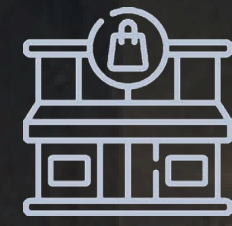


AVAILABILITY REPORT

MAY 2024



RETAIL

LEASE

SALE



OFFICE

LEASE

SALE



INDUSTRIAL

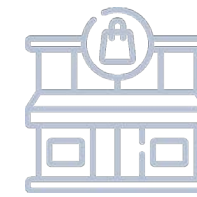
LEASE

SALE

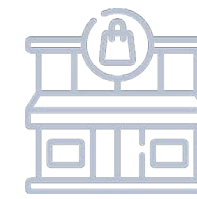


LAND

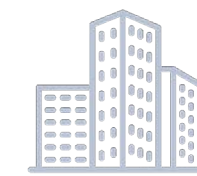
SALE



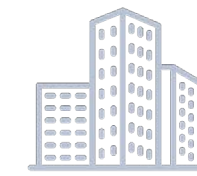
ADDRESS	CONTACT	UNIT	AREA (+/- SF)	RENTAL RATE	ADDITIONAL RENT (PSF)	COMMENTS
 <p>CORRAL CENTRE BRANDON, MB</p>	<p>John Pearson (204) 981-7220</p> <p>Brennan Pearson (204) 291-5003</p>		<p>1,093 1,243 1,434 2,944 6,081</p>	<p>Contact Agent</p>	<p>TBD</p>	<ul style="list-style-type: none"> • Join strong national, regional and local tenants including Walmart Supercentre, Home Depot, Liquor Mart, Ashley Furniture, Best Buy and more • Tesla Superchargers available on-site • Terrific building and pylon signage opportunities • Excellent on-site parking
 <p>1100 CORYDON AVENUE</p>	<p>Jared Kushner* (204) 294-1087</p> <p>Tyson Preisentanz* (204) 782-6183</p> <p>Brennan Pearson (204) 291-5003</p>	<p>Main Floor</p>	<p>1,200 to 3,693</p>	<p>\$32.00</p>	<p>TBD</p>	<ul style="list-style-type: none"> • Rare redevelopment in high traffic node • Multiple configurations and unit sizing available for flexible tenant uses • Eye-catching signage opportunity • Ample on-site parking at rear of building and generous street parking in the area
 <p>137 KING STREET, ESTEVAN, SK</p>	<p>John Pearson (204) 981-7220</p> <p>Brennan Pearson (204) 291-5003</p>	<p>SUBLEASE</p>	<p>15,747</p>	<p>\$9.00</p>	<p>\$4.86 (est.)</p>	<ul style="list-style-type: none"> • Join No Frills in rare retail opportunity • Formerly occupied by Staples • Ample parking available with signage opportunities • Free rent incentive package available
 <p>109 OSBORNE STREET</p>	<p>Jared Kushner* (204) 294-1087</p> <p>John Crockett (204) 899-1899</p>	<p>Main Floor</p>	<p>934</p>	<p>\$28.00</p>	<p>\$10.00</p>	<ul style="list-style-type: none"> • Windows on multiple sides providing natural light and eye-catching views into the Osborne Village Courtyard • Includes additional bonus space within the lower level at no additional cost • Designated parking to be negotiated at market rents • Ample street parking available in the area



