

Linden Woods Market

6 - 871 Waverley Street
Winnipeg, Manitoba

1,153
SQ FT ±
FOR LEASE

OFFICE/RETAIL/
PERSONAL SERVICES



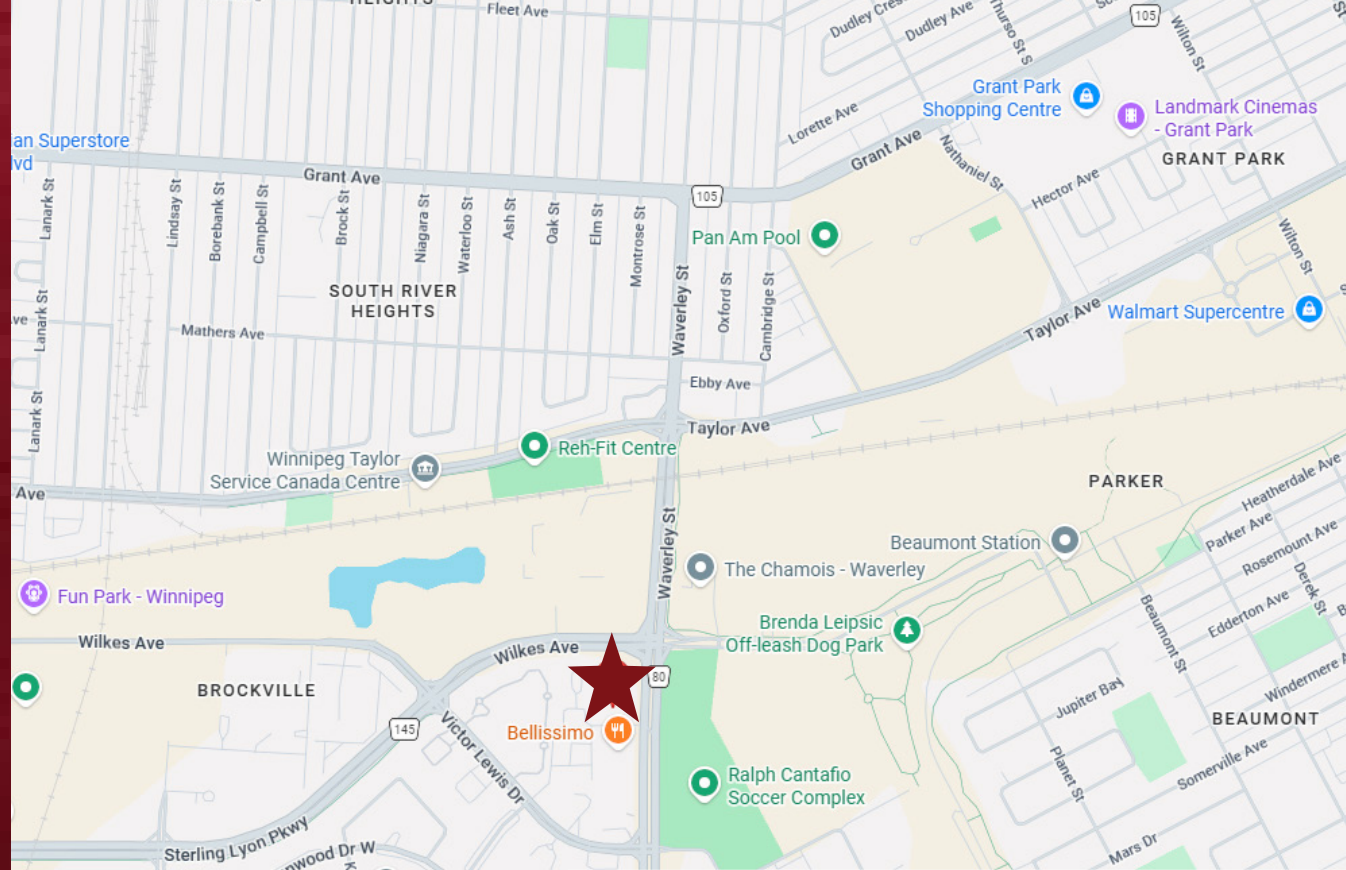
ASH

A.S.H. MANAGEMENT GROUP INC.
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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
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- 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 ¹	\$20.18 ^{1,2}

¹ plus 5% management fee on gross rent.

² plus hydro and gas utilities, water included.

