

AVAILABILITY REPORT

June 2026

Click a property type to jump ahead

Retail



LEASE

SALE

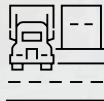
Office



LEASE

SALE

Industrial



LEASE

SALE

Vacant Land



LEASE

SALE

Investment



SALE

JUNE 2026 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 |
|---------------------|--------------------|---------------------|--------------------|-------------------------|------------------------|--------------------------|-------------------------|------------------------------|

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

1274-1288 ARCHIBALD STREET



CONDITIONALLY LEASED

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

Unit 1274
Unit 1284/1286

762
1,688

\$22.00
\$22.00

\$4.97

- » Highly-visible, built-out office space and open concept retail/office space
- » On-site parking in front and rear of property
- » Prominent pylon signage opportunity
- » Prime positioning along a high-traffic corridor
- » Efficient floor plan
- » Convenient access to major routes and surrounding amenities



300 BOOTH DRIVE



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

1,916

\$50.00

Gross Rent

- » Pharmacy opportunity at Grace Hospital
- » Available space situated on the main floor of the hospital, between the main entrance and the emergency department
- » Opportunity to serve over 100,000 annual patients
- » On-site staff parking available
- » Ample signage opportunities within the hospital



415 CENTRE STREET



SUBLEASE

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

5,000

\$30.00
to Oct. 31, 2028

\$11.37

- » Standalone retail/professional office building in southwest Winnipeg
- » Sublet opportunity with head lease Expiring October 31, 2033
- » Exposure along north and south bound Kenaston Boulevard



314 DONALD STREET



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

4,598

\$25.00

\$17.89

- » Fully built-out restaurant space
- » Exterior patio for 39 guests
- » Direct access to Alt Hotel
- » Close proximity to Canada Life Centre and True North Square



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click a listing type to navigate

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CENTURY BUSINESS PARK



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

Unit 4

2,641

\$16.00

\$10.43

- » Strategically located with easy access of Century Street, St. James Street, and Ellice Avenue
- » Existing office improvements in-place
- » Recent exterior building upgrades



CENTURY BUSINESS PARK



SUBLEASE

Presley Bordian
204-985-1356

Unit 5

2,700

\$15.50

\$10.43

- » Strategically located with easy access of Century Street, St. James Street, and Ellice Avenue
- » Existing retail and classroom improvements in place
- » Recent exterior building upgrades
- » *Headlease expiry on May 31, 2029*



784-786 CORYDON AVENUE



Brett Chartier
204-985-1366

Unit 784
Unit 786
Combined

1,500
1,353
2,853

Starting at
\$32.00

\$8.49

- » New retail development ideally located on Corydon Avenue with excellent frontage and high visibility and strong foot traffic
- » Surrounded by a densely populated neighbourhood
- » Parking located at the rear of the building in addition to ample street parking
- » *Available Fall 2026*



EDISON COMMON



Presley Bordian
204-985-1356

Unit 1210

914

\$20.00

\$10.62

- » Recently redeveloped centre on a high-traffic corner in a densely populated residential area
- » Building signage opportunity
- » Ample on-site parking
- » *Available September 1, 2026*



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915 EMPRESS STREET



Rennie Zegalski
204-985-1368
Presley Bordian
204-985-1356
Mario Posillipo
204-985-1373



Unit 100

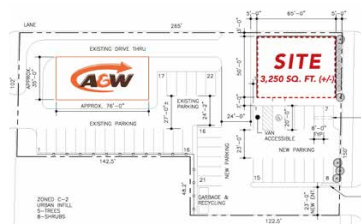
1,541

\$32.00

\$12.89

- » Prime end-cap unit in Walmart-anchored retail centre
- » Well-located in the St. James retail area
- » High-traffic, high-visibility location
- » Ample on-site parking
- » Signage opportunities available

376 GOULET STREET



Bob Antymniuk
204-985-1364



Build-to-suit

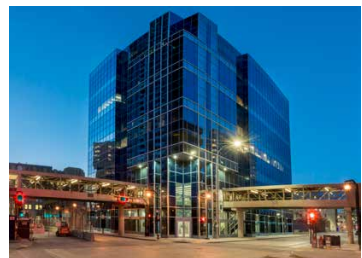
1,040 - 3,250

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

\$19.57

- » 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

\$13.08

- » 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

1,556 - 7,200

\$29.00

\$6.00 » High-traffic, high-visibility location with frontage on Inkster Boulevard
 » Newly renovated flex space
 » Ideal for restaurant/banquet hall or retail professional uses
 » Building and pylon signage available
 » Average daily traffic count of 31,600 vehicles



1636 KENASTON BOULEVARD



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

80,218

Contact Agent

\$9.29 » Large-format standalone building with flexible open floor plan
 » Flexible demising plan starting at 20,400 sq. ft.
 » 24' clear ceiling height with generous column spacing
 » Two large, gated loading & compound areas for secure shipping/receiving
 » Prime exposure in Winnipeg's 2nd largest retail shopping node



1099 KINGSBURY AVENUE



Brett Chartier
204-985-1366

Unit 8

1,150

\$22.50

\$8.69 » High-traffic, highly visible location adjacent to Garden Oaks Shopping Centre
 » Ample on-site parking
 » Pylon signage opportunity
 » Former massage therapy clinic



MCIVOR MALL



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

Unit 6B
Unit 17

750
577

\$23.00-\$26.00

\$14.53 » Located in the densely populated North Kildonan neighbourhood
 » Grocery-anchored centre
 » Ample on-site parking
 » Light-controlled access



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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**

2501 MCPHILLIPS STREET



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



Unit 501 1,428

starting at
\$34.00

\$6.99 » End-cap unit facing McPhillips Street
 » Ready for Tenant fixturing
 » Excellent exposure
 » Pylon signage available
 » Ample on-site parking
 » **Last unit available**

930 NAIRN AVENUE



Mario Posillipo
204-985-1373
Rennie Zegalski
204-985-1368
Presley Bordian
204-985-1356



Unit A 1,459
 Unit B 1,455
 Unit C 1,445
 Combined 4,359

\$22.00
 \$22.00
 \$22.00
 \$18.00

\$8.18 » Excellent frontage on Nairn Avenue
 \$8.18 » Close proximity to the Regent & Lagimodiere retail area
 \$8.18
 \$8.18 » Ample on-site parking
 » Units are available separately or combined

1131 NAIRN AVENUE



Presley Bordian
204-985-1356



CRU 1 2,066
 CRU 2 1,793
CRU 3 1,744
 Total 5,603

starting at
\$35.00

Gross Rent » Main floor commercial space under new 100- unit residential development
 » Prominent location with frontage on Nairn Avenue
 » On-site parking for customer and employee use
 » Flexible unit sizes suitable for retail, service commercial, QSR/food service, health & wellness, or professional office
 » **Available Summer 2026**

JUNE 2026 AVAILABILITY REPORT

[click a listing type to navigate](#)

| | | | | | | | | |
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1150 NAIRN AVENUE



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



6,993

\$25.00

\$9.91

- » Highly visible corner unit within East Gate Mall featuring floor-to-ceiling glazing on two elevations and two points of entry
- » Demising options available
- » Generous on-site parking
- » Prominent pylon signage
- » Centre is well-positioned on a major traffic corridor

165 OSBORNE STREET



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



2,065

\$20.00

\$6.68

- » Retail opportunity in Osborne Village with excellent visibility and strong foot/vehicle traffic
- » Close proximity to the Osborne Street Rapid Transit Station
- » Easy access to the amenities of The Village
- » Located within the most densely populated neighbourhood of Winnipeg
- » **Available September 1, 2026**

214 OSBORNE STREET



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



1,300

\$26.00

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

1025 PEMBINA HIGHWAY



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



1,301-8,117

\$30.00

\$10.00

- » Main floor commercial space below 224 unit multifamily development
- » High-exposure location on Pembina Highway
- » Parking in rear
- » Units are contiguous
- » **Additional configurations available**

JUNE 2026 AVAILABILITY REPORT

[click a listing type to navigate](#)

| | | | | | | | | |
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PEMBINA CROSSING



Mario Posillipo
204-985-1373

Rennie Zegalski
204-985-1368

Presley Bordian
204-985-1356



| | |
|----------------|--------|
| Proposed CRU A | 23,031 |
| Proposed CRU B | 20,900 |
| Total | 45,031 |

Contact Agent

\$10.45

- » Prominent located on Pembina Highway with nearby national retailers including Save-On-Foods, Staples, Best Buy, and Dollarama
- » Located at a light-controlled intersection
- » New facade and building signage opportunity
- » In close proximity to the densely populated Pembina corridor and the University of Manitoba
- » Adjacent to the rapid transit-way

