



LISTINGS UPDATE

COMMERCIAL

FEATURED PROPERTIES

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

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LEASE


SALE

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LEASE

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

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LEASE




SALE

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SALE

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