian
204-985-1356

2nd Floor
5th Floor

9,268
5,857

\$14.00
\$13.17
» 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

» 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

» 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**



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895 CENTURY STREET



Brett Chartier
204-985-1366
Luke Paulsen
204-985-1358
Trevor Clay
204-985-1365



895A 2,171

\$15.00 \$4.05

- » 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

2020-2030 CORYDON AVE.



Presley Bordian
204-985-1356
Rennie Zegalski
204-985-1368



2030 (Main Flr) 3,944
2030 (2nd Flr) 1,945
5,889

\$26.00-\$28.00 \$10.97

- » 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

52 DONALD STREET



Trevor Clay
204-985-1365
Luke Paulsen
204-985-1358



13,842 \$14.00

- TBD
- » 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

1791 DUBLIN AVENUE



Luke Paulsen
204-985-1358



2nd Floor 1,600

\$14.95 \$7.55

- » 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

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EDISON COMMON



Presley Bordian
204-985-1356

Unit 398B

588

\$20.00

\$9.70

- » 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



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

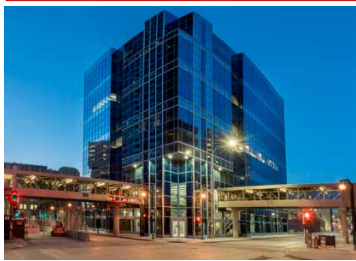
\$17.00

\$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



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

2,831
10,115
1,513
6,168
15,886
6,733
10,449
5,424
2,520
2,496

\$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



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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
- » *Headlease expires April 30, 2027*



 

930 JEFFERSON AVENUE
CONDITIONALLY LEASED


Presley Bordian
204-985-1356
 Rennie Zegalski
204-985-1368

2,829 - 3,423 \$14.00 \$12.25

- » Located on the south side of Jefferson Avenue only one block from the McPhillips Retail Node
- » Main floor office/retail space with existing improvements in-place
- » Ample on-site parking available
- » Pylon signage opportunity




 

1020 LORIMER BOULEVARD
SUBLEASE


Brett Chartier
204-985-1366

Suite 410 4,710 Starting at \$24.25 \$14.95

- » High-quality, turn-key office space
- » Located in the desirable and developing southwest Winnipeg area
- » Close proximity to the unmatched amenities of the Seasons of Tuxedo retail area
- » Headlease expires November 30, 2027



  

205 LUCAS AVENUE


Bob Antymniuk
204-985-1364
 Dawson Groening
204-985-1383

Unit 122 1,296 \$38.00 TBD

- » Located in Five Rivers Business Centre
- » Brand new state-of-the-art commercial condo in the growing Northwest Quadrant of Winnipeg
- » Site will service and provide amenities to growing Route 90 and CentrePort Industrial Parks
- » Ample on-site parking available

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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
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205 LUCAS AVENUE



Bob Antymniuk
204-985-1364

Dawson Groening
204-985-1383

Unit 104

1,296

\$38.00

TBD

- » Located in Five Rivers Business Centre
- » Brand new state-of-the-art commercial condo in the growing Northwest Quadrant of Winnipeg
- » Site will service and provide amenities to growing Route 90 and CentrePort Industrial Parks
- » Ample on-site parking available



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
- » **Headlease expires September 29, 2026**



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

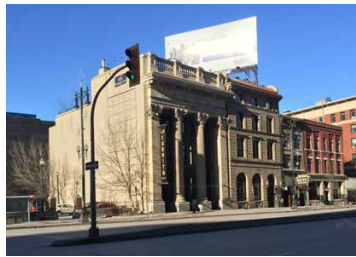
TBD

\$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
- » **First 12 Months Basic Rent Free**
- » **Headlease expires November 30, 2026**



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



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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
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112 MARKET AVENUE



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

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

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

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

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

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



1364-1376 MCPHILLIPS ST.