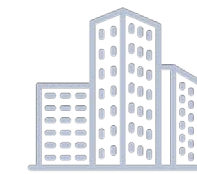
ADDRESS	CONTACT	UNIT	AREA (+/- SF)	RENTAL RATE	ADDITIONAL RENT (PSF)	COMMENTS
 <p>SELKIRK CROSSING, SELKIRK, MB</p>	<p>John Pearson (204) 981-7220</p> <p>Brennan Pearson (204) 291-5003</p>	<p>Pad Site</p>	<p>7,052</p>	<p>Contact Agent</p>	<p>TBD</p>	<ul style="list-style-type: none"> Join strong national, regional and local tenants including Walmart Supercentre, Staples, Dollarama and Boston Pizza Transit available on-site with service running through the property Terrific building and pylon signage opportunities Excellent on-site parking
 <p>ST. VITAL FESTIVAL</p>	<p>John Pearson (204) 981-7220</p> <p>Brennan Pearson (204) 291-5003</p>	<p>CRU</p>	<p>10,000</p>	<p>Contact Agent</p>	<p>TBD</p>	<ul style="list-style-type: none"> Prominently located along Bishop Grandin providing excellent exposure and great access from the controlled intersection from St. Anne's Road Terrific connectivity via major thoroughfares Excellent on-site parking
 <p>478 RIVER AVENUE</p>	<p>Jared Kushner* (204) 294-1087</p>	<p>Main Floor</p> <p>Second Floor</p>	<p>1,450</p> <p>1,450</p>	<p>\$2,950</p> <p>\$2,500</p>	<p>Gross Rent</p> <p>Gross Rent</p>	<ul style="list-style-type: none"> New facade construction to be completed Q1 2024 Move-in ready retail and office units with existing fixtures in place Windows on multiple sides providing vast amounts of natural light Signage potential at the busy corner of River Avenue & Osborne Street
 <p>WESTPORT</p>	<p>John Pearson (204) 981-7220</p> <p>Brennan Pearson (204) 291-5003</p>		<p>1,000 to 100,000</p>	<p>Contact Agent</p>	<p>TBD</p>	<ul style="list-style-type: none"> Join Winnipeg's newest mixed-use development Excellent signage opportunities with ample on-site parking Accessibility from three intersections off of Trans-Canada Highway #1 Easy access to major thoroughfares



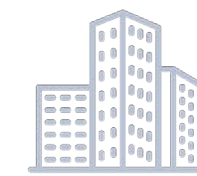
ADDRESS	CONTACT	UNIT	AREA (+/- SF)	RENTAL RATE	ADDITIONAL RENT (PSF)	COMMENTS
 <p>140 BANNATYNE AVENUE</p>	Jared Kushner* (204) 294-1087	SUBLEASE 4th Floor	8,178	\$12.00	\$11.28	<ul style="list-style-type: none"> 4th Floor includes open concept workstations, boardroom, private offices/meeting rooms and kitchenette 5th Floor features open concept workstations, reception, boardroom, private offices/meeting rooms and kitchenette Building features elevator access, upgraded HVAC and electrical with energy efficient systems; includes large windows and high ceilings
	John Crockett (204) 899-1899	5th Floor	7,748			
	Brennan Pearson (204) 291-5003					
 <p>1100 CORYDON AVENUE</p>	Jared Kushner* (204) 294-1087	Second Floor	8,360	\$26.00	TBD	<ul style="list-style-type: none"> Rare redevelopment in high traffic node Multiple configurations and unit sizing available for flexible tenant uses Eye-catching signage opportunity Ample on-site parking at rear of building and generous street parking in the area
	Tyson Preisenzanz* (204) 782-6183					
	Brennan Pearson (204) 291-5003					
 <p>7 DONALD STREET</p>	Jared Kushner* (204) 294-1087		4,077	\$17.00		<ul style="list-style-type: none"> Meticulously managed with the current owner/occupier, renovating the interior to their exact specifications Configurations consists of +/- 10 private offices, multiple boardrooms/meeting rooms, kitchenette and more Abundant signage potential with exposure to the north/south traffic
	John Crockett (204) 899-1899					
	Brennan Pearson (204) 291-5003					
 <p>10 DONALD STREET</p>	Jared Kushner* (204) 294-1087	Second Floor	2,662	\$15.00	\$15.00	<ul style="list-style-type: none"> Turnkey office space with modern fixtures in place +/- 8 private offices, meeting rooms, open work space and access to shared kitchenette & boardroom On-site parking available for rent
	John Crockett (204) 899-1899					