POLARIS PLACE



Derrick Chartier
204-985-1369

Rennie Zegalski
204-985-1368

Mario Posillipo
204-985-1373



| | |
|-------|-------------|
| CRU 4 | 855-10,817 |
| CRU 5 | 1,220-3,742 |

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 | 1,450 |
| CRU 2 | 1,190 |
| CRU 3 | 1,440 |
| CRU 4 | 1,010 |
| CRU 5 | 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*

283 PORTAGE AVENUE



Mario Posillipo
204-985-1373

Rennie Zegalski
204-985-1368



| | |
|-------|-------|
| CRU 1 | 2,774 |
| CRU 2 | 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

JUNE 2026 AVAILABILITY REPORT

click a listing type to navigate

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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



1485 PORTAGE AVENUE



Presley Bordian
204-985-1356

Rennie Zegalski
204-985-1368

Trevor Clay
204-985-1365

43,500

Contact Agent

- » Highly visible location within Winnipeg's premier shopping destination district
- » Convenient access from both the interior mall and two direct exterior entrances
- » Direct connection from the internal loading dock to the lower-level storage area
- » Prominent exterior signage opportunities
- » *Headlease expiry August 13, 2031*



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



1853-1861 PORTAGE AVENUE



Presley Bordian
204-985-1356

1853
1855

1,372
1,398

\$20.00
\$20.00

\$8.93
\$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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COURTS OF ST. JAMES



Presley Bordian
204-985-1356

Unit 8

1,778

\$20.00

\$18.93

- » Main floor retail space with frontage on Portage Avenue
- » On-site parking available
- » **Available immediately**



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



LE QUARTIER



Presley Bordian
204-985-1356

2,610

\$30.00

Semi Gross Rent

- » Mixed-use building offering 45 residential units over three floors
- » On-site reserved and visitor parking
- » Front glazing offering an abundance of natural light
- » Great exposure along Provencher Boulevard
- » Close proximity to St. Boniface Hospital, Manitoba Law Courts, The Forks, and more



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1615 REGENT AVENUE W



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



13,061

Contact Agent

\$6.50

- » Kildonan Crossing is surrounded by prominent tenants including Freshco, Dollar Tree, Pet Smart, Vital Health, Firehouse Subs, and many more
- » Ideal tenant mix of national and local retailers, government agencies, healthcare, and financial services
- » Excellent visibility, located at a light-controlled intersection

470 RIVER AVENUE



Mario Posillipo
204-985-1373
Bryn Oliver
204-985-1379



Units C & D
Units E & F

1,644
1,344

\$18.00
\$18.00

\$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

THE GATES VILLAGE



Derrick Chartier
204-985-1369
Presley Bordian
204-985-1356



1,262 - 15,292

\$30.00

\$10.00

- » Strategically located just west of the Perimeter Hwy. with excellent frontage and visibility from Roblin Blvd
- » Strong average household incomes of \$171,688 in the immediate area
- » Nearby attractions include Breezy Bend Country Club, Beaudry Provincial Park and Shelmerdine Greenhouse
- » Occupancy expected for Spring/Summer 2026
- » No business taxes

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

\$19.68

- » 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

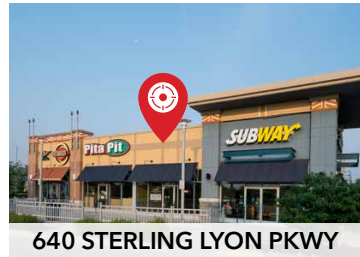
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SEASONS OF TUXEDO



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

Unit 3

1,200

\$35.00

\$19.68

- » 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



198 SHERBROOK STREET



Presley Bordian
204-985-1356

1,459

\$25.00

Gross Rent

- » High-profile, brand new mixed-use building offering 1,459 sq. ft. of main floor office/retail space and 28 residential units over 5 storeys
- » Patio opportunity for main floor commercial tenant
- » Well-suited for retail/restaurant or office user
- » Landlord able to provide a turnkey space for a suitable tenant
- » *Suitable for QSR*



SOUTHGLEN SHOPPING CENTRE



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

Unit D
Unit F
Unit 720

1,221
1,210
4,016

\$35.00
\$35.00
\$35.00

\$11.10
\$11.10
\$11.10

- » Highly visible retail space in grocery anchored centre
- » Building and pylon signage opportunities
- » Co tenants include No Frills, Shoppers Drug Mart, Liquor Mart, Casera, Starbucks and more
- » *Unit 720: standalone unit with drive-thru, available November 1, 2026*



437-443 STRADBROOK AVENUE



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
- » *Substantial incentives available for qualified tenants*



CONDITIONALLY LEASED

JUNE 2026 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 |
|-------------------------|------------------------|-------------------------|------------------------|-----------------------------|----------------------------|------------------------------|-----------------------------|----------------------------------|

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

300 TACHE AVENUE



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



1,322

\$27.00

\$8.21

- » Turnkey hair salon
- » Situated on Taché Avenue with excellent street visibility and easy access for clients
- » Surface parking available plus ample street parking
- » Join neighbourhood tenants Nola, Bar Accanto, Fortify, and more

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

THE QUARRY DISTRICT



STONEWALL, MB

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



1,200 and up

TBD
(depending upon area of premises)

\$7.50

- » Strategically located in Stonewall, MB and surrounded by new and existing residential developments
- » Grocery-anchored site with 26,500 sq. ft. Co-op Grocery Store commencing construction in Fall 2026
- » Opening Fall 2027
- » Excellent frontage and visibility from Highway 67
- » Strong average household incomes of approximately \$130,000 in the immediate area

CO-OP SHOPPING CENTRE



PORTAGE LA PRAIRIE, MB

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

JUNE 2026 AVAILABILITY REPORT

click a listing type to navigate

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

9158 & 9160 QUARRY E ROAD



Presley Bordian
204-985-1356

CRU 2 1,200
CRU 3 1,200
CRU 5 2,219

*CRU 2 & 3 can be
combined to 2,400 sq. ft.*

\$30.00

\$10.00

- » Located in Stony Mountain, MB just off Highway 7 and in close proximity to both Winnipeg and Stonewall
- » Join Tim Hortons & Esso Gas
- » 31 parking stalls on-site
- » Ready for tenant fixturing
- » Building & pylon signage opportunities



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

MORDEN DEVELOPMENT LAND



Rennie Zegalski
204-985-1368

7.68 acres

TBD

TBD

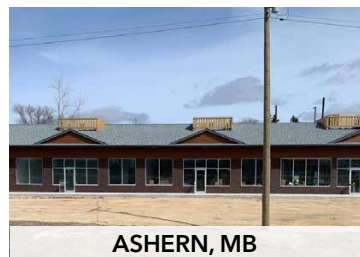
Mario Posillipo
204-985-1373

- » 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



MORDEN, MB

8 HIGHWAY 6 NORTH



Luke Paulsen
204-985-1358

1,335 - 2,670

\$20.00

\$5.00

Presley Bordian
204-985-1356

- » 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

JUNE 2026 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 |
|---------------------|--------------------|---------------------|--------------------|-------------------------|------------------------|--------------------------|-------------------------|------------------------------|

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

1351 MAIN STREET



Rennie Zegalski
204-985-1368

Unit 4

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
- » Light-controlled intersection
- » New Dollar Tree, now open

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

JUNE 2026 AVAILABILITY REPORT

click a listing type to navigate

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

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

20 DE LA SEIGNEURIE BOULEVARD



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~~

\$94,501.00

- » 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 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 replaced Spring 2025

301 NOTRE DAME AVENUE



Derrick Chartier
204-985-1369

Rennie Zegalski
204-985-1368

Dawson Groening
204-985-1383

✉ 📄

21,738 sq. ft.

