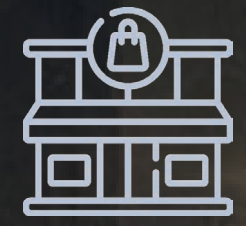


AVAILABILITY REPORT

MAY 2024



LEASE

SALE

RETAIL



LEASE

SALE

OFFICE



LEASE

SALE

INDUSTRIAL



SALE

LAND



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</p> <p>1,243</p> <p>1,434</p> <p>2,944</p> <p>6,081</p>	Contact Agent	TBD	<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>	Main Floor	1,200 to 3,693	\$32.00	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
<p>137 KING STREET, ESTEVAN, SK</p>	<p>John Pearson (204) 981-7220</p> <p>Brennan Pearson (204) 291-5003</p>	SUBLEASE	15,747	\$9.00	\$4.86 (est.)	<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>	Main Floor	934	\$28.00	\$10.00	<ul style="list-style-type: none"> Windows on multiple sides providing natural light and eye-catching views into the Osborne Village Courtyard 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>	Pad Site	7,052	Contact Agent	TBD	<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>	CRU	10,000	Contact Agent	TBD	<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>		1,000 to 100,000	Contact Agent	TBD	<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>CONDITIONALLY SOLD</p>  <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
 208 EDMONTON STREET 	John Crockett (204) 899-1899 Jared Kushner* (204) 294-1087 Brennan Pearson (204) 291-5003	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
CONDITIONALLY SOLD  574 ERIN STREET 	John Crockett (204) 899-1899 Jared Kushner* (204) 294-1087 Brennan Pearson (204) 291-5003		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
 242 HARGRAVE STREET 	John Crockett (204) 899-1899 Jared Kushner* (204) 294-1087 Brennan Pearson (204) 291-5003	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
 107 OSBORNE STREET 	Jared Kushner* (204) 294-1087 John Crockett (204) 899-1899	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



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 <p>444 ST. MARY AVENUE</p>	<p>Jared Kushner* (204) 294-1087</p> <p>John Crockett (204) 899-1899</p>	SUBLEASE	5,082	\$14.50	\$17.31	<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>	Pad Site	7,052	Contact Agent	TBD	<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>		1,000 to 100,000	Contact Agent	TBD	<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</p> <p>South Premises</p> <p>SUBLEASE</p>	<p>6,462</p> <p>22,991</p> <p>21,264</p>	<p>Contact Agent</p> <p>\$12.00</p>	<p>TBD</p> <p>\$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
 500 15TH STREET NW, PORTAGE LA PRAIRIE, MB 	Tyson Preisentanz* (204) 782-6183 Brennan Pearson (204) 291-5003		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
 725 BLACK DIAMOND BOULEVARD 	Tyson Preisentanz* (204) 782-6183 Brennan Pearson (204) 291-5003		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
 79 EAGLE DRIVE 	Tyson Preisentanz* (204) 782-6183 John Crockett (204) 899-1899	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
 79 EAGLE DRIVE 	Tyson Preisentanz* (204) 782-6183 John Crockett (204) 899-1899	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>		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 Preisenz* (204) 782-6183</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 Preisenz* (204) 782-6183</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 Preisenz* (204) 782-6183</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
<p>Brennan Pearson (204) 291-5003</p>						





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>B</p> <p>C</p>	<p>7,765</p> <p>3,160</p>	<p>\$13.50</p> <p>\$13.95</p>	<p>TBD</p>	<ul style="list-style-type: none"> • Prime industrial property with exceptional street frontage onto Kenaston Boulevard • Unit B features modern, well-lit showroom and built-out office area with accessible washrooms & boardroom • Unit C 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</p> <p>\$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 Preisenz* (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>SARGENT AVE</p> <p>SUBJECT PROPERTY</p> <p>578 AGNES STREET</p>	<p>Brennan Pearson (204) 291-5003</p> <p>Jared Kushner* (204) 294-1087</p>	0.12	R2 - Residential	<p>\$275,000</p> <p>\$225,000</p>	\$2,188.68	<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>SUBJECT PROPERTY</p> <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>	3.0	R1 - Residential	\$1,500,000		<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 Ave</p> <p>5.53 +/- Acres Development Land For Sale</p> <p>MANITOBA AVENUE & HIGHWAY #9 SELKIRK, MB</p>	<p>John Pearson (204) 981-7220</p> <p>Brennan Pearson (204) 291-5003</p>	5.53	C4 - Highway Commercial Zone	Contact Agent	Contact Agent	<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>	2.55	C2 - Highway Commercial	\$749,000		<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="0 604 590 695">ROAD 10E, RM OF MACDONALD, MB </p>	<p data-bbox="590 332 923 403">Jared Kushner* (204) 294-1087</p> <p data-bbox="590 423 923 493">Brennan Pearson (204) 291-5003</p> <p data-bbox="590 514 923 584">John Pearson (204) 981-7220</p>	<p data-bbox="923 332 1255 372">58.09</p>	<p data-bbox="1255 332 1585 403">ML- Manufacturing Light</p>	<p data-bbox="1585 332 1917 372">\$4,900,000</p>		<ul data-bbox="2250 332 3108 534" 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 Preisentanz*
SENIOR VICE PRESIDENT



Jared Kushner*
VICE PRESIDENT



John Crockett
VICE PRESIDENT



Ken Zacharias
VICE PRESIDENT

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