ADDRESS	CONTACT	UNIT	AREA (+/- SF)	RENTAL RATE	ADDITIONAL RENT (PSF)	COMMENTS
 <p>208 EDMONTON STREET</p>	<p>John Crockett (204) 899-1899</p> <p>Jared Kushner* (204) 294-1087</p> <p>Brennan Pearson (204) 291-5003</p>	4th Floor	2,932	\$26.00	Gross Rent	<ul style="list-style-type: none"> • Features 6 private offices, open office space and kitchenette • Secured building with elevator access • On-site parking available with additional parking in adjacent parkade
<p>CONDITIONALLY SOLD</p>  <p>574 ERIN STREET</p>	<p>John Crockett (204) 899-1899</p> <p>Jared Kushner* (204) 294-1087</p> <p>Brennan Pearson (204) 291-5003</p>		5,840	\$15.00		<ul style="list-style-type: none"> • Finished office space with several private offices/meeting rooms, developed kitchen and open area workspace • Dominant signage opportunities • 8 on-site stalls plus street parking available • Excellent site access and visibility to east and westbound traffic
 <p>242 HARGRAVE STREET</p>	<p>John Crockett (204) 899-1899</p> <p>Jared Kushner* (204) 294-1087</p> <p>Brennan Pearson (204) 291-5003</p>	SUBLEASE	15,000 to 44,370	TBN	\$22.12	<ul style="list-style-type: none"> • Premium office space at True North Square • 8th floor suite offering turnkey office fixtures with open concept office space, +/- 11 private offices, 2 large board rooms and a high end kitchen • 7th floor suite offering turnkey office fixtures with open concept office space, +/- 9 private offices, 2 large board rooms and a high end kitchen
 <p>107 OSBORNE STREET</p>	<p>Jared Kushner* (204) 294-1087</p> <p>John Crockett (204) 899-1899</p>	Unit 9	1,600	\$12.00	\$10.00	<ul style="list-style-type: none"> • Windows on multiple sides providing natural light and eye-catching views into the Osborne Village Courtyard • Designated parking to be negotiated at market rents • Ample street parking available in the area




ADDRESS	CONTACT	UNIT	AREA (+/- SF)	RENTAL RATE	ADDITIONAL RENT (PSF)	COMMENTS
 <p>1365 PEMBINA HIGHWAY & 1000 WALLER AVENUE</p>	<p>Tyson Preisentanz* (204) 782-6183</p> <p>Brennan Pearson (204) 291-5003</p> <p>Jared Kushner* (204) 291-1087</p>	<p>1365 Pembina 1000 Waller</p>	<p>11,389 1,028</p>	<p>\$18.00</p>		<ul style="list-style-type: none"> Two-storey office building with developed office fixtures in place Eye-catching signage potential with digital reader board facing one of Winnipeg's busiest thoroughfares Main/second floor includes several private offices, meeting space, open workspace, kitchenette and more Lower floor consists of full commercial kitchen with potential for entertainment venue
 <p>103 PROGRESS WAY</p>	<p>John Crockett (204) 899-1899</p> <p>Brennan Pearson (204) 291-5003</p>		<p>3,850</p>	<p>\$17.00</p>	<p>\$5.00</p>	<ul style="list-style-type: none"> Join McGillivray Business Park in a newly constructed flex building Shared second floor outdoor patio with barbeque for tenant's use Strong on-site parking for staff and clients Building signage opportunities Opportunity to secure on-site storage and convenient access to on-site car wash bay
 <p>RED RIVER BUSINESS PARK</p>	<p>John Pearson (204) 981-7220</p> <p>Brennan Pearson (204) 291-5003</p>		<p>5,000 to 100,000</p>	<p>Contact Agent</p>	<p>Contact Agent</p>	<ul style="list-style-type: none"> Join Dairy Farmers of Manitoba at new commodity park in the Red River District Build-to-suit to tenant requirements with single or multi-tenant buildings Ample free parking Signage opportunities Excellent access and exposure, served by signalized intersection on the Trans-Canada Highway
 <p>478 RIVER AVENUE</p>	<p>Jared Kushner* (204) 294-1087</p>	<p>Main Floor Second Floor</p>	<p>1,450 1,450</p>	<p>\$2,950 \$2,500</p>	<p>Gross Rent Gross Rent</p>	<ul style="list-style-type: none"> New facade construction to be completed Q1 2024 Move-in ready retail and office unites with existing fixtures in place Windows on multiple sides providing vast amounts of natural light Signage potential at the busy corner of River Avenue & Osborne Street