29,103

\$2,250,000

\$56,272.57

- » 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

165 OSBORNE STREET



Dawson Groening
204-985-1383

Presley Bordian
204-985-1356

✉

2,065

\$850,000

- » Retail property in Osborne Village with excellent visibility and strong foot/vehicle traffic
- » Close proximity to the Osborne Street Rapid Transit Station
- » Easy access to the amenities of The Village
- » Located within the most densely populated neighbourhood of Winnipeg

JUNE 2026 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 |
|---------|---------|---------------------------------|------------------------------------|------------|-------|----------|
|---------|---------|---------------------------------|------------------------------------|------------|-------|----------|

470 RIVER AVENUE



Bryn Oliver
204-985-1379

Luke Paulsen
204-985-1358

Trevor Clay
204-985-1365



4,964 sq. ft. 5,592 \$1,500,000

- » 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

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

JUNE 2026 AVAILABILITY REPORT

click a listing type to navigate

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

390-394 ACADEMY ROAD



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



673 \$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
 » **Last remaining unit**

1274-1288 ARCHIBALD STREET



CONDITIONALLY LEASED

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



Unit 1274
Unit 1284/1286

762 \$22.00
1,688 \$22.00

\$4.97 » Highly-visible, built-out office space and open concept retail/office space
 » On-site parking in front and rear of property
 » Prominent pylon signage opportunity
 » Prime positioning along a high-traffic corridor
 » Efficient floor plan
 » Convenient access to major routes and surrounding amenities

50-74 ARTHUR STREET



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



361 - 6,999 \$17.00

Gross Rent » Centrally-located in the West Exchange District
 » Historic heritage building with modern amenities
 » Attractive rents and flexible lease terms
 » On-site parking
 » Space features elevator access and key fob access
 » Main floor tenants include Mas Coffee and Clothing Bakery

115 BANNATYNE AVENUE



Presley Bordian
204-985-1356



Unit 104 4,029
Unit 408 908
Unit 504 1,546

\$13.00 - \$16.00

\$10.58 » 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
 » **Available immediately**

JUNE 2026 AVAILABILITY REPORT

click a listing type to navigate

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

123 BANNATYNE AVENUE



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

| | |
|-------------|-------|
| Unit 100 | 3,541 |
| Unit 200 | 4,329 |
| Unit 400 | 4,376 |
| Lower Level | 1,535 |

starting at
\$28.00

Gross Rent

- » High quality Exchange District location
- » Fully redeveloped office space
- » On-site fitness centre with showers
- » Independent mechanical systems on each floor provide individualized climate control
- » Serviced by Fibre internet
- » Directly adjacent to Portage & Main, Winnipeg Square and the shops and amenities of the Exchange District



1290-1294 BORDER STREET



Bob Antymniuk
204-985-1364

| | |
|-----------------|-------|
| Main Floor | 2,320 |
| 2nd Flr. Unit 1 | 3,496 |
| 2nd Flr. Unit 2 | 1,795 |

\$18.00
\$10.00
\$10.00

\$3.45
\$3.45
\$3.45

- » 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

| | |
|-----------|--------|
| 2nd Floor | 10,357 |
| 3rd Floor | 4,248 |
| 4th Floor | 10,370 |
| 5th Floor | 10,370 |
| 7th Floor | 10,360 |
| 9th Floor | 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

| | |
|---------------------|-------|
| Main Floor (retail) | 2,207 |
| 2nd Floor | 9,268 |
| 5th Floor | 5,857 |

\$20.00
\$14.00
\$14.00

\$14.20
\$14.20
\$14.20

- » 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



JUNE 2026 AVAILABILITY REPORT

click a listing type to navigate

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

CENTURY BUSINESS PARK



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

Unit 4

2,641

\$16.00

\$10.43

- » Strategically located with easy access of Century Street, St. James Street, and Ellice Avenue
- » Existing office improvements in-place
- » Recent exterior building upgrades



CENTURY BUSINESS PARK



Presley Bordian
204-985-1356

Unit 5

2,700

\$15.50

\$10.43

- » Strategically located with easy access of Century Street, St. James Street, and Ellice Avenue
- » Existing retail and classroom improvements in place
- » Recent exterior building upgrades
- » *Headlease expiry on May 31, 2029*



1255 CLARENCE AVENUE



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

1,388

\$15.00

\$6.71

- » Move-in ready office space in southwest Winnipeg
- » Ample onsite parking
- » Easy access to major traffic routes offering a convenient location with ample amenities in the surrounding area



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-serviced by Winnipeg Transit



JUNE 2026 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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|---------|---------|------|--------------------|---------------------------|------------------------------|----------|
|---------|---------|------|--------------------|---------------------------|------------------------------|----------|

1791 DUBLIN AVENUE



Luke Paulsen
204-985-1358

Unit B
Unit C

1,600
1,229

\$14.95
\$14.95

\$7.65 » Turn key, built-out office space
\$7.65 » Signage opportunity available
» Ample on-site parking
» Located in close proximity to the amenities of the Polo Park retail node



976 DUGALD ROAD



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

Unit 1

3,394

\$18.95

\$5.00 » Newly renovated office space
» End unit with excellent exposure and signage on west and north sides
» Some furniture could be available for a tenant's use
» Suitable for design, financial services or other contemporary office uses



EDISON COMMON



Presley Bordian
204-985-1356

Unit 1210

914

\$20.00

\$10.62 » Recently redeveloped centre on a high-traffic corner in a densely populated residential area
» Building signage opportunity
» Ample on-site parking
» *Available September 1, 2026*



90 GARRY STREET



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

Unit 102

1,597

\$14.50

\$7.76 » Turnkey, move-in ready office space on the main floor
» Secured, on-site parking
» Professionally managed building
» Fibre internet available



CONDITIONALLY LEASED

JUNE 2026 AVAILABILITY REPORT

click a listing type to navigate

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

291 GARRY STREET



Presley Bordian
204-985-1356
Gary Goodman
204-997-4831

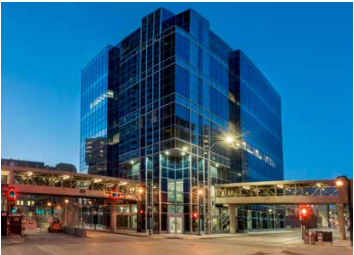
Main Floor 3,571
2nd Floor 3,146

\$20.00
\$20.00

\$8.57 » Standalone office building
\$8.57 » Significant office renovations in 2019
» Move-in ready office space with exterior signage opportunities
» Building also available for sale



200 GRAHAM AVENUE



Trevor Clay
204-985-1365
Brett Chartier
204-985-1366

Suite 100 2,831
Suite 105 2,451
Suite 200 10,115
Suite 205 1,513
Suite 310 6,168
Suite 400 15,886
Suite 601 6,733
Suite 800 10,449
Suite 810 5,424

\$18.00

\$19.57 » Class A downtown office building
» Direct Winnipeg Skywalk system connection to Winnipeg Square
» Underground heated parking
» Podium signage available
» Developed office space
» *8th floor is conditionally leased*



345 GRAHAM AVENUE



Brett Chartier
204-985-1366
Presley Bordian
204-985-1356
Rennie Zegalski
204-985-1368

4th Floor 9,054

\$17.00

\$16.75 » Developed downtown office space
» Move-in ready
» Easy access to public transportation
» Close proximity to True North Square and Canada Life Centre



10 HUTCHINGS STREET

SUBLEASE



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

2nd Floor 5,493

\$10.00

Gross Rent » Strategically located in Inkster Industrial Park
» 10, non-electrified parking stalls in fenced compound
» *Headlease expires April 30, 2027*



JUNE 2026 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 |
|---------|---------|------|--------------------|---------------------------|------------------------------|----------|
|---------|---------|------|--------------------|---------------------------|------------------------------|----------|

128 JAMES AVENUE



CONDITIONALLY SOLD

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



1,536 \$27.00

Gross Rent » Commercial office condo available in the East Exchange District
 » Completely renovated and move-in ready
 » Four large offices with open reception area, storage, meeting room and kitchenette
 » 1,212 sq. ft. exclusive & 936 sq. ft. shared space

233 KENNEDY STREET



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



| | |
|----------|-------|
| Unit 103 | 783 |
| Unit 104 | 2,436 |
| Unit 223 | 2,204 |
| Unit 230 | 971 |
| Unit 240 | 956 |
| Unit 250 | 2,203 |
| Unit 270 | 2,173 |

\$20.00 - \$25.00

Gross Rent » Walking distance to Portage Ave., Canada Life Centre, True North Square, the WAG, and more
 » Easy access to public transportation
 » Residential amenities also available for commercial tenants

1099 KINGSBURY AVENUE



Brett Chartier
204-985-1366



Unit 8 1,150

\$22.50

\$8.69 » High-traffic, highly visible location adjacent to Garden Oaks Shopping Centre
 » Ample on-site parking
 » Pylon signage opportunity
 » Former massage therapy clinic

70-90 LEXINGTON PARK



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



| | |
|---------------------|----------------|
| 70 Lexington | 130,950 |
| <u>90 Lexington</u> | <u>118,364</u> |
| Total | 249,314 |












\$9.50
\$9.50

\$4.25 » On-site maintenance staff
 \$4.25 » Utilities included in additional rent estimate (dependent on tenant usage)
 » Ideal configuration for manufacturing or warehouse use
 » Excess land for parking and outdoor compound
 » 13,938 sq. ft. (+/-) of mezzanine is fully developed as office space

