

Linden Woods Market

9 - 877 Waverley Street
Winnipeg, Manitoba

1,200
SQ FT ±
FOR LEASE



OFFICE/RETAIL/
PERSONAL SERVICES



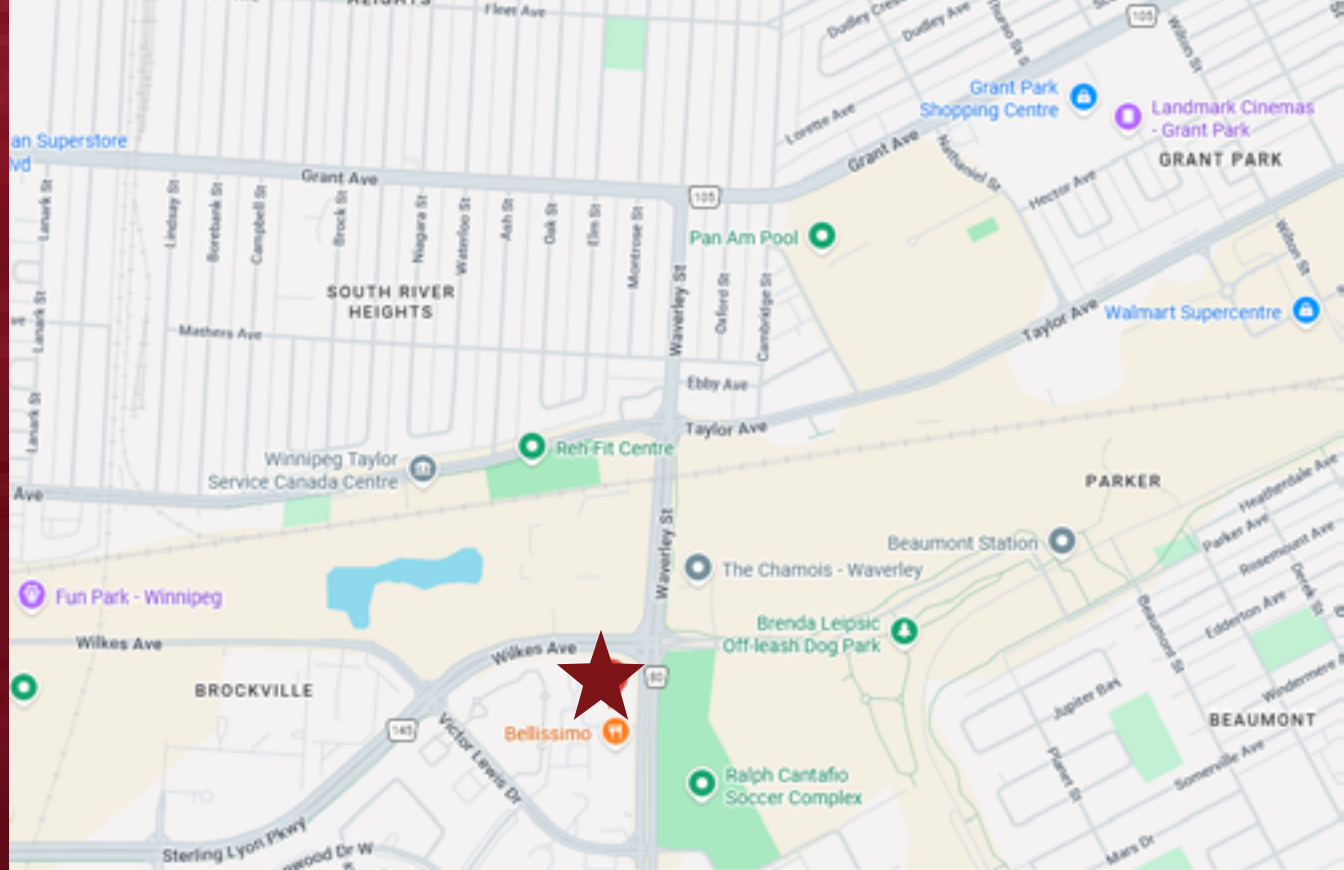
ASH

A.S.H. MANAGEMENT GROUP INC.
BROKERAGE

May 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.