ADDRESS	CONTACT	UNIT	AREA (+/- SF)	RENTAL RATE	ADDITIONAL RENT (PSF)	COMMENTS
 <p>444 ST. MARY AVENUE</p>	<p>Jared Kushner* (204) 294-1087</p> <p>John Crockett (204) 899-1899</p>	<p>SUBLEASE</p>	<p>5,082</p>	<p>\$14.50</p>	<p>\$17.31</p>	<ul style="list-style-type: none"> • Features 6 private offices, open office space and kitchenette • Secured building with elevator access • On-site parking available with additional parking in adjacent parkade
 <p>SELKIRK CROSSING</p>	<p>John Pearson (204) 981-7220</p> <p>Brennan Pearson (204) 291-5003</p>	<p>Pad Site</p>	<p>7,052</p>	<p>Contact Agent</p>	<p>TBD</p>	<ul style="list-style-type: none"> • Join strong national, regional and local tenants including Walmart Supercentre, Staples, Dollarama and Boston Pizza • Transit available on-site with service running through the property • Terrific building and pylon signage opportunities • Excellent on-site parking
 <p>WESTPORT</p>	<p>John Pearson (204) 981-7220</p> <p>Brennan Pearson (204) 291-5003</p>		<p>1,000 to 100,000</p>	<p>Contact Agent</p>	<p>TBD</p>	<ul style="list-style-type: none"> • Join Winnipeg's newest mixed-use development • Excellent signage opportunities with ample on-site parking • Accessibility from three intersections off of Trans-Canada Highway #1 • Easy access to major thoroughfares
 <p>221 WINNIPEG STREET NORTH REGINA, SK</p>	<p>John Pearson (204) 981-7220</p> <p>Brennan Pearson (204) 291-5003</p>	<p>North Premises South Premises SUBLEASE</p>	<p>6,462 22,991 21,264</p>	<p>Contact Agent \$12.00</p>	<p>TBD \$8.39</p>	<ul style="list-style-type: none"> • Building has gone through extensive renovations including upgrades to HVAC, main building entry/lobby, elevator, new windows, new LED lighting, • Ample on-site parking • Adjacent to the Ring Road and Winnipeg Street North interchange for easy access in various directions






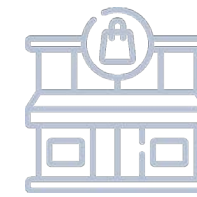
ADDRESS	CONTACT	UNIT	AREA (+/- SF)	RENTAL RATE	ADDITIONAL RENT (PSF)	COMMENTS
 <p>500 15TH STREET NW, PORTAGE LA PRAIRIE, MB</p>	<p>Tyson Preisentanz* (204) 782-6183</p> <p>Brennan Pearson (204) 291-5003</p>		162,762	\$4.95		<ul style="list-style-type: none"> Previously a manufacturing and canning facility for Campbell Soup Company Compound space with security fencing Grade and dock loading On-site 2,000 AMP transformer
 <p>725 BLACK DIAMOND BOULEVARD</p>	<p>Tyson Preisentanz* (204) 782-6183</p> <p>Brennan Pearson (204) 291-5003</p>		6,600 13,200 19,800	\$12.95	\$4.00	<ul style="list-style-type: none"> New construction located just off Mazenod Road in the St. Boniface Industrial Park Loading: 3 grade & 3 dock (60k hydraulic docks) Ceiling Height: 29' - 30' clear Compound space available
 <p>79 EAGLE DRIVE</p>	<p>Tyson Preisentanz* (204) 782-6183</p> <p>John Crockett (204) 899-1899</p>	216	5,950	\$8.95	\$3.75	<ul style="list-style-type: none"> Excellent location in Omands Creek Industrial Park Loading: 1 grade & 1 dock Ceiling Height: +/- 16.5' clear Ample on-site parking
 <p>79 EAGLE DRIVE</p>	<p>Tyson Preisentanz* (204) 782-6183</p> <p>John Crockett (204) 899-1899</p>	220	6,355	\$10.50	\$3.75	<ul style="list-style-type: none"> Unit features 5 private offices, boardroom, kitchenette, reception and warehouse with air makeup Fenced compound space available for tenant's exclusive use Loading: 3 grade level doors (12' x 16') Ceiling Height: +/- 16.5' clear Ideally suited for manufacturing and warehousing