JUNE 2026 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 |
|--|---|------------------|--------------------|---------------------------|------------------------------|--|
| 177 LOMBARD AVENUE | | | | | | |
|  | Dawson Groening 204-985-1383 | Unit 500 | 7,217 | \$12.00 | \$14.55 | » Heritage building in close proximity to Portage and Main and the East Exchange District » Connected to the parkade at 170 McDermot Avenue » Salisbury restaurant located on the main floor » On-site security guard » 7,105 sq. ft. of contiguous space available on the 8th Floor |
| | Trevor Clay 204-985-1365 | Unit 600 | 7,107 | | | |
| | | Unit 801 | 1,246 | | | |
| | | Unit 805 | 1,275 | | | |
| | | Units 807/809 | 4,427 | | | |
| | | Unit 810 | 157 | | | |
| |   | | | | | |
| 230 MAIN STREET | | | | | | |
| SUBLEASE | Presley Bordian 204-985-1356 | Unit 210-212 | 3,461 | \$25.00 | 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 |
| | Trevor Clay 204-985-1365 | | | | | |
| |   | | | | | |
| 423 MAIN STREET | | | | | | |
| SUBLEASE/LEASE | Trevor Clay 204-985-1365 | 3rd Floor | 17,358 | 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 |
| | | 4th Floor | 17,358 | | | |
| | Brett Chartier 204-985-1366 | 5th Floor | 17,358 | | | |
| | | <u>6th Floor</u> | <u>17,358</u> | | | |
| | | Total | 69,432 | | | |
| |    | | | | | |
| 433 MAIN STREET | | | | | | |
|  | Trevor Clay 204-985-1365 | Suite 310 | 1,100 | \$26.00 | Gross Rent | » Fully-developed downtown office space » Only three blocks from Portage & Main and located at the edge of the East Exchange District » On-site building security » On-site fitness centre » Professionally managed building |
| | Brett Chartier 204-985-1366 | | | | | |
| |   | | | | | |

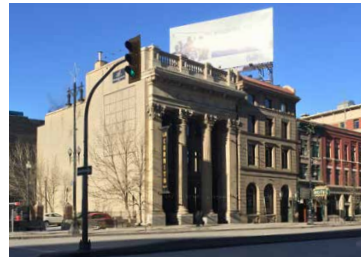
JUNE 2026 AVAILABILITY REPORT

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

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

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



950 MAIN STREET & 245 FLORA AVENUE



Rennie Zegalski
204-985-1368
Trevor Clay
204-985-1365
Luke Paulsen
204-985-1358

18,486

\$24.00

- Gross Rent* » Owner/user sale opportunity or full building lease
- » Prominent, high-exposure location along Main Street
- » Excellent on-site parking for up to 52 vehicles
- » Built-out office space with quality finishes
- » Situated on a major traffic thoroughfare with high traffic flow



112 MARKET AVENUE



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

Lower Level
Unit 440
Unit 450
Unit 460
Unit 510
Unit 540

5,113
1,883
920
988
2,734
2,108

\$15.00
\$13.00
\$13.00
\$13.00
\$13.00
\$13.00

- Gross Rent* » Well-located in the Exchange District
- \$5.45 » Brick & Beam Heritage Building
- \$5.45 » Modern features with updated HVAC
- \$5.45
- \$5.45
- \$5.45



250 MCDERMOT AVENUE



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

Unit 301
Unit 303
Unit 305
Unit 306
Unit 402
Unit 404
Unit 410
Unit 411

2,780
2,039
1,909
1,697
1,122
2,044
3,550
1,559

\$17.00
\$17.00
\$17.00
\$17.00
\$17.00
\$17.00
\$17.00
\$17.00

- Gross Rent* » Centrally-located in the West Exchange District
- » Historic heritage building with modern amenities
- » On-site parking
- » Space features elevator access and key fob access
- » Storage space available



JUNE 2026 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 |
|--------------|-------------|---------------------|-------------|------------------|-----------------|-------------------|------------------|-----------------------|

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

1450 MOUNTAIN AVENUE



Trevor Clay
204-985-1365
Gary Goodman
204-997-4831
Dawson Groening
204-985-1383



Main Floor U1 3,332
2nd Floor 3,035
Total 6,367

Below market rent

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

74 MYRTLE STREET



Gary Goodman
204-997-4831



2nd Floor 2,488

\$11.00

\$5.00

- » Located at the corner of Myrtle Street and McDermot Avenue with easy access to McPhillips Street and Notre Dame Avenue
- » In close proximity to the amenities along McPhillips Street and Notre Dame Avenue
- » Up to 8 parking stalls available

NEW LISTING

1850 NESS AVENUE



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



2,556

\$17.00

Gross Rent

- » Prominent, high-exposure location along Ness Avenue with strong traffic counts
- » Built-out office with quality finishes
- » Located in close proximity to the Winnipeg Airport and the amenities of Polo Park shopping mall

222 OSBORNE STREET



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



Unit 8 500
Unit 8B 250
Unit 14/15 1,500
Unit 17 750
Unit 18 950
Unit 19 420

starting at \$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

JUNE 2026 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 |
|--------------|-------------|---------------------|-------------|------------------|-----------------|-------------------|------------------|-----------------------|

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

1483 PEMBINA HIGHWAY



Presley Bordian
204-985-1356

Unit 156

1,219

\$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

2nd Floor

1,376 - 4,243

Contact Agent

Rennie Zegalski
204-985-1368

Mario Posillipo
204-985-1373

- » 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 St.
- » 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



311 PORTAGE AVENUE



Dawson Groening
204-985-1383

Suite 205

10,545

\$20.00

\$21.64

Brett Chartier
204-985-1366

Suite 300

6,640

\$20.00

\$21.64

Suite 330

13,168

\$20.00

\$21.64

Suites 337/338

1,121

\$20.00

\$21.64

Suite 339

567

\$20.00

\$21.64

Full 3rd Floor

21,774

\$20.00

\$21.64

- » Downtown Class A office space with building signage options available
- » Ideally located across from Canada Life Centre and True North Square
- » LEED Gold certified building
- » Broker Fee: \$1.00 per sq. ft. (Years 1-5) and \$0.50 per sq. ft. (Years 6-10)
- » Tim Hortons & Browns Socialhouse on main floor



JUNE 2026 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 |
|--------------|-------------|---------------------|-------------|------------------|-----------------|-------------------|------------------|-----------------------|

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

355 PORTAGE AVENUE



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

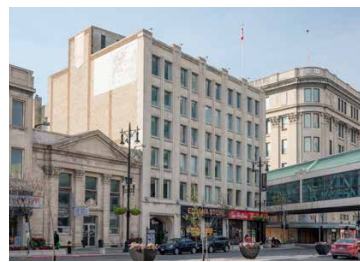
Main Floor 11,300
3rd Floor 32,042
4th Floor 32,440
7th Floor 15,282

\$15.00

\$18.59 » High-quality, downtown office building
» Open concept, developed office area
» 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

Unit 203 356
Unit 211 599
Unit 300B 613
Unit 402 1,791
Unit 405 465
Unit 412 452
Unit 500 636
Unit 503 855
Unit 511 730
Unit 604 778
Unit 608 700

\$11.00

\$14.18 » Turnkey and design-build options available
» 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
» **Units 604 & 608 can be combined to 1,478 sq. ft.**



491 PORTAGE AVENUE



Brett Chartier
204-985-1366

3rd Floor 8,830
4th Floor 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



Gary Goodman
204-997-4831

Suite 2 (Upper Level) 2,572
Suite 4 (Lower Level) 2,091

\$16.00

\$14.00 » 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



JUNE 2026 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 |
|--------------|-------------|---------------------|-------------|------------------|-----------------|-------------------|------------------|-----------------------|

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

1661 PORTAGE AVENUE



SUBLEASE

Presley Bordian
204-985-1356
Gary Goodman
204-997-4831



2,138

Contact Agent

\$19.19

- » Main floor professional office space
- » Ample on-site parking for staff and visitors, exclusive parking available under the headlease
- » Move-in ready office space with both private office and open work areas, boardroom and a kitchenette
- » **Headlease expires October 31, 2028**
- » **Subsidized rent available for qualified subtenant**

1749 PORTAGE AVENUE



NEW LISTING

Mario Posillipo
204-985-1373



1,608

\$3,000/month

Gross Rent

- » Move-in ready, fully-finished main floor office space
- » Ideally located on Portage Avenue at King Edward Street
- » Space includes two private offices, reception, large boardroom and staff area with kitchenette
- » 12 parking stalls at rear of building
- » Building signage opportunity

COURTS OF ST. JAMES



Presley Bordian
204-985-1356



Unit 31B
Unit 190
Unit 310

2,446
846
305

\$25.00
\$29.00
\$30.00

Semi-Gross Rent

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

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

JUNE 2026 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 |
|---------------------|--------------------|---------------------|--------------------|-------------------------|------------------------|--------------------------|-------------------------|------------------------------|

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

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



LE QUARTIER



Presley Bordian
204-985-1356

2,610

\$30.00

Semi Gross Rent » Mixed-use building offering 45 residential units over three floors
 » On-site reserved and visitor parking
 » Front glazing offering an abundance of natural light
 » Great exposure along Provencher Boulevard
 » Close proximity to St. Boniface Hospital, Manitoba Law Courts, The Forks, and more



