

# Linden Woods Market

6 - 871 Waverley Street  
Winnipeg, Manitoba

1,153  
SQ FT ±  
FOR LEASE

OFFICE/RETAIL/  
PERSONAL SERVICES



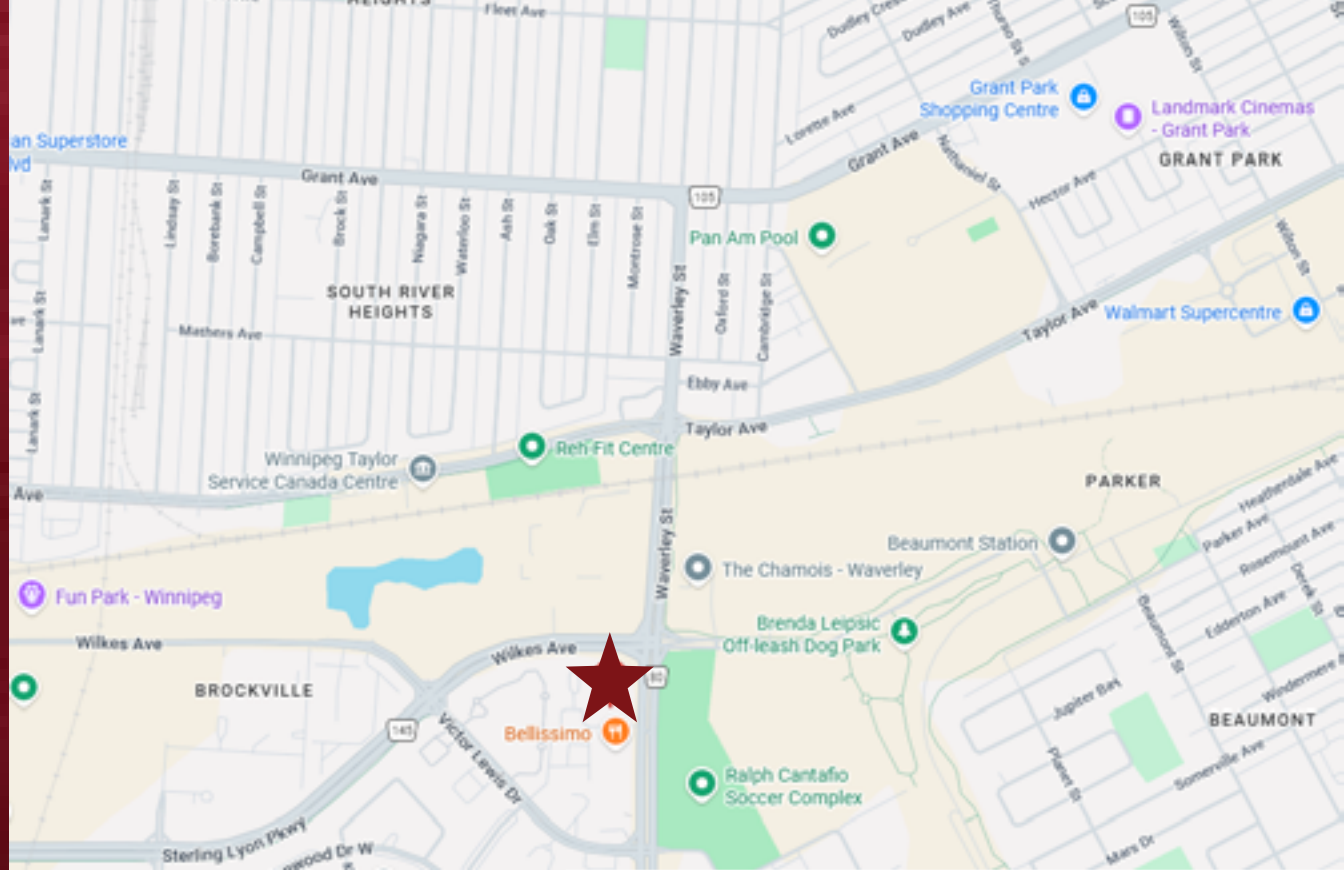
**ASH**

A.S.H. MANAGEMENT GROUP INC.  
BROKERAGE

April 2026

# Property Information

- Join Linden Woods Market, home to established national and local tenancies offering personal services, including professional, dental, aesthetics and food services.
- Northbound and southbound curb cuts on Waverley Street provide easy access.
- Ample parking is available for both tenants and customers.
- Fascia and pylon signage opportunities.
- Located across from the Ralph Cantafio Soccer Complex.
- Linden Woods is a mature community located in the southwest area of the Winnipeg, with easy access to all major transportation routes.
- Lindenwoods provides a large and diverse customer base for businesses to tap into along with customers from nearby neighbourhoods such as River Heights and Whyte Ridge.
- C2 Zoning.



# Suite Information



Linden Woods Market  
6 - 871 Waverley Street  
Winnipeg, Manitoba

- 1,153 sf ±
- One (1) washroom.
- 5 ton rooftop unit.
- Facia signage.
- Common reader board availability.
- Available immediately.



Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2026 est.)
\$21.00 <sup>1</sup>	\$20.18 <sup>1,2</sup>

<sup>1</sup> plus 5% management fee on gross rent.

<sup>2</sup> plus hydro and gas utilities, water included.

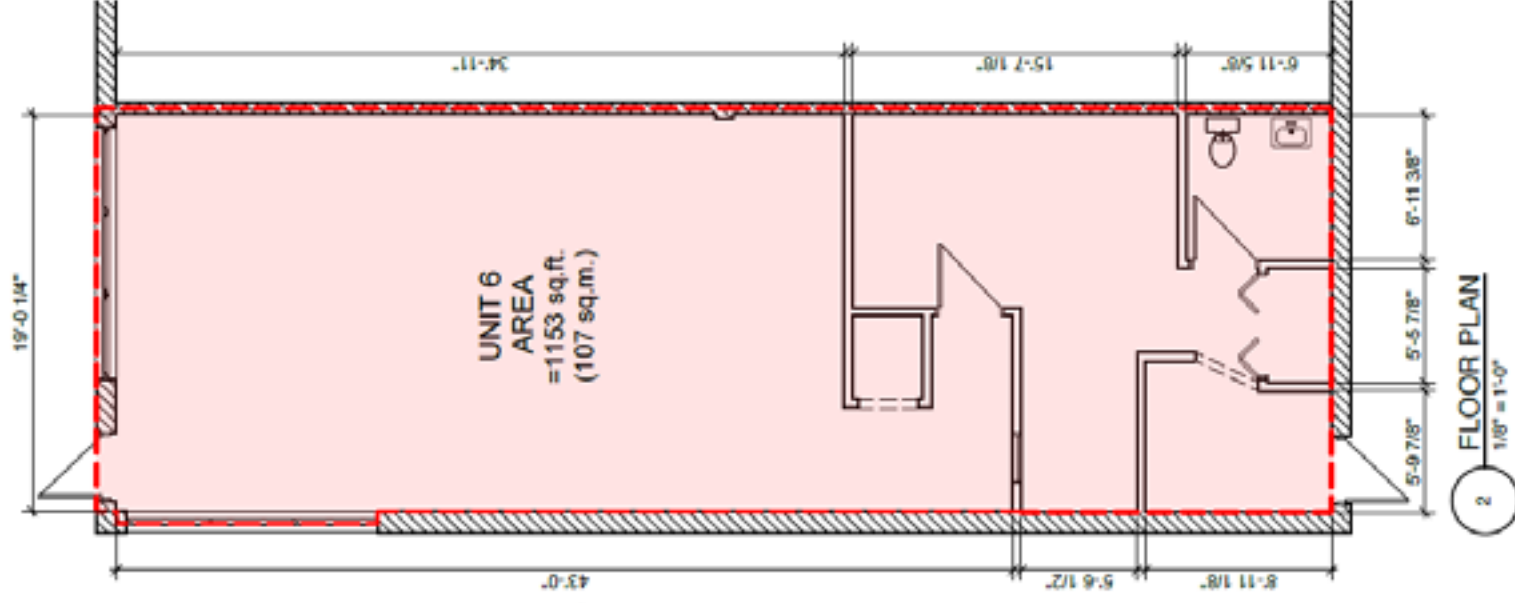
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A.S.H. MANAGEMENT GROUP INC.  
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# Floor Plan



## GENERAL NOTES:

- ASSUMED DEMISING WALL THICKNESS OF 7 1/2".
- NO DESTRUCTIVE TESTING WAS COMPLETED TO VERIFY THESE DIMENSIONS.
- MEASUREMENTS TAKEN FROM ANISUBOMA Z65.1 STANDARD.
- AREA CALCULATIONS USE THE FOLLOWING:
  - CENTERLINE OF TENANT DEMISING WALLS.
  - STORE AREA (ONLY) WITH STREET LEVEL FRONTAGE IS MEASURED TO OUTER FACE OF BUILDING.
  - INSIDE FACE OF COMMON CORRIDOR WALLS.
  - INSIDE FACE OF WALLS WHERE WALL MATERIAL OR NON-GLASS MATERIAL COMPRISES MORE THAN 50% OF THE VERTICAL FLOOR-TO-CEILING DIMENSION.
  - FACE OF GLASS WHERE GLASS COMPRISES MORE THAN 50% OF THE VERTICAL FLOOR-TO-CEILING DIMENSION.
  - NO DEDUCTIONS SHALL BE MADE FOR PROJECTIONS NECESSARY TO THE BUILDING STAIRS & SERVICE SPACES NOT INCLUDED IN AREA CALCULATIONS.