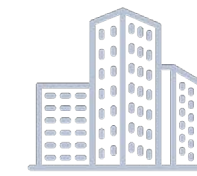
ADDRESS	CONTACT	UNIT	AREA (+/- SF)	RENTAL RATE	ADDITIONAL RENT (PSF)	COMMENTS
<p>551 FERRY ROAD</p>	<p>Ken Zacharias (204) 795-8040</p> <p>Tyson Preisenzanz* (204) 782-6183</p>		12,900	\$8.95	\$4.00	<ul style="list-style-type: none"> • Freestanding building in the St. James Industrial Park • Excellent manufacturing or excess storage facility • On-site parking • Great exposure & visibility • Located near major transportation routes
<p>259 GUNN ROAD</p>	<p>Tyson Preisenzanz* (204) 782-6183</p> <p>John Crockett (204) 899-1899</p>		13,900	\$14.50	TBD	<ul style="list-style-type: none"> • Rarely available large compound space with partial fence and secured gate at entrance • Features +/- 1,000 SF developed office • Warehouse includes 10 grade doors (14' x 14') • Ample on-site parking with trailer storage
<p>944 HENRY AVENUE</p>	<p>Tyson Preisenzanz* (204) 782-6183</p> <p>John Crockett (204) 899-1899</p>		15,312	\$11.95	\$4.40	<ul style="list-style-type: none"> • Buildout consists of a mix turnkey office, fitness centre and warehouse • Loading: 2 grade & 3 dock • Ceiling Height: +/- 23' • Ample on-site parking & trailer storage
<p>955 LAGIMODIERE BOULEVARD</p>	<p>Tyson Preisenzanz* (204) 782-6183</p> <p>Brennan Pearson (204) 291-5003</p>		7,600	\$8.95	\$3.26	<ul style="list-style-type: none"> • Grade loading, with potential for dock loading • Ample on-site parking • Compound space available • Located on the corner of Lagimodiere Boulevard and Dugald Road • Great exposure





ADDRESS	CONTACT	UNIT	AREA (+/- SF)	RENTAL RATE	ADDITIONAL RENT (PSF)	COMMENTS
 <p>110 LOWSON CRESCENT</p>	<p>Ken Zacharias (204) 795-8040</p> <p>Brennan Pearson (204) 291-5003</p>	<p>C</p>	<p>3,160</p>	<p>\$13.95</p>	<p>TBD</p>	<ul style="list-style-type: none"> • Prime industrial property with exceptional street frontage onto Kenaston Boulevard • Space includes mix of private offices, open bullpen, reception area, boardroom, lunchroom and washrooms • Ample on-site parking for employees and visitors • Unparalleled access to major transportation routes
 <p>86 WHEATFIELD ROAD</p>	<p>Tyson Preisentanz* (204) 782-6183</p> <p>Jared Kushner* (204) 294-1087</p>	<p>1</p> <p>2</p>	<p>5,982</p> <p>9,174</p>	<p>\$8.95</p>	<p>\$5.75</p>	<ul style="list-style-type: none"> • Unit 1 features open warehouse with 2 grade loading doors and turnkey main floor & mezzanine level showroom/office space • Unit 2 & 3 includes open warehouse with 4 grade loading doors and turnkey office space • Signage opportunities • Ample on-site parking available • Excellent location close to CentrePort Canada
 <p>221 WINNIPEG STREET NORTH REGINA, SK</p>	<p>John Pearson (204) 981-7220</p> <p>Brennan Pearson (204) 291-5003</p>	<p>South Warehouse</p>	<p>13,081</p>	<p>Contact Agent</p>	<p>TBD</p>	<ul style="list-style-type: none"> • 7 grade level doors with 1200 amp 347/600 volt electrical • Ample on-site parking • Adjacent to the Ring Road and Winnipeg Street North interchange for easy access in various directions