850 REGENT AVENUE W



Presley Bordian
204-985-1356

Rennie Zegalski
204-985-1368

3,250

\$28.00

\$10.73 » High-traffic, highly visible location on Regent Avenue West
 » Easy access and egress to site
 » On-site parking available
 » Signage opportunities available
 » *Available September 1, 2026*



470 RIVER AVENUE



Mario Posillipo
204-985-1373

Bryn Oliver
204-985-1379

Unit C & D
Unit E & F

1,644
1,344

\$18.00
\$18.00

\$11.31 » Join Little Sister Coffee, and Chocoberry Dessert House
 \$11.31 » Located centrally in the heart of Osborne Village just south of downtown
 » Easy access to public transportation



JUNE 2026 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 |
|--------------|-------------|---------------------|-------------|------------------|-----------------|-------------------|------------------|-----------------------|

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

6 ROSLYN ROAD



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

Unit 101 2,709
Unit 201 253
Unit 202 253

\$23.00
\$23.00
\$23.00

Gross Rent » Second floor built out office space with large windows offering plenty of natural light
Gross Rent » 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
» **Units 201 & 202 conditionally leased**



5 SCURFIELD BOULEVARD



Dawson Groening
204-985-1383
Brett Chartier
204-985-1366
Rennie Zegalski
204-985-1368

Unit A 4,162
Unit B 2,858
Total 7,020

\$19.00

\$9.06 » Ideal for showroom/flex-office users
» Excellent visibility located on the corner of Waverley Street & Scurfield Boulevard in southwest Winnipeg
» Pylon and monument signage opportunities
» New facade upgrades commencing Summer 2027
» **Available immediately**



59 SCURFIELD BOULEVARD

SUBLEASE



Brett Chartier
204-985-1366

Units 1-2 5,189
Unit 3 1,928
Total 7,117

Contact Agent

\$12.21 » High-quality, turnkey space in desirable southwest Winnipeg
» Excellent area amenities
» Mix of private office and open work space
» On-site parking
» **Headlease expires January 31, 2029**



96 SHERBROOK STREET



Dawson Groening
204-985-1383

Unit 202 2,300
Unit 203 1,018
Unit 204 743
Unit 205 776
Unit 206 1,285

\$12.00

\$8.16 » Newly updated medical building
» Join South Sherbrook Health Centre & Pharmacy and other healthcare groups
» Close proximity to Misericordia Hospital
» Financial incentives available for qualified offers
» Turnkey and design-build options available for qualified offers
» **Contiguous options available up to 7,134 sq. ft.**



JUNE 2026 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 |
|--------------|-------------|---------------------|-------------|------------------|-----------------|-------------------|------------------|-----------------------|

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

1555 ST. JAMES STREET



Gary Goodman
204-997-4831

Unit 101
Unit 102
Unit 113

2,461
5,437
797

\$15.00
\$15.00
\$15.00

\$11.96
\$11.96
\$11.96

- » Surface parking available
- » Pylon signage opportunity
- » Excellent location at the southeast corner of St. James Street and Dublin Avenue
- » **Units 102 & 113 available August 2026**



260 ST. MARY AVENUE



Luke Paulsen
204-985-1358

Presley Bordian
204-985-1356

Unit 314

1,370

\$18.00

\$10.15

- » Well built-out office space consisting of six private offices, open reception/work area, and storage room
- » Located on the corner of Winnipeg's SHED offering numerous amenities in walking distance
- » On-site reserved and scramble parking available



1780 WELLINGTON AVENUE



SUBLEASE

Brett Chartier
204-985-1366

Rennie Zegalski
204-985-1368

Suite 200

7,522

\$10.50
(reduced sublease rate)

\$18.58

- » Well-developed suburban office space near the
- » 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

\$7.64

- » 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)



JUNE 2026 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 |
|--------------|-------------|---------------------|-------------|------------------|-----------------|-------------------|------------------|-----------------------|

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

100 IXL CRESCENT



Eric Ott
204-985-1378
Rennie Zegalski
204-985-1368

5,510 \$17.95

- » Located in the St. Clements Industrial Park in the RM of St. Clement, just outside of Lockport, MB
- » Building consists of a mix of open concept and private offices
- » Compound space is fully graveled



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



JUNE 2026 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 |
|--------------|-------------|--------------|--------------------|------------------|-----------------|-------------------|------------------|-----------------------|

| ADDRESS | CONTACT | LAND AREA <i>(acres +/-)</i> | BLDG. AREA <i>(sq. ft. +/-)</i> | SALE PRICE | TAXES | COMMENTS |
|--|--|---------------------------------|------------------------------------|--|-------------|---|
| 123 BANNATYNE AVENUE  | Trevor Clay 204-985-1365 Bryn Oliver 204-985-1379 Luke Paulsen 204-985-1358   | 5,368 sq. ft. | 20,519 | \$3,950,000 \$3,700,000 | | <ul style="list-style-type: none"> » High quality Exchange District location » Fully redeveloped office space » On-site fitness centre with showers » Independent mechanical systems on each floor provide individualized climate control » Serviced by Fibre internet » Directly adjacent to Portage & Main, Winnipeg Square and the shops and amenities of the Exchange District |
| 20 DE LA SEIGNEURIE BOULEVARD  | 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 | \$94,501.00 | <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 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 |

JUNE 2026 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 |
|--------------|-------------|--------------|-------------|------------------|-----------------|-------------------|------------------|-----------------------|

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

291 GARRY STREET



Presley Bordian
204-985-1356
Gary Goodman
204-997-4831

3,224 sq. ft.

6,717

\$1,680,000

\$20,411.24

- » Standalone office building perfect for investor or end user
- » Impressive interior renovations in place
- » Easily converted to multi-tenanted property



128 JAMES AVENUE



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

1,536

\$307,000

\$4,055.19

- » Commercial office condo available in the East Exchange District
- » Completely renovated and move-in ready
- » Four large offices with open reception area, storage, meeting room and kitchenette
- » 1,212 sq. ft. exclusive & 936 sq. ft. shared space
- » Exterior and lobby signage opportunity



CONDITIONALLY SOLD

950 MAIN STREET & 245 FLORA AVENUE



Rennie Zegalski
204-985-1368
Trevor Clay
204-985-1365
Luke Paulsen
204-985-1358

11,192 sq. ft.
(950 Main)

18,486

\$2,800,000

- » Owner/user sale opportunity or full building lease
- » Prominent, high-exposure location along Main Street
- » Excellent on-site parking for up to 52 vehicles
- » Built-out office space with quality finishes
- » Situated on a major traffic thoroughfare with high traffic flow



1850 NESS AVENUE



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

5,481 sq. ft.

5,382

~~\$800,000~~
\$778,000

- » Prominent and high-exposure location along Ness Ave.
- » Existing tenants in-place providing immediate income
- » Built-out office with quality finishes
- » Situated on a major thoroughfare
- » Located in close proximity to the Winnipeg Airport and the amenities of Polo Park shopping mall



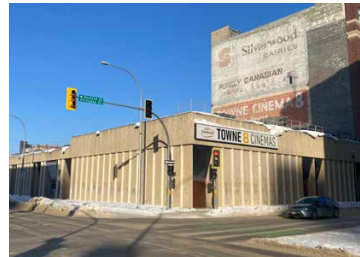
JUNE 2026 AVAILABILITY REPORT

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

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

301 NOTRE DAME AVENUE



Derrick Chartier
204-985-1369
Rennie Zegalski
204-985-1368
Dawson Groening
204-985-1383



21,738 sq. ft. 29,103 \$2,250,000 \$56,272.57

- » 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

6 ROSLYN ROAD



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



10,229 9,117 \$1,500,000 \$36,742.78

- » Steps away from Osborne Village amenities and in close proximity to Downtown Winnipeg
- » On-site parking area
- » Stable income with favourable lease terms in-place

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

296 & 298 WATERFRONT DRIVE



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



296: 753 296: \$225,000 296: \$6,025.94
298: 720 298: \$225,000 298: \$5,842.18
Total: 1,473

- » Prime main floor commercial condo along Waterfront Drive
- » Professional build-out featuring private offices, glass-front boardroom, open work area and staff lounge
- » Surrounded by Exchange District amenities
- » On-site gym and rooftop patio
- » Condo fees: \$840.93/month (total for both units)

JUNE 2026 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 |
|---------|---------|---------------------------------|------------------------------------|------------|-------|----------|
|---------|---------|---------------------------------|------------------------------------|------------|-------|----------|

100 IXL CRESCENT



Eric Ott
204-985-1378
Rennie Zegalski
204-985-1368

2.05

5,510

\$1,395,000

\$16,728.97

- » Located in the St. Clements Industrial Park in the RM of St. Clement, just outside of Lockport, MB
- » Building consists of a mix of open concept and private offices
- » Compound space is fully graveled, ideal for heavy truck and trailer use