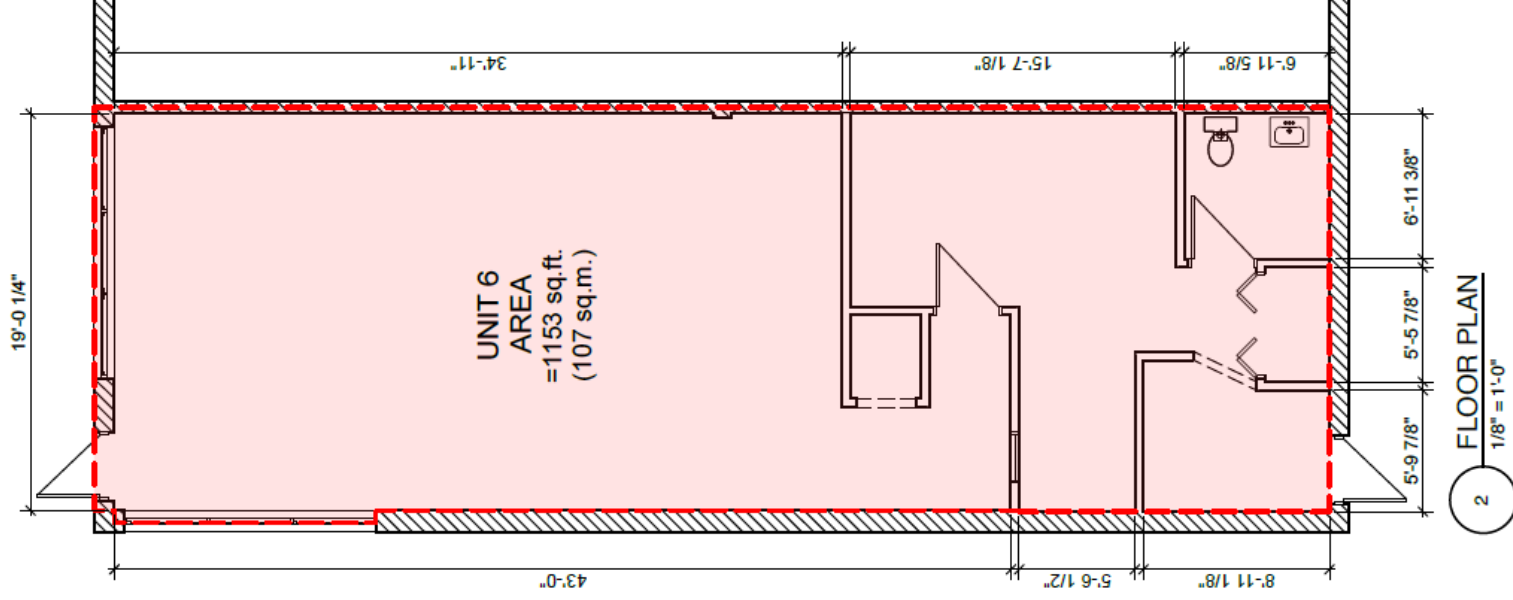
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A.S.H. Management Group Inc., Brokerage
233 Portage Avenue, Suite 100
Winnipeg, MB R3B 2A7
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ashmanagementgroup.com

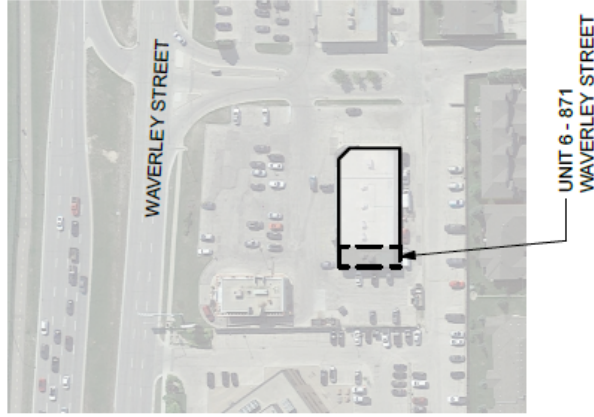
Jack S. Hurtig, B.A., B. Admin, Associate Broker
Vice-President, Real Estate Brokerage
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jhurtig@ashmanagementgroup.com

Tanya Spradbrow, Salesperson
Real Estate Brokerage Coordinator
Dir: 204-982-7979
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Floor Plan



2 FLOOR PLAN
1/8" = 1'-0"



1 SITE PLAN
NTS

GENERAL NOTES:

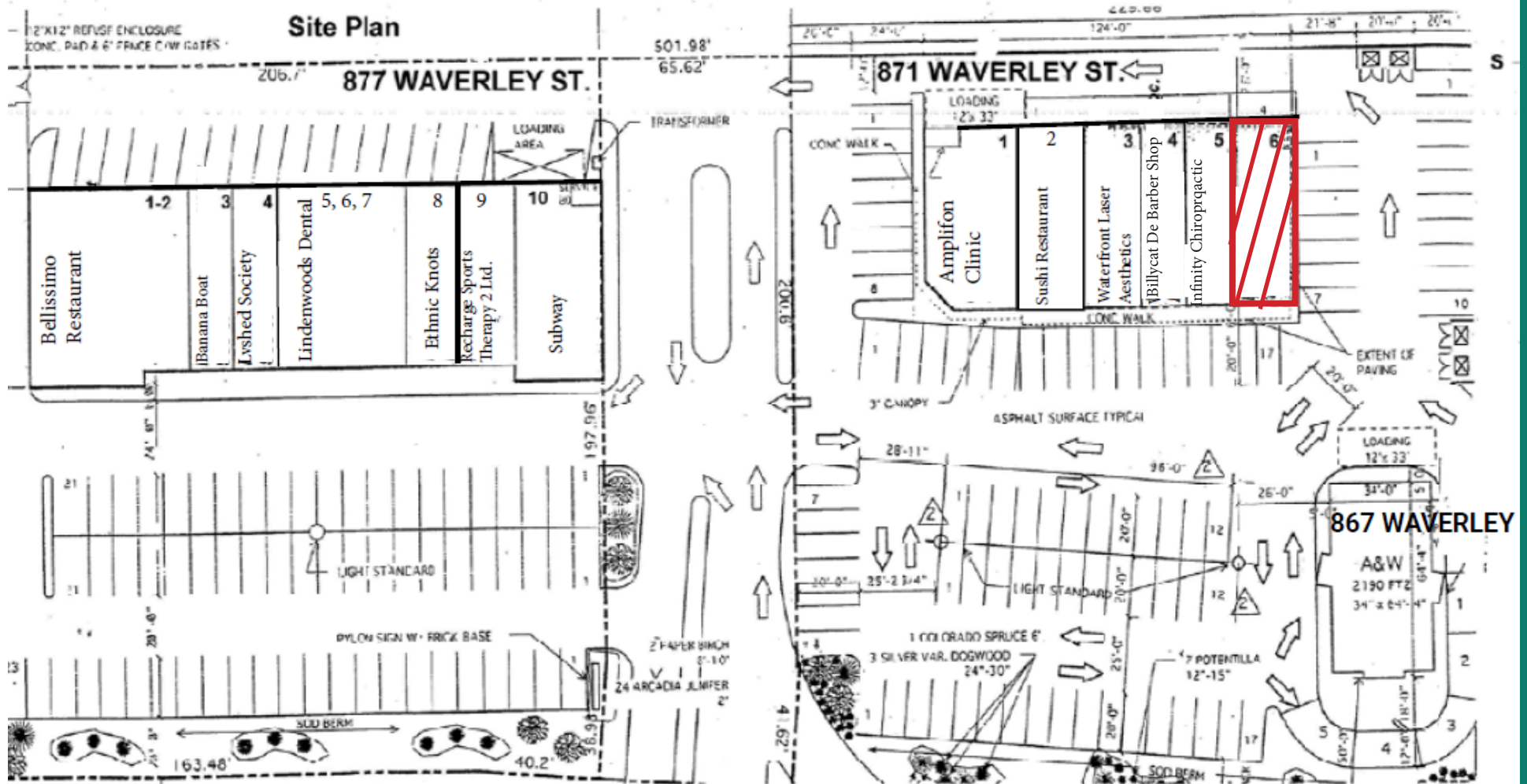
- ASSUMED DEMISING WALL THICKNESS OF 7 1/2".
- NO DESTRUCTIVE TESTING WAS COMPLETED TO VERIFY THESE DIMENSIONS.
- MEASUREMENTS TAKEN FROM ANSIBOMA Z65.1 STANDARD.
- AREA CALCULATIONS USE THE FOLLOWING:
 - CENTERLINE OF TENANT DEMISING WALLS.
 - STORE AREA (ONLY) WITH STREET LEVEL FRONTAGE IS MEASURED 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. OWNERS, PROSPECTIVE TENANTS OR OTHERS WHO USE OR RELY ON THESE MEASUREMENTS SHALL DO SO AT THEIR OWN RISK AND WITH FULL UNDERSTANDING AS TO THE LIMITATIONS OF THE DOCUMENT.

Photos



Linden Woods Market Site Plan



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



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