ADDRESS	CONTACT	LAND AREA (+/- SF)	BUILDING AREA (+/- SF)	SALE PRICE	TAXES	COMMENTS
<p>858 CORYDON AVENUE</p>	<p>Jared Kushner* (204) 291-1087</p> <p>John Crockett (204) 899-1899</p> <p>Brennan Pearson (204) 291-5003</p>	5,768	1,880	<p>\$1,200,000</p> <p>\$1,150,000</p>	\$14,039.15	<ul style="list-style-type: none"> • Freestanding two storey retail building • Ideal for owner/occupier with turnkey former restaurant operation • Main and second floors can be seperated for a variety of retail or office uses • Uniquely designed brick patio and walkway fronting Corydon Avenue • Signage potential just south of the signalized intersection
<p>3411 ROBLIN BOULEVARD</p>	<p>Jared Kushner* (204) 291-1087</p> <p>John Crockett (204) 899-1899</p>	6,104	5,500	\$795,000	\$17,650.82	<ul style="list-style-type: none"> • Freestanding building in Charleswood • Ideal for owner/occupier • Existing tenant with income in place for 1,000 SF • Building signage potential with exposure to high traffic street front • Shadow anchored by Co-op Gas Bar with potential for parking stall rentals



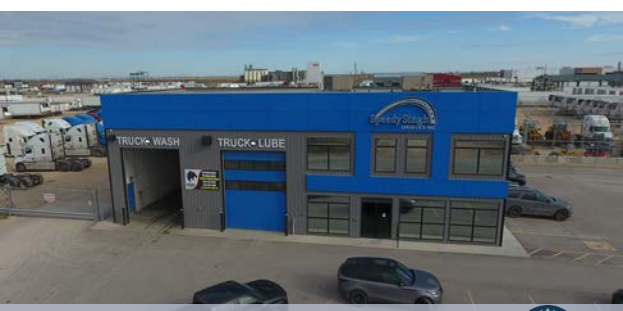

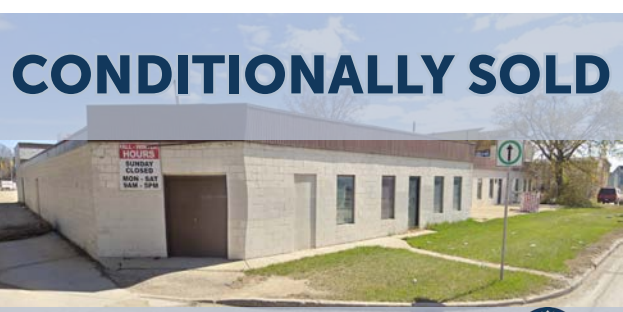



ADDRESS	CONTACT	LAND AREA (+/- SF)	BUILDING AREA (+/- SF)	SALE PRICE	TAXES	COMMENTS
 <p>63 ALBERT STREET</p>	<p>Ken Zacharias (204) 795-8040</p> <p>Brennan Pearson (204) 291-5003</p>	7,405	44,604	<p>\$4,500,000 \$4,350,000</p>	\$40,008	<ul style="list-style-type: none"> • Excellent opportunity for investors looking to acquire in-place revenue • Building amenities include elevator, separate freight elevator and two rooftop patios accessible by the 6th floor tenants • Convenient parking adjacent to building • Designated Historical Site / Heritage status with a history of excellent occupancy levels
 <p>7 DONALD STREET</p>	<p>Jared Kushner* (204) 294-1087</p> <p>John Crockett (204) 899-1899</p> <p>Brennan Pearson (204) 291-5003</p>	7,845	4,077	Conditionally Sold		<ul style="list-style-type: none"> • Rare redevelopment in high traffic node • Multiple configurations and unit sizing available for flexible tenant uses • Eye-catching signage opportunity • Ample on-site parking at rear of building and generous street parking in the area
 <p>574 ERIN STREET</p>	<p>Jared Kushner* (204) 291-1087</p> <p>John Crockett (204) 899-1899</p> <p>Brennan Pearson (204) 291-5003</p>	10,368	5,840	Conditionally Sold	\$8,334.61	<ul style="list-style-type: none"> • Finished office space with several private offices/meeting rooms, developed kitchen and open area workspace • Dominant signage opportunities • 8 on-site stalls plus street parking available • Adjacent to the amenity rich Polo Park area