JUNE 2026 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 |
|---------|---------|------|--------------------|---------------------------|------------------------------|----------|
|---------|---------|------|--------------------|---------------------------|------------------------------|----------|

29-35 AUTUMN WAY



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



1,893 - 30,000 \$16.95 \$4.00

- » New-build industrial space in Plessis Business Centre
- » Grade loading
- » 20' clear ceiling height
- » 200 amp, 240 volt, 3 Phase electrical service
- » LED lighting
- » Roughed-in plumbing & Gas-fired unit heaters
- » **Available immediately**

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

BLACK DIAMOND BOULEVARD



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



End Cap 36,000 Contact Agent Contact Agent

- » Market-leading clear ceiling height for better cube utilization
- » New construction with insulated metal panels and high R values for low utility costs
- » Office build-out and loading door configuration to tenant specs
- » Excess land for trailer parking
- » **Available Q1 2027**

2091 BROOKSIDE BOULEVARD



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

JUNE 2026 AVAILABILITY REPORT

[click a listing type to navigate](#)

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

BROOKSIDE INDUSTRIAL PARK



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



25,000 - 63,000 TBD

- » Modern new industrial building in CentrePort Canada
- » Located in the RM of Rosser with no City of Winnipeg business taxes
- » Build-to-suit opportunity with multiple configurations available depending on tenant use
- » Dock & grade loading

1555 BUFFALO PLACE



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



112,105 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

891 CENTURY STREET



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



Unit 1 4,420 \$10.95

- \$4.22
- » Located in St. James Industrial Park
 - » End-cap unit
 - » 16' 6" clear ceiling height
 - » Grade loading
 - » **Available immediately**

1336 CLIFTON STREET



Gary Goodman
204-997-4831



3,753 \$10.95

- \$4.75
- » Front dock-level door is suitable for 5-ton truck loading, rear dock-level door is suitable for 1-ton truck loading
 - » Modern office layout
 - » 15' ceilings
 - » 2 washrooms
 - » Easy access to major transportation routes
 - » **Available July 1, 2026 or sooner**

JUNE 2026 AVAILABILITY REPORT

click a listing type to navigate

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

121-123 DE BAETS STREET



Mario Posillipo
204-985-1373

4,160

starting at
\$6.51

\$8.36 » Well-situated warehouse space in St. Boniface Industrial Park
 » 16' clear ceiling height
 » 2 grade loading door
 » **Headlease expires December 31, 2028**



214 DE BAETS STREET



Luke Paulsen
204-985-1358

Warehouse

5,600 - 18,815

\$10.50

\$6.09 » Well-situated warehouse space in St. Boniface Industrial Park
 » 20' clear ceiling height
 » Dock & grade loading
 » Building signage opportunity
 » **Available January 1, 2027**



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



30 DURAND ROAD



Luke Paulsen
204-985-1358

Unit 2

5,880

\$10.25

\$8.45 » Well-situated warehouse space in St. Boniface Industrial Park
 » 15' 8" clear ceiling height
 » 4 dock loading doors
 » Can be demised into two units of 2,940 sq. ft.



JUNE 2026 AVAILABILITY REPORT

click a listing type to navigate

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

86-88 DURAND ROAD



Luke Paulsen
204-985-1358



6,186

\$10.50

\$8.26

- » Well-situated warehouse space in St. Boniface Industrial Park
- » 16' 4" clear ceiling height
- » 1 dock loading door
- » *Available immediately*
- » *Broker Incentive: Additional \$5,000 Visa gift card payable to Tenant's Broker on a minimum 3-year lease term within the next 3 months*

5 FAST LANE, HEADINGLEY



Dawson Groening
204-985-1383

Gary Goodman
204-997-4831



Main Floor
Mezzanine
Total

2,400
720
3,120

\$14.75

\$4.67

- » Built in 2023 with pre-engineered steel construction
- » Finished washroom
- » Excellent visibility from Perimeter Highway in close proximity to Perimeter Highway, Wilkes Avenue, and Roblin Boulevard
- » Grade loading
- » No City of Winnipeg Business Tax

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
Total

46,362
102,243
114,903
263,508

\$9.50

\$9.50

\$9.50

\$4.25

\$4.25

\$4.25

- » 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

170 FURNITURE PARK



Trevor Clay
204-985-1365

Gary Goodman
204-997-4831

Eric Ott
204-985-1378



2nd Flr Office
2nd Flr Tower
1st Floor Office
Mezzanine
Total

9,019
617
8,933
119,468
138,037

\$9.50

\$4.25

- » On-site maintenance staff
- » Utilities included in Additional Rent Estimate (dependent on tenant usage)
- » Includes a hydronic heating system and high density sprinklers
- » Well-suited for manufacturing operations
- » Dock & grade loading
- » 18'-22' ceilings

JUNE 2026 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 |
|---------|---------|------|-----------------------|------------------------------|---------------------------------|----------|
|---------|---------|------|-----------------------|------------------------------|---------------------------------|----------|

219 GUNN ROAD



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



| | | | |
|-------|---------|--------|---|
| 7,000 | \$14.00 | \$4.00 | » Free-standing industrial building in the RM of Springfield » 2 grade loading doors » 400 amp, 208 volt, 3 Phase electrical service » 16-18 ft. ceilings » Developed office space on Main and Second Floor » 1.66 acres (+/-) of compound space |
|-------|---------|--------|---|

70-90 LEXINGTON PARK

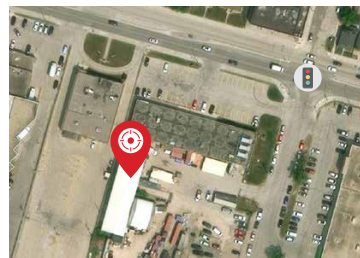


Trevor Clay
204-985-1365
Gary Goodman
204-997-4831
Eric Ott
204-985-1378



| | | | |
|--------------|---------|--------|---|
| 70 Lexington | 130,950 | \$9.50 | » On-site maintenance staff » Utilities included in additional rent estimate (dependent on tenant usage) » Ideal configuration for manufacturing or warehouse use » Excess land for parking and outdoor compound » 13,938 sq. ft. (+/-) of mezzanine is fully developed as office space |
| 90 Lexington | 118,364 | \$9.50 | |
| Total | 249,314 | | |

930 NAIRN AVENUE



Mario Posillipo
204-985-1373
Rennie Zegalski
204-985-1368
Presley Bordian
204-985-1356



| | | | |
|--------|-------|---------------|---|
| Unit C | 6,000 | Contact Agent | » Warehouse space with excess compound area » Frontage on Nairn Avenue with easy access to site » Close proximity to major transportation routes » On-site parking |
|--------|-------|---------------|---|

2030 NOTRE DAME AVENUE



Luke Paulsen
204-985-1358



| | | | |
|--------|---------|--------|---|
| 22,488 | \$10.50 | \$6.28 | » Well-located in Inkster Industrial Park » Dock & grade loading » 20' ceiling height » <i>\$10,000 Visa gift card payable to the Tenant's Broker on a 3-year lease term & \$20,000 Visa gift card payable on a 5-year lease term within the next 3 months</i> |
|--------|---------|--------|---|

UNCONDITIONALLY LEASED

JUNE 2026 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 |
|--------------|-------------|--------------|-------------|-------------------------|-----------------|-------------------|------------------|-----------------------|

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

110 PARAMOUNT ROAD



Luke Paulsen
204-985-1358

2,684

\$10.75

\$6.60

- » Warehouse space available in Inkster Industrial Park
- » Grade loading
- » Easy access to major transportation routes
- » *Available June 2026*



11 PLYMOUTH STREET



Trevor Clay
204-985-1365

124,109

\$9.95

\$4.60

- » 11.8 acre (+/-) paved site with compound area
- » 20' ceiling height
- » Dock & grade loading
- » Ample parking available
- » Easy access to major transportation routes
- » Ideally located in Inkster Industrial Park, Winnipeg's largest industrial park



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



SHEPPARD STREET



Trevor Clay
204-985-1365

Build-to-suit

up to 75,000

TBD

Luke Paulsen
204-985-1358

Eric Ott
204-985-1378

- » 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



JUNE 2026 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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|---------|---------|------|--------------------|---------------------------|------------------------------|----------|

1737 SPRUCE STREET



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



16,449 \$9.95

- » Located near the St. James industrial area
- » Extensive office build-out
- » Fully sprinkler system
- » Versatile dock & grade loading options
- » Recent upgrades to the front facade
- » 28' clear ceiling height