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

Unit 1366

1,280

\$22.00

\$8.45

- » Excellent exposure and visibility from McPhillips Street
- » Ample on-site parking
- » Strong traffic counts
- » Located in close proximity to Garden City Shopping Centre



1450 MOUNTAIN AVENUE



Trevor Clay
204-985-1365
Gary Goodman
204-9997-4831

Main Floor U1
2nd Floor
Total

3,332
13,260
16,592

Below market rent

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



222 OSBORNE STREET



Presley Bordian
204-985-1356

Unit 8B
Unit 9/10
Unit 12
Unit 14/15
Unit 17
Unit 18
Unit 19

250
1,500
750
1,500
750
950
420

\$22.00

Gross Rent

- » Well-situated in Osborne Village steps from Confusion Corner
- » High levels of both vehicle and foot traffic
- » On-site parking available
- » Flexible lease term
- » Signage opportunities available



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1483 PEMBINA HIGHWAY



Presley Bordian
204-985-1356

Unit 202

1,392

\$15.00

\$12.17

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



POLARIS PLACE



Derrick Chartier
204-985-1369
Rennie Zegalski
204-985-1368
Mario Posillipo
204-985-1373

2nd Floor

1,376 - 4,243
(up to 14,234)

Contact Agent

- » 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



200 PORTAGE AVENUE



Trevor Clay
204-985-1365

4th Floor

8,860

\$20.00

\$14.75

- » 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

- » 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.



CLICK HERE TO SEARCH ALL LISTINGS ON OUR WEBSITE

JANUARY 2025 AVAILABILITY REPORT

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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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428 PORTAGE AVENUE



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

420 - 1,659

\$11.00

\$13.53

- » *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

- » Full floor opportunity
- » Developed office space
- » Direct access to attached parkade from 4th Floor
- » Excellent access to public transit



1111 PORTAGE AVENUE



Mario Posillipo
204-985-1373
Gary Goodman
204-997-4831

Suite 2
Suite B

2,572
2,091

\$18.00

\$15.80

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



COURTS OF ST. JAMES



Presley Bordian
204-985-1356

Unit 31B
Unit 190

2,164
846

\$25.00
\$29.00

Semi-Gross
Rent

- » Built out office space
- » Available immediately; move-in ready
- » On-site parking available



NEW LISTING

JANUARY 2025 AVAILABILITY REPORT

click a listing type to navigate

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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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5105 PORTAGE AVENUE



Bob Antymniuk
204-985-1364

34.92 acres

TBN

TBD

- » Multi-use development opportunity in Headingley, MB
- » Join A&W and Rogers Communications
- » Located at a light-controlled intersection
- » Uses include retail, hospitality, office, medical, automotive, restaurant, residential, warehouse and more



100 PRINCESS STREET



Presley Bordian
204-985-1356

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

\$15.00

Gross Rent

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



470 RIVER AVENUE



Mario Posillipo
204-985-1373

Unit C & D
Unit G

1,644
960

\$20.00
\$20.00

\$11.31
\$11.31

- » 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

- » High-visibility retail/office space available on Roblin Boulevard
- » Ample on-site parking
- » Pylon signage opportunity



JANUARY 2025 AVAILABILITY REPORT

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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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6 ROSLYN ROAD



Presley Bordian
204-985-1356
Rennie Zegalski
204-985-1368

Unit 101

2,709

\$23.00

Gross Rent



- » 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



- » 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-served by public transit

584 ST. MARY'S ROAD



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

2,016

\$25.00



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

1615 ST. MARY'S ROAD



Brett Chartier
204-985-1366

Unit 200

1,458

\$17.95

\$9.35



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

CONDITIONALLY LEASED

JANUARY 2025 AVAILABILITY REPORT

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1400 TAYLOR AVENUE



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

East Side
West Side
Total

5,329
12,810
18,139

\$17.95

\$9.65

- » Located in the highly desirable River Heights neighbourhood
- » Excellent exposure on Taylor Avenue in a high-traffic, high-visibility location
- » On-site parking for up to 60 vehicles
- » High-quality office space with existing improvements in-place
- » Square footage subject to final measurement



1780 WELLINGTON AVENUE

SUBLEASE



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

Suite 200

7,522

Contact Agent

\$14.40

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



250 YORK AVENUE

SUBLEASE



Bob Antymniuk
204-985-1364

2nd Floor

1,960

\$10.00

- » 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)



511 ROBINSON AVENUE



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



SELKIRK, MB

JANUARY 2025 AVAILABILITY REPORT

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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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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

- » 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

- » 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-served 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

- » 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

- » 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

JANUARY 2025 AVAILABILITY REPORT

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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