 <p>1365 PEMBINA HIGHWAY & 1000 WALLER AVEUE</p>	<p>Tyson Preisenzanz* (204) 782-6183</p> <p>Brennan Pearson (204) 291-5003</p> <p>Jared Kushner* (204) 291-1087</p>	<p>6,333</p> <p><u>5,108</u></p> <p>11,441</p>	<p>11,389</p> <p>1,028</p>	\$3,200,000	\$35,902.86	<ul style="list-style-type: none"> • Two-storey office building with developed office fixtures in place • Possible investment opportunity with redevelopment to multi-tenant building • 1000 Waller Avenue is currently rented and offers additional parking for users of 1365 Pembina Highway



ADDRESS	CONTACT	LAND AREA (+/- SF)	BUILDING AREA (+/- SF)	SALE PRICE	TAXES	COMMENTS
 <p>3411 ROBLIN BOULEVARD </p>	<p>Jared Kushner* (204) 291-1087</p> <p>John Crockett (204) 899-1899</p>	6,104	5,500	\$795,000	\$17,650.82	<ul style="list-style-type: none"> • Freestanding building in Charleswood • Ideal for owner/occupier • Existing tenant with income in place for 1,000 SF • Building signage potential with exposure to high traffic street front • Shadow anchored by Co-op Gas Bar with potential for parking stall rentals



ADDRESS	CONTACT	LAND AREA (+/- ACRES)	BUILDING AREA (+/- SF)	SALE PRICE	TAXES	COMMENTS
 <p>500 15TH STREET NW, PORTAGE LA PRAIRIE, MB</p> 	<p>Tyson Preisentanz* (204) 782-6183</p> <p>Brennan Pearson (204) 291-5003</p>	21.27	162,763	\$4,900,000		<ul style="list-style-type: none"> • Previously a manufacturing and canning facility for Campbell Soup Company • Compound space with security fencing • Grade and dock loading • On-site 2,000 AMP transformer
 <p>30 CLOVER DRIVE</p> 	<p>Tyson Preisentanz* (204) 782-6183</p> <p>Jared Kushner* (204) 294-1087</p> <p>John Crockett (204) 899-1899</p>	5.80	8,746	\$6,950,000	\$31,228	<ul style="list-style-type: none"> • Newly developed industrial building with excess of land available for further development • Turnkey opportunity with furniture/equipment included in the purchase price • Ideally suited for manufacturing and distribution uses with substantial large cargo truck activity and high cube warehouses
<p>CONDITIONALLY SOLD</p>  <p>797 JARVIS AVENUE</p> 	<p>Tyson Preisentanz* (204) 782-6183</p> <p>Jared Kushner* (204) 294-1087</p>	36,815 SF	19,127	Conditionally Sold		<ul style="list-style-type: none"> • Multiple grade level loading doors with ability to add more • Accessible by several points of ingress/egress • Adjacent to a variety of industrial properties in the St. James District