36 SOUTH LANDING DRIVE



Gary Goodman
204-997-4831
Dawson Groening
204-985-1383



2,500 - 20,000
Unit 1
Contact Agent
Units 2-5
\$16.95

- \$5.00
- » Located in South Landing Business Park in the RM of MacDonald with no City of Winnipeg business tax
 - » Design-build delivery available to tenant specs
 - » Zoning accommodates a variety of uses
 - » Easy access to the Kenaston & McGillivray retail area
 - » Paved roadways within park allowing for heavy truck traffic

SOUTH LANDING DEVELOPMENT SITES



Gary Goodman
204-997-4831
Dawson Groening
204-985-1383



20,000 - 80,000

- » Modern industrial / flex space with dock & grade loading
- » Located in South Landing Business Park
- » Zoning accommodates a variety of uses
- » Lots ranging in size from 1.11 - 6.09 acres
- » Easy access to the Kenaston & McGillivray retail area
- » Paved roadways within park allowing for heavy truck traffic

COMING SOON

1493 ST. JAMES STREET



Gary Goodman
204-997-4831



Unit 1 7,500 \$12.00
Unit 2 7,500
Combined 15,000

- \$5.13
- » Well-located in the St. James industrial area
 - » Undergoing redevelopment
 - » New glass storefront at west entrance
 - » New HVAC and washroom
 - » Dock loading
 - » 3 Phase electrical service

JUNE 2026 AVAILABILITY REPORT

click a listing type to navigate

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

1447 WELLINGTON AVENUE



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

5,120 \$12.50

\$4.69 » High-traffic location with exposure on both Wellington Avenue and Empress Street
» Minutes away from CF Polo Park and the Richardson International Airport
» Fully built-out office space



511 MERCY STREET



SELKIRK, MB

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

Unit 2 21,090
Unit 3 3,280

\$12.00
\$8.00

\$2.87 » Loading: Unit 2 - Dock & Grade, Unit 3 - Grade
\$2.87 » 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*



605 MERCY STREET



SELKIRK, MB

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

11,900 - 80,600 Market Rent

\$1.68 » 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
» Space available in various configurations



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



JUNE 2026 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 |
|--|--|---------------------------------|------------------------------------|--|-------------|--|
| 872 BRADFORD STREET | | | | | | |
|  | Eric Ott 204-985-1378 Rennie Zegalski 204-985-1368   | 8,950 sq. ft. | 7,363 | \$1,472,600 | \$20,627.04 | <ul style="list-style-type: none"> » Single tenant building with dock loading » Solar array on roof generates electricity to reduce MB Hydro Bills » Building has party wall agreement with adjacent properties » Ideally located in the St. James Industrial Park, in close proximity to the amenities CF Polo Park and the St. James retail node » Easy access to major transportation routes |
| 1555 BUFFALO PLACE | | | | | | |
|  | Derrick Chartier 204-985-1369 Rennie Zegalski 204-985-1368   | 8.29 | 207,000 | Contact Agent | | <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 office space » Fully air conditioned, high-ceiling warehouse space with existing racking and heater, covered loading area » 500 Kw diesel generator » ESFR sprinkler system |
| 20 DE LA SEIGNEURIE BOULEVARD | | | | | | |
|  | 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 | \$94,501.00 | <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 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 |

JUNE 2026 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 |
|--------------|-------------|--------------|-------------|------------------|------------------------|-------------------|------------------|-----------------------|

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

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

26 HENLOW BAY



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



3.39 65,000 \$6,500,000 \$80,738.47

- » Square footage includes structural mezzanines
- » 2.5 MW transformer with diesel backup power onsite
- » Specialized lab build-out ideal for a variety of uses including pharmaceutical manufacturing, health products, natural products, food and nutraceutical manufacturing, formulation, filling and finishing, packaging, labeling, warehousing, and distribution.

333 HOLDEN STREET



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



CONDITIONALLY SOLD

0.93 9,401 \$2,495,000 \$23,780.10

- » Shop/office building in Mission Industrial Park
- » Fenced compound with paved apron
- » Built-out office space on two floors with some furniture included
- » Shop includes working pressure washer, air compressor, overhead cranes, and riding mower
- » Grade loading
- » 18' clear ceiling height

301 NOTRE DAME AVENUE



Derrick Chartier
204-985-1369
Rennie Zegalski
204-985-1368
Dawson Groening
204-985-1383



21,738 sq. ft. 29,103 \$2,250,000 \$56,272.57

- » 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

JUNE 2026 AVAILABILITY REPORT

click a listing type to navigate

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

196 PAQUIN ROAD



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

1.4

10,760

\$1,995,000

\$37,219.44

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



1373 SPRUCE STREET



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

0.73

16,449

\$2,350,000

\$24,457.29

- » Located near the St. James industrial area
- » Extensive office build-out
- » Fully sprinkler system
- » Versatile dock & grade loading options
- » Recent upgrades to the front facade
- » 28' clear ceiling height



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



1447 WELLINGTON AVENUE



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

12,334 sq. ft.

5,120

\$1,356,800

\$16,691.91

- » High-traffic location with exposure on both Wellington Avenue and Empress Street
- » Minutes away from CF Polo Park and the Richardson International Airport
- » Fully built-out office space



JUNE 2026 AVAILABILITY REPORT

click a listing type to navigate

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



HEADINGLEY, MB

Bob Antymniuk
204-985-1364

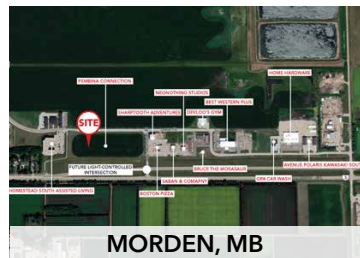


34.92

TBN

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

MORDEN DEVELOPMENT LAND



MORDEN, MB

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

43 MAIN & 408 PITTSBURG, SELKIRK



SELKIRK, MB

Bob Antymniuk
204-985-1364



Main: 25,716 sq. ft.
Pittsburg: 21,329 sq. ft.
Total: 47,045 sq. ft.

Main: 2,850 sq. ft.
Pittsburg: 3,600 sq. ft.
Total: 6,450 sq. ft.

Main: \$1,775,000
Pittsburg: \$1,200,000
Total: \$2,975,000

- » Well-located in Selkirk, MB with various surrounding amenities
- » Lots are fenced with surfaces consisting of a mix of asphalt and packed aggregate
- » 43 Main features 16' ceilings, finished offices, heated floors and grade loading
- » 408 Pittsburg features 20' ceilings, grade loading, heated floors, and high-level finishes

JUNE 2026 AVAILABILITY REPORT

[click a listing type to navigate](#)

| | | | | | | | | |
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520 MERCY STREET, SELKIRK



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

10.19

50,600

\$7,350,000

\$133,488.15

- » Clear ceiling height over 30 ft.
- » Cranes available - 3, 15 & 25 ton
- » Low site coverage ratio of 11.4%
- » 2,000 amp, 3 phase electrical service
- » Modern building in good condition
- » Well-situated in Selkirk, MB in close proximity to various amenities and major transportation routes



100 IXL CRESCENT



Eric Ott
204-985-1378
Rennie Zegalski
204-985-1368

2.05

5,510

\$1,395,000

\$16,728.97

- » Located in the St. Clements Industrial Park in the RM of St. Clement, just outside of Lockport, MB
- » Building consists of a mix of open concept and private offices
- » Compound space is fully graveled, ideal for heavy truck and trailer use



JUNE 2026 AVAILABILITY REPORT

click a listing type to navigate

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

1447 ST. ANNE'S ROAD



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

7.1

C3

\$3,500/acre/
month

- » Frontage on St. Anne's Road with exposure to the Perimeter Highway
- » C3 Commercial land



605 MERCY STREET



SELKIRK, MB

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

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



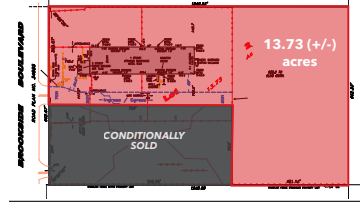
JUNE 2026 AVAILABILITY REPORT

[click a listing type to navigate](#)

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

2091 BROOKSIDE BOULEVARD



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



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



COMMONWEALTH AVENUE



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

0.52

\$780,000

- » 22,622 sq. ft. parcel with frontage on Commonwealth Avenue
- » Located just north of Chief Peguis Trail
- » Well-served by Winnipeg Transit
- » Strong traffic counts and excellent visibility
- » Rare land opportunity on a major thoroughfare



MAIN STREET LAND



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

0.34

\$680,000

- » 14,733 sq. ft. parcel with frontage on Main Street
- » Located just north of Chief Peguis Trail
- » Well-served by Winnipeg Transit
- » Strong traffic counts and excellent visibility
- » Rare land opportunity on a major thoroughfare
- » 139' feet of frontage on Main Street
- » Serviced to the property line



JUNE 2026 AVAILABILITY REPORT

click a listing type to navigate

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

1075 MAIN STREET



Dawson Groening
204-985-1383
Gary Goodman
204-997-4831

26,272 sq. ft.