- » 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

- » 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

- » 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

- » 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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45 BEGHIN AVENUE



Luke Paulsen
204-985-1358

Unit 6

6,153

\$9.75

\$6.51

- » 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



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



BROOKSIDE IND. PARK



Trevor Clay
204-985-1365

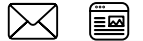
Eric Ott
204-985-1378

7,500 - 45,000

TBD

TBD

- » Modern new industrial building in CentrePort Canada
- » Located in the RM of Rosser with no City of Winnipeg business taxes
- » Dock & grade loading



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1555 BUFFALO PLACE



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

156,715 Contact Agent

\$3.60

- » 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

- » 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

\$4.05

- » 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



133 DE BAETS STREET



Luke Paulsen
204-985-1358

2,080

\$9.95

\$8.36

- » Well-situated in St. Boniface Industrial Park
- » Fully renovated flex space
- » 14' clear ceiling height
- » 1 grade loading door
- » **Available February 1, 2025**



JANUARY 2025 AVAILABILITY REPORT

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149 DE BAETS STREET



Luke Paulsen
204-985-1358

3,380

\$9.95

\$6.21

- » Well-situated warehouse space in St. Boniface Industrial Park
- » 14' clear ceiling height
- » 1 dock loading door
- » **Available April 1, 2025**



976 DUGALD ROAD



Gary Goodman
204-997-4831
Eric Ott
204-985-1378

Unit 3

3,000

\$10.95

\$5.00

- » Conveniently located just west of Lagimodiere Boulevard with quick access to major trucking routes
- » Grade loading
- » Compound/parking area available
- » Building signage opportunity
- » **Available immediately**



2049 DUGALD ROAD



Peter Kaufmann
204-985-1362
Eric Ott
204-985-1378

Build-to-Suit

up to 25,000

TBD

TBD

- » 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



40-80 FURNITURE PARK



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

40 Furniture
60 Furniture
80 Furniture

33,600
153,760
131,603

\$9.50
\$9.50
\$9.50

\$4.00
\$4.00
\$4.00

- » 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



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219 GUNN ROAD



Derrick Chartier
204-985-1369
Brett Chartier
204-985-1366

1,717 - 7,975

\$14.00

\$4.00

- » Free standing industrial building in the RM of Springfield
- » 2 grade loading doors
- » Zoned M2 Industrial
- » 16-18 ft. ceilings
- » Developed office space on Main and Second Floor
- » 1.66 acres (+/-) of compound space



120 HAARSMA STREET



Trevor Clay
204-985-1365
Luke Paulsen
204-985-1358
Eric Ott
204-985-1378

5,284

\$14.95

\$4.22

- » Newly built flex space in Bird's Hill Industrial Area
- » Easy access to Provincial Trunk Hwy 59/ Lagimodière Boulevard
- » Fully developed office space
- » **1 month base rent free** (on approved transactions with minimum three-year term)



907 KAPELUS DRIVE



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

Unit 3

2,462

\$14.00

\$4.24

- » Newly built warehouse space with one developed office, washroom and mezzanine
- » Dock and grade loading
- » Easy access to Perimeter Highway
- » Option to combine units
- » No City of Winnipeg business tax



630 KERNAGHAN AVENUE



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



JANUARY 2025 AVAILABILITY REPORT

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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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1450 MOUNTAIN AVENUE



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

Main Floor U1
2nd Floor
Total

3,332
13,260
16,592

Below market rent

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



1500 NOTRE DAME AVENUE



Luke Paulsen
204-985-1358
Gary Goodman
204-997-4831

28,067

\$7.25

\$6.04

- » 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



5105 PORTAGE AVENUE



Bob Antymniuk
204-985-1364

34.92 acres

TBN

TBD

- » Multi-use development opportunity in Headingley, MB
- » Join A&W and Rogers Communications
- » Located at a light-controlled intersection
- » Uses include retail, hospitality, office, medical, automotive, restaurant, residential, warehouse and more



3010 RED FIFE ROAD



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

10,493

\$14.95

\$3.65

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



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SHEPPARD STREET



Trevor Clay
204-985-1365
Luke Paulsen
204-985-1358
Eric Ott
204-985-1378

Build-to-suit

up to 75,000

TBD

- » Up to 75,000 sq. ft. on approximately 6 acres
- » Prime Inkster Industrial Park location
- » Location provides for excellent access to key transportation routes
- » Landlord will work with potential tenant to provide custom designed facility to meet specific requirements