ADDRESS	CONTACT	LAND AREA (+/- ACRES)	ZONING	SALE PRICE	TAXES	COMMENTS
<p>578 AGNES STREET</p>	<p>Brennan Pearson (204) 291-5003</p> <p>Jared Kushner* (204) 294-1087</p>	<p>0.12</p>	<p>R2 - Residential</p>	<p>\$275,000 \$225,000</p>	<p>\$2,188.68</p>	<ul style="list-style-type: none"> • Redevelopment site primed for multi-family housing • Formerly occupied by a 20-unit apartment building • Site dimensions - 53' x 98'
<p>2461, 2463, 2481 HENDERSON HIGHWAY, EAST ST. PAUL, MB</p>	<p>Jared Kushner* (204) 294-1087</p> <p>Brennan Pearson (204) 291-5003</p>	<p>3.0</p>	<p>R1 - Residential</p>	<p>\$1,500,000</p>		<ul style="list-style-type: none"> • Rare opportunity to develop land for residential/commercial with access off Henderson Highway and Perimeter Highway • Prospective owner/occupier can develop for own use or investment with several tenants aiming to enter East St. Paul commercial node • Multiple points of ingress/egress
<p>MANITOBA AVENUE & HIGHWAY #9 SELKIRK, MB</p>	<p>John Pearson (204) 981-7220</p> <p>Brennan Pearson (204) 291-5003</p>	<p>5.53</p>	<p>C4 - Highway Commercial Zone</p>	<p>Contact Agent</p>	<p>Contact Agent</p>	<ul style="list-style-type: none"> • New facade construction to be completed Q1 2024 • Move-in ready retail and office units with existing fixtures in place • Windows on multiple sides providing vast amounts of natural light • Signage potential at the busy corner of River Avenue & Osborne Street
<p>270 PETER POND ROAD, YORKTON, SK</p>	<p>John Pearson (204) 981-7220</p> <p>Brennan Pearson (204) 291-5003</p>	<p>2.55</p>	<p>C2 - Highway Commercial</p>	<p>\$749,000</p>		<ul style="list-style-type: none"> • Ideally suited for commercial, multi-family, hotel, industrial and office uses. • Site features easy access from Trans Canada Yellowhead Highway #16 • Excellent site lines to Highway #9 • Easy access with signage opportunities



ADDRESS	CONTACT	LAND AREA (+/- ACRES)	ZONING	SALE PRICE	TAXES	COMMENTS
 <p data-bbox="0 604 593 695">ROAD 10E, RM OF MACDONALD, MB </p>	<p data-bbox="593 308 926 403">Jared Kushner* (204) 294-1087</p> <p data-bbox="593 403 926 497">Brennan Pearson (204) 291-5003</p> <p data-bbox="593 497 926 592">John Pearson (204) 981-7220</p>	<p data-bbox="926 308 1258 695">58.09</p>	<p data-bbox="1258 308 1591 695">ML- Manufacturing Light</p>	<p data-bbox="1591 308 1923 695">\$4,900,000</p>	<p data-bbox="1923 308 2256 695"></p>	<ul data-bbox="2256 308 3108 695" style="list-style-type: none"> • Directly south of McGillivray Boulevard within the Enterprise Centre Hold Policy Area • Part of the proposed Bishop Grandin Boulevard extension allowing additional access to the site • No City of Winnipeg business tax

OUR TEAM



John Pearson
PARTNER / BROKER



Brennan Pearson
EXECUTIVE VICE PRESIDENT, PARTNER



Tyson Preisenzanz*
SENIOR VICE PRESIDENT



Jared Kushner*
VICE PRESIDENT



John Crockett
VICE PRESIDENT



Ken Zacharias
VICE PRESIDENT

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