C2

\$790,000

\$14,791.79

- » Rare opportunity to purchase land on a major Winnipeg thoroughfare
- » High-exposure location at the corner of Main Street and Burrows Avenue
- » 209' of frontage on Main Street
- » Site remediation completed
- » Services to the property line



CONDITIONALLY SOLD

MOLLARD ROAD



Bob Antymniuk
204-985-1364

39.66

A

60,000/acre

\$920.90
(2025)

- » Located on the north side of Mollard Road, west of Brookside Boulevard
- » Well-situated in CentrePort, just to the north of Brookport Business Park
- » 13,201' of frontage on Mollard



50 NICOLAS AVENUE



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

12.93

M3

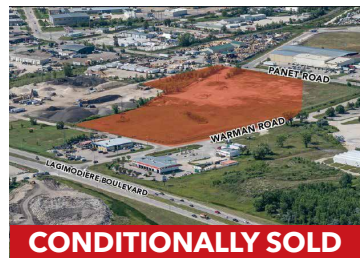
\$4,225,000
(\$325,000/acre)

\$32,142.22

- » 2024 Phase II Environmental Site Assessment
- » 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



CONDITIONALLY SOLD

JUNE 2026 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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|---------|---------|--------------------------|--------|------------|-------|----------|

3161 PORTAGE AVENUE



Rennie Zegalski
204-985-1368

17,300 sq. ft.

C3

\$445,000

- » High-profile location with access from Portage Avenue
- » Close proximity to the amenities along West Portage
- » Easy access to major transportation routes and Winnipeg Transit
- » Vendor will subdivide as a condition of the sale



4100 PORTAGE AVENUE



Bob Antymniuk
204-985-1364

Parcel G
9.4

Parcels H&J
2.15

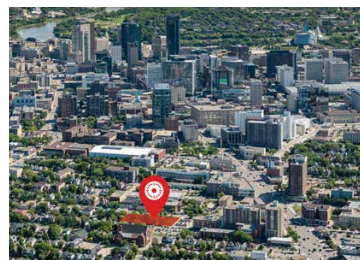
CH - Highway
Commercial

\$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



1447 ST. ANNE'S ROAD



Peter Kaufmann
204-985-1362

Eric Ott
204-985-1378

7.1

C3

\$525,000/acre

\$3,790.80

- » C3 Commercial land available for redevelopment
- » Frontage on St. Anne's Road with exposure to the Perimeter Highway
- » Ideal for self storage or automotive, light truck sales, or rental uses



JUNE 2026 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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|---------|---------|--------------------------|--------|------------|-------|----------|

1924 ST. ANNE'S ROAD



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

163.20

RR5-Rural Res.

\$35,000/acre

\$4,062.77

- » Residential redevelopment land
- » Frontage on St. Anne's Road
- » Quick access to Lagimodiere Blvd & the South Perimeter Hwy.



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

\$9,500/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
~~\$3,060,000~~

\$2,216.66

- » 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.



JUNE 2026 AVAILABILITY REPORT

click a listing type to navigate

| | | | | | | | | |
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BRUNKILD DEVELOPMENT LAND



Rennie Zegalski
204-985-1368

16.79

GD
General
Development

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

\$387.01

- » 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.



ROAD 53N



Rennie Zegalski
204-985-1368

115.34

A
Agricultural

\$4,600,000

\$2,579.09

- » Located east of LaSalle Road and west of Brady Road
- » Across from a private water-ski club
- » Located in the RM of MacDonald



WEDGEWOOD & AUTUMNWOOD



GIMLI, MB

Bob Antymniuk
204-985-1364

2.08

RM

\$550,000

\$2,377.44
(2025)

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



SE WEDGEWOOD PLACE



GIMLI, MB

Bob Antymniuk
204-985-1364

1.66

R1

\$430,000

\$190.46
(2025)

- » 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



JUNE 2026 AVAILABILITY REPORT

click a listing type to navigate

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

NE WEDGEWOOD PLACE



Bob Antymniuk
204-985-1364

1.83

R1

\$475,000

\$210.49

» Multifamily development land in Gimli, MB
 (2025) » Site will be fully serviced with municipal sewer and water, hydroelectric power, natural gas, telephone and cable television utilities



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



998 DAWSON ROAD, LORETTE, MB



Trevor Clay
204-985-1365

Bryn Oliver
204-985-1379

Luke Paulsen
204-985-1358

9.97

CM

\$1,950,000

\$1,838.43

» Development land for sale in Lorette, MB
 » Only 25km southeast of Winnipeg
 » 450.5' of frontage on Dawson Road



JUNE 2026 AVAILABILITY REPORT

[click a listing type to navigate](#)

| | | | | | | | | |
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123 BANNATYNE AVENUE



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



5,368 sq. ft.

20,519

\$3,950,000
~~\$3,700,000~~

- » High quality Exchange District location
- » Fully redeveloped office space
- » On-site fitness centre with showers
- » Independent mechanical systems on each floor provide individualized climate control
- » Serviced by Fibre internet
- » Directly adjacent to Portage & Main, Winnipeg Square and the Exchange District

180 BALMORAL STREET



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



7 units

\$329,000
~~\$299,900~~

- » Multifamily property for sale in West Broadway
- » Newer shingles, A/C, forced air high-efficiency furnace, hot water tank, electrical panel with new sub panel, and commercial coin operated washing machines.

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

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

JUNE 2026 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 |
|---------------------|--------------------|---------------------|--------------------|-------------------------|------------------------|--------------------------|-------------------------|------------------------------|

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

704 & 708 KILDARE AVENUE E



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

2.85 130 suites Contact Agent

- » 2-building, 130-suite multifamily asset
- » Located in the Transcona neighbourhood, one of Winnipeg's best-performing rental markets
- » Offered on a portfolio basis
- » Historically low vacancy
- » Strong 1 and 2 bedroom suite mix

NEW LISTING



1850 NESS AVENUE



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

5,481 sq. ft. 5,382 \$800,000
\$778,000

- » Prominent and high-exposure location along Ness Avenue
- » Existing tenants in-place providing immediate income
- » Built-out office with quality finishes
- » Situated on a major thoroughfare with high-traffic flow
- » Located in close proximity to the Winnipeg Airport and the amenities of Polo Park shopping mall



103 PRINCESS STREET



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

13,385 49,000 \$1,895,000

- » Excellent location in the heart of the Exchange District at the prominent corner of Princess Street and Bannatyne Avenue
- » Four-storey designated Heritage Building
- » Fully-developed main floor retail space
- » Surrounded by downtown amenities
- » Original architectural character throughout



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
\$1,795,000

- » 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



JUNE 2026 AVAILABILITY REPORT

click a listing type to navigate

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| ADDRESS | CONTACT | LAND AREA (acres +/-) | BLDG. AREA (sq. ft. +/-) | SALE PRICE | TAXES | COMMENTS |
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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. 5,592 \$1,500,000

- » 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

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

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

123 MAIN STREET



Bob Antymniuk
204-985-1364



Parcel A Parcel C
4.36 8,800
Parcel C
2.06

\$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

JUNE 2026 AVAILABILITY REPORT

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| | | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-----------------------------|----------------------------------|---------------------------------|-----------------------------------|----------------------------------|------------------------------|
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52-UNIT MULTIFAMILY PORTFOLIO



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



23,374 sq. ft. 52 suites \$5,350,000

- » 2-building portfolio comprised of 724 Wellington & 435 Spence Street
- » Properties feature historical architectural elements
- » Well-located in Winnipeg's West End
- » Below-market rental rates

66-UNIT MULTIFAMILY PORTFOLIO



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



27,464 sq. ft. 66 suites \$3,960,000
\$3,630,000

- » 4-building portfolio well-located in Winnipeg's West End in close proximity to educational institutions and neighbourhood amenities
- » Opportunity to acquire scale with significant income upside in rents

353-365 MAIN ST. SELKIRK



Rennie Zegalski
204-985-1368
Luke Paulsen
204-985-1358



CONDITIONALLY SOLD

16,166 \$2,950,000

- » Well-located on the main traffic route of Selkirk, MB and surrounded by a strong mix of service-oriented retail and restaurants
- » Property consists of two commercial buildings with a total of 6 tenants representing a diverse mix of services
- » 58 parking stalls on-site (+/-)

244 HAMILTON STREET



Bob Antymniuk
204-985-1364



NEEPAWA, MB

3,049 2,145 \$440,000

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

JUNE 2026 AVAILABILITY REPORT

click a listing type to navigate

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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



6 MAIN STREET



Mario Posillipo
204-985-1373

880

\$190,000

- » Single-tenant, standalone investment property in Elie, MB
- » Fully-occupied by HUB Insurance
- » Recent upgrades to electrical, plumbing and heating systems



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