



# LISTINGS UPDATE

COMMERCIAL

## FEATURED PROPERTIES

NOVEMBER 2017

**NOW PRE-LEASING!  
FIRST CLASS OFFICE  
SPACE**



**435 CENTURY  
STREET**

**OFFICE SPACE FOR  
SUB-LEASE**



**825 SHERBROOK  
STREET**

**WAREHOUSE  
PROPERTY FOR SALE**



**471 MADISON STREET**

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LEASE

PROPERTY	AVAILABLE (SF)	BASIC RENT (per SF per annum)	ADDITIONAL RENT (per SF per annum)	TAXES	DESCRIPTION
 <p><a href="#">935 Henry Avenue</a> (click for more details)</p>	<p>Warehouse: <b>1,600 SF</b></p> <p>Office: <b>1,100 SF</b></p>	<p><b>\$1,295</b> per month (Warehouse)</p> <p><b>\$695</b> per month (Office)</p>	-	-	<p><b><u>Office/Warehouse Space For Lease</u></b></p> <ul style="list-style-type: none"> <li>Newly re-developed space including new concrete floor, lighting, electrical, overhead door, washroom.</li> <li>This unit consists of 1,600 SF of main floor open warehouse and 1,100 SF of open 2nd floor space.</li> <li>Loading: 1 dock level door</li> </ul>
 <p><a href="#">156 St. Annes Road</a> (click for more details)</p>	<p><b>5,550 SF</b> (can be sub-divided in half)</p>	<b>\$14.00</b>	<b>\$4.95</b>	-	<p><b><u>RETAIL SPACE FOR LEASE</u></b></p> <ul style="list-style-type: none"> <li>Great central St. Vital location minutes from downtown and St. Vital Centre.</li> <li>Excellent street front exposure to a high traffic street.</li> <li>This 5,550 SF space can be sub-divided into 2 units.</li> </ul>
 <p><a href="#">435 Century Street</a> (click for more details)</p>	<p><b>3rd and 4th floors available.</b></p> <p><b>1,000 SF to 10,000 SF</b> available (5,000 SF floor plate)</p>	<b>\$22.00</b> per SF per annum	<b>\$7.00</b> per SF per annum (2018 Estimate)	-	<p><b><u>NOW PRE-LEASING! FIRST CLASS OFFICE SPACE</u></b></p> <ul style="list-style-type: none"> <li>LATE 2018 OCCUPANCY.</li> <li>Incredible opportunity for a premier corporate location.</li> <li>Prime building signage available that will have excellent exposure to one of the best traffic flows in Winnipeg.</li> <li>Beautiful contemporary design. Ample on-site parking and good street parking nearby.</li> </ul>
 <p><a href="#">825 Sherbrook Street</a> (click for more details)</p>	<b>742 SF</b>	<p><b>\$25.00</b> net per SF per annum</p> <p>(\$1,545.83 per month plus GST)</p>	-	-	<p><b><u>OFFICE SPACE FOR SUB-LEASE</u></b></p> <ul style="list-style-type: none"> <li>Located on the main floor of a 4 level medical office building with a secured reception area.</li> <li>The space has a reception area with 4 private offices.</li> <li>Excellent reserved parking very close by.</li> <li>Sub-Lease Expiry: December 31, 2020</li> </ul>

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SALE

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 <p><a href="#">980 St. Anne's Road</a> (click for more details)</p>	1,124 SF	\$23.00 <i>net per SF per annum</i>	\$6.50	Incl.	<p><b><u>NEW RETAIL SPACE FOR LEASE</u></b></p> <ul style="list-style-type: none"> <li>• Generous tenant improvement allowance available.</li> <li>• Exciting new retail location in booming south St. Vital next to Oasis Leisure Centre.</li> <li>• Ideal location for retail and office tenants with excellent parking</li> <li>• High traffic route close to the Perimeter Highway and Bishop Grandin Blvd.</li> </ul> <p><b>FULLY LEASED</b></p>

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SALE

PROPERTY	AVAILABLE (SF)	ASKING PRICE	TAXES	DESCRIPTION
 <p><a href="#">415 Madison Street</a> (click for more details)</p>	<p><b>13,505</b> (Building Area)</p> <p><b>15,546</b> (Land Area)</p>	<p><b>\$1,095,000</b></p>	<p><b>\$24,843</b> (2016)</p>	<p><b><u>Industrial Building For Sale</u></b></p> <ul style="list-style-type: none"> <li>• Concrete block manufacturing building built in 1988 with high ceilings and high power.</li> <li>• Ceiling Height: 20'</li> <li>• Loading: 1- 16' grade level door</li> <li>• Power: 600 volt, 500 amp, 3 phase</li> </ul>
 <p><a href="#">471 Madison Street</a> (click for more details)</p>	<p><b>18,000 +/- SF</b> (Comprised of <b>1,800 SF office, 16,200 SF warehouse</b>) (Building Area)</p> <p><b>37,916 SF</b> (0.87 Acres) (Land Area)</p>	<p><b>\$1,295,000</b></p>	<p><b>\$26,983.71</b> (2016)</p>	<p><b><u>WAREHOUSE PROPERTY FOR SALE</u></b></p> <ul style="list-style-type: none"> <li>• The concrete block building has a newer roof and a sprinkler system.</li> <li>• Plenty of high power electrical located throughout the building.</li> <li>• Loading: 4 Dock &amp; 1 Grade</li> <li>• Warehouse Ceiling Height: 16'</li> </ul> <p style="text-align: center;"><b>CONDITIONALLY SOLD</b></p>
 <p><a href="#">696 Osborne Street</a> (click for more details)</p>	<p><b>3,100 +/- SF</b></p>	<p><b>\$549,900</b></p> <p>Assessment: \$632,900 (2017)</p>	<p><b>\$13,930</b> (2016)</p>	<p><b><u>RETAIL BUILDING FOR SALE</u></b></p> <ul style="list-style-type: none"> <li>• This building was previously used as a restaurant/lounge for many successful years.</li> <li>• Sale includes the use of all the existing improvements, equipment, furniture and other restaurant items so this is an excellent opportunity to open a restaurant at a very low cost.</li> <li>• Excellent opportunity for retail or office users or as an investment property.</li> </ul>

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