THE MEASUREMENTS TAKEN TO ASSESS THE UNITS DESCRIBED HEREIN ARE BASED ON A VISUAL SURVEY OF EXISTING CONDITIONS. ALL DIMENSIONS ARE MEANT FOR AREA CALCULATIONS ONLY AND NOT FOR CONSTRUCTION. PICO ARCHITECTURE INC. DOES NOT ASSUME ANY OF THE DUTIES OR LIABILITIES OF THE DESIGNERS, BUILDERS OR OWNERS OF THE SUBJECT PROPERTY. PROSPECTIVE TENANTS OR OTHERS WHO USE OR RELY ON THIS INFORMATION DO SO AT THEIR OWN RISK AND WITHOUT ANY UNDERSTANDING AS TO THE LIMITATIONS OF THE DOCUMENT.



**z** 1 **z** **SITE PLAN**  
NTS

**pico**  
ARCHITECTURE inc.  
2 - 107 MARION STREET - WINNIPEG, MB R3B 0E2

**UNIT 6 - 871 WAVERLEY STREET  
WINNIPEG, MB.**  
DATE 26.04.23

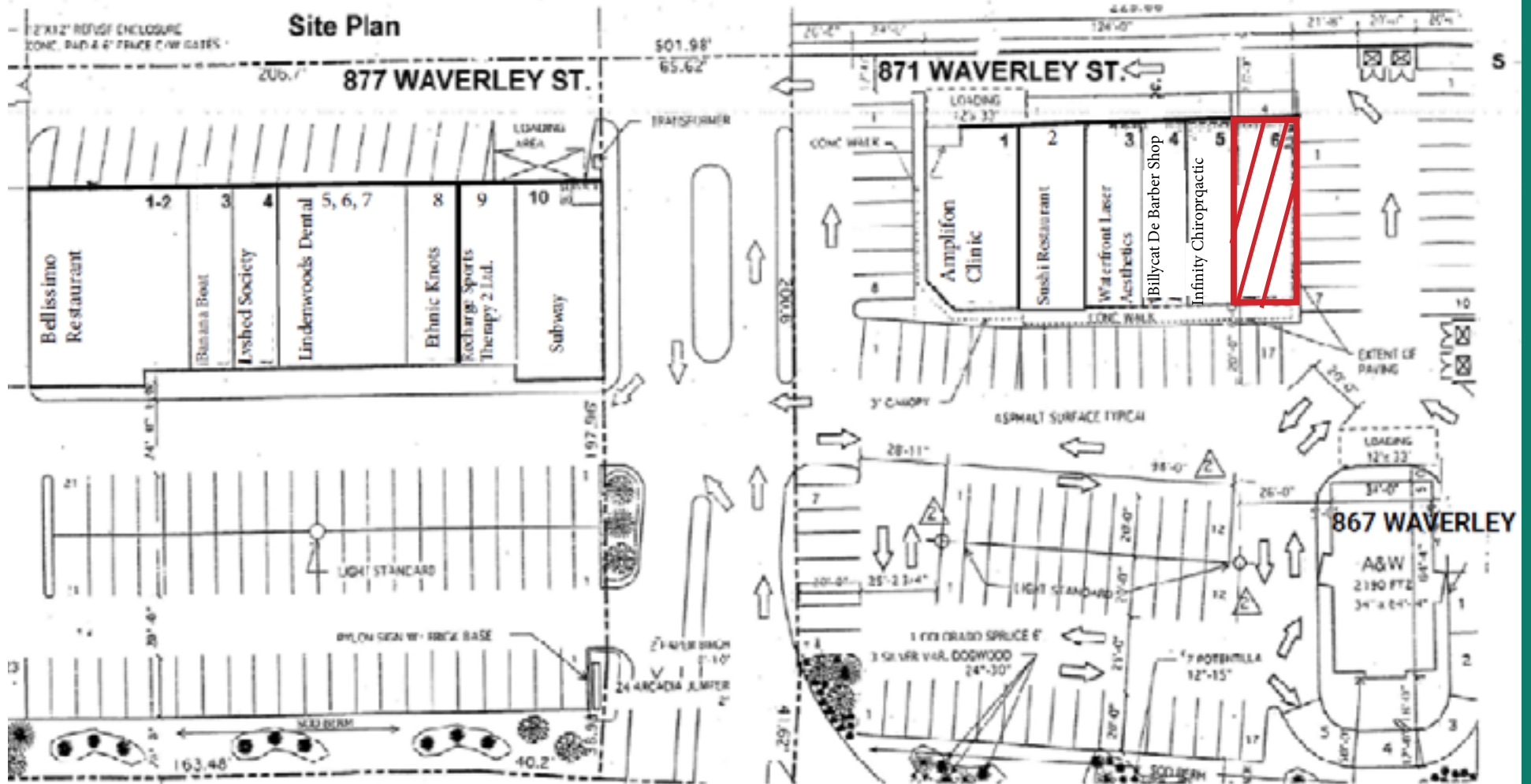
2617  
Project Number  
TF  
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**A1**  
Sheet

# Photos



# Linden Woods Market Site Plan



LINDEN WOODS MARKET  
867/871/877 WAVERLEY STREET  
WINNIPEG MANITOBA



877 Waverley Street

871 Waverley Street

876 Waverley Street

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