1457 ST. JAMES STREET



SUBLEASE

Gary Goodman
204-997-4831

7,597

\$7.75
(to Dec. 31, 2025)

\$5.13

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

- » 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



1493 ST. JAMES STREET



Gary Goodman
204-997-4831

15,000

\$9.95

\$5.13

- » Well-located in the St. James industrial area
- » 5 dock level loading doors
- » 16'6" - 18'6" ceilings
- » 3 Phase electrical
- » Easy access to major transportation routes



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

- » 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 graveled to suit
- » **Available immediately**



JANUARY 2025 AVAILABILITY REPORT

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
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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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605 MERCY STREET



Gary Goodman
204-997-4831
Eric Ott
204-985-1378

39,782 Market Rent

- » 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 graveled 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
1,800
7,920

\$13.75

- » 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**



ILE DES CHENES, MB

JANUARY 2025 AVAILABILITY REPORT

click a listing type to navigate


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

- » 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

- » 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

- » 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

- » 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

JANUARY 2025 AVAILABILITY REPORT

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



Eric Ott
204-985-1378
Mario Posillipo
204-985-1373

2.26 65,909 \$5,865,900 \$63,549.30

- » Centrally-located, end-user industrial building
- » Property includes 324 Lizzie Street, 350 Higgins Avenue, 411 Henry Avenue
- » Zoned M2 Manufacturing General
- » Dock and grade loading
- » 18'5" ceiling height



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

- » 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

- » 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

- » Warehouse/manufacturing property in the St. Boniface Industrial Park
- » Ceiling heights range from 19' - 60'
- » Dock & grade loading
- » Built in 1989



JANUARY 2025 AVAILABILITY REPORT

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



MORRIS, MB

Dawson Groening
204-985-1383
Rennie Zegalski
204-985-1368

4,000
(add'l 4,500
sq. ft. fenced
compound)

\$290,000

- » Built in 1997
- » Gated, outdoor storage area also available
- » Ideal low-cost storage space with front office build-out
- » 16' clear ceiling height
- » 2 grade level loading doors
- » Floor heat in warehouse



152 SERVICE ROAD



TREHERNE, MB

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



JANUARY 2025 AVAILABILITY REPORT

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MORDEN DEVELOPMENT LAND



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

61,000 sq. ft.
CH
(Highway Commercial)

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



JANUARY 2025 AVAILABILITY REPORT

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

- » 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

Luke Paulsen
204-985-1358

Presley Bordian
204-985-1356



605 MERCY STREET



Gary Goodman
204-997-4831

4.0

M1

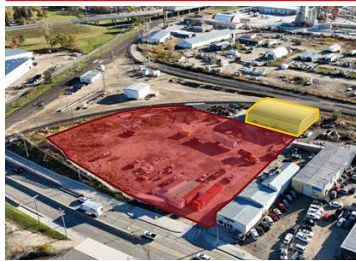
Market Rent

- » 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

Eric Ott
204-985-1378



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



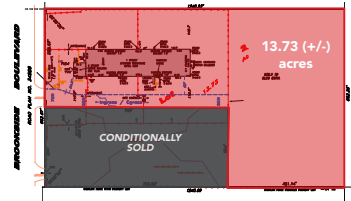
JANUARY 2025 AVAILABILITY REPORT

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2091 BROOKSIDE BLVD.



Peter Kaufmann
204-985-1362
Eric Ott
204-985-1378

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

CONDITIONALLY SOLD



DE BAETS INDUSTRIAL LAND



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

UNCONDITIONALLY SOLD



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)



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ADDRESS	CONTACT	LAND AREA <small>(acres +/-)</small>	ZONING	SALE PRICE	TAXES	COMMENTS
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1778/1790 MCGILLIVRAY BLVD.



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.



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 Manitow Road
- » Future frontage road south of Portage Avenue will provide direct access and egress to Parcels H & J



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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

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

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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



HEADINGLEY, MB



Bob Antymniuk
204-985-1364

427

RU

\$9,000/acre

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



9079 PTH 100



Rennie Zegalski
204-985-1368

68.0

AG

\$3,400,000

\$4,032.52

- » Future development lands just east of La Salle Road and within the Perimeter Highway
- » Located in the RM of MacDonald
- » 720' +/- of frontage on the Perimeter Highway
- » Usage for agricultural cropping in the medium term with long-term development as a light industrial business park.



BRUNKILD DEV. LAND



Rennie Zegalski
204-985-1368

16.79

GD
General Development

\$275,000
(\$16,370/acre)

\$534.95

- » Development land available in Brunkild, MB
- » Fully serviced to lot line for hydro, sewer, water, high-speed internet, and telephone
- » Just off Highway 3 with frontage on both Highway 332 & 305
- » Usage for agricultural cropping as an interim use with medium term to long-term development for serviced single family residential building sites.



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18 COMMERCIAL LOTS



Rennie Zegalski
204-985-1368

18 lots on 22
acres

\$145,000 -
\$295,000/acre

- » Located on Highway 10 just south of Dauphin, MB
- » Lots are serviced to the property line
- » Paved access road with excellent frontage along the main transit entrance to Dauphin also allowing for access to Highway 10
- » Site is anchored by new Best Western and John Deere dealership



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



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



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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



644 VOYAGEUR DRIVE



Bob Antymniuk
204-985-1364

1.5

Industrial

\$105,000

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



682 VOYAGEUR DRIVE



Bob Antymniuk
204-985-1364

1.5

Industrial

\$115,000

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



348 BATOCHÉ WAY



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



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WEST PARK PLACE



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



JANUARY 2025 AVAILABILITY REPORT

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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

- » 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

- » 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

- » 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

- » 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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JANUARY 2025 AVAILABILITY REPORT

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



Trevor Clay
204-985-1365
Bryn Oliver
204-985-1379
Luke Paulsen
204-985-1358

0.77

Contact Agent



\$17,062.00

- » 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

744 ELGIN AVENUE



Trevor Clay
204-985-1365
Dawson Groening
204-985-1383

3,274 sq. ft.

1,800

\$200,000



\$2,638.83

- » Multi-unit residential property
- » Well-located adjacent to the Health Sciences Centre
- » 2.5 storey building
- » Easy access to public transportation

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

- » 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

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

- » 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

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214-224 OSBORNE STREET



Trevor Clay
204-985-1365
Bryn Oliver
204-985-1379
Luke Paulsen
204-985-1358



17,026 sq. ft. 21,710

- » 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

- » 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 \$1,895,000

- » 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

211 REGENT AVENUE W



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



16,210 4,920 \$2,000,000

- » Located in the heart of Transcona, in high traffic area with great visibility, east of Plessis Road and just minutes from the Perimeter
- » Rare user/investment opportunity, with existing in-place income stream with existing tenant in Unit A
- » Professionally managed and maintained building
- » Ample on-site parking

JANUARY 2025 AVAILABILITY REPORT

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470 RIVER AVENUE



Bryn Oliver
204-985-1379
Luke Paulsen
204-985-1358
Trevor Clay
204-985-1365

4,964 sq. ft. 5,595

- » 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



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

- » 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

- » 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, just east of downtown
- » High traffic, highly visible location
- » Ample on-site parking
- » Convenient site access



CONDITIONALLY SOLD

JANUARY 2025 AVAILABILITY REPORT

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29-31 MAIN STREET



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.



FLIN FLON, MB

115 MAIN STREET



Bob Antymniuk
204-985-1364

3,920

2,055

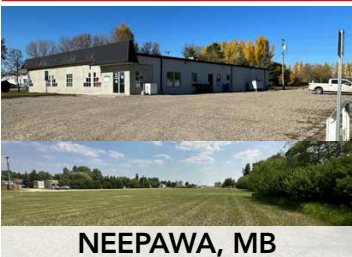
\$490,000

- » 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



MINNEDOSA, MB

123 MAIN STREET



Bob Antymniuk
204-985-1364

Parcel A
4.36

Parcel C
6,500

\$1,400,000

Parcel C
2.06

- » 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



NEEPAWA, MB

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



NEEPAWA, MB

JANUARY 2025 AVAILABILITY REPORT

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WEST PARK PLACE



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



Contact



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