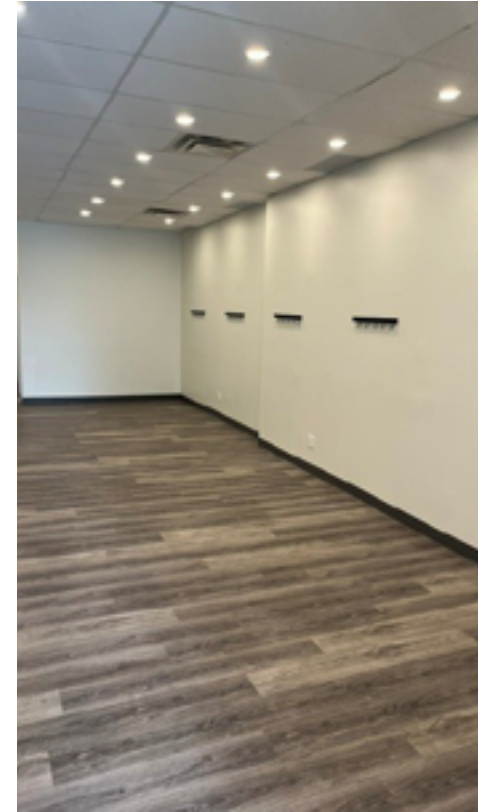


Suite Information



Linden Woods Market
9 - 877 Waverley Street
Winnipeg, Manitoba

- 1,200 sf ±
- Reception
- Large open area.
- One (1) washroom.
- One (1) utility room.
- 5 ton rooftop unit.
- Facia signage.
- Common reader board availability.
- Available immediately.



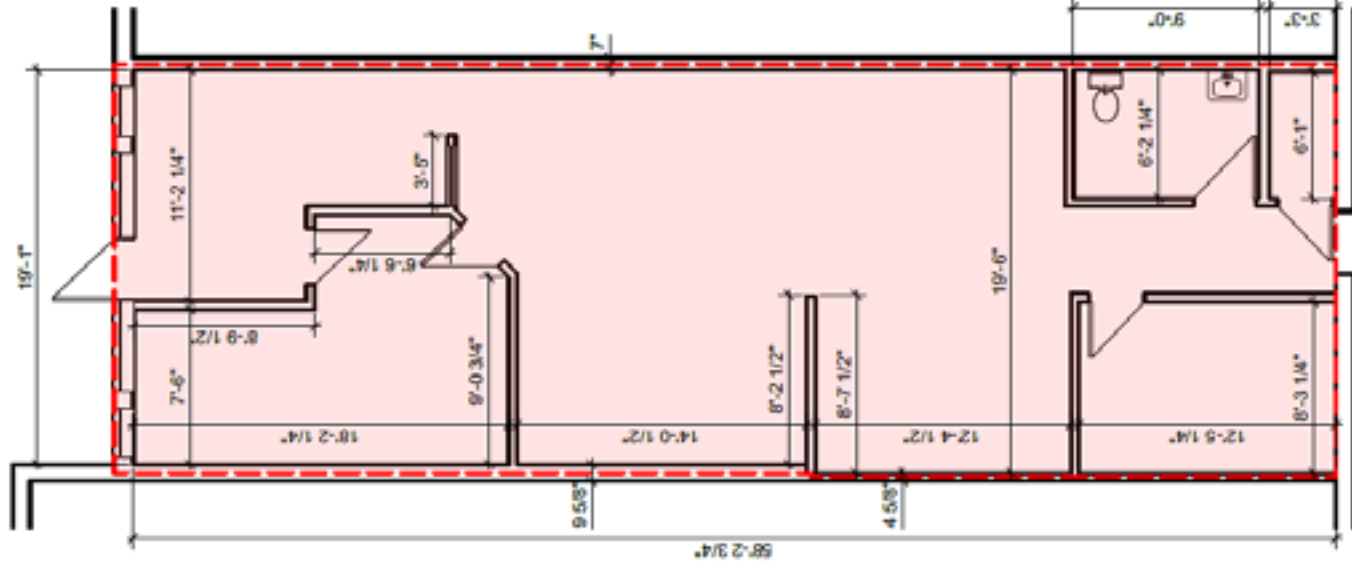
Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2026 est.)
\$21.00 ¹	\$16.10 ^{1,2}

¹ plus 5% management fee on gross rent.

² plus hydro and gas utilities, water included.



Floor Plan



Z 1 MAIN FLOOR UNIT 9
A1 SCALE 1/8"=1'

GENERAL NOTES:

- A. ASSUMED DEMISING WALL THICKNESS OF 9.5/8", 7" AND 4.5/8"
- B. NO DESTRUCTIVE TESTING WAS COMPLETED TO VERIFY THESE DIMENSIONS.
- C. MEASUREMENTS TAKEN FROM ANSIBOMA Z85.1 STANDARD.
- D. 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
 - CENTERLINE OF VISIBLE COLUMNS SHARED BETWEEN WALL AND DOMINANT GLASS PORTION
 - 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 FOR THE UNIT ARE APPROXIMATE. THE CLIENT ASSUMES RESPONSIBILITY FOR VERIFYING THE ACCURACY OF THE LOCATION AND DIMENSIONS OF THE UNIT. THE CLIENT ASSUMES RESPONSIBILITY FOR VERIFYING THE ACCURACY OF THE LOCATION AND DIMENSIONS OF THE UNIT. THE CLIENT ASSUMES RESPONSIBILITY FOR VERIFYING THE ACCURACY OF THE LOCATION AND DIMENSIONS OF THE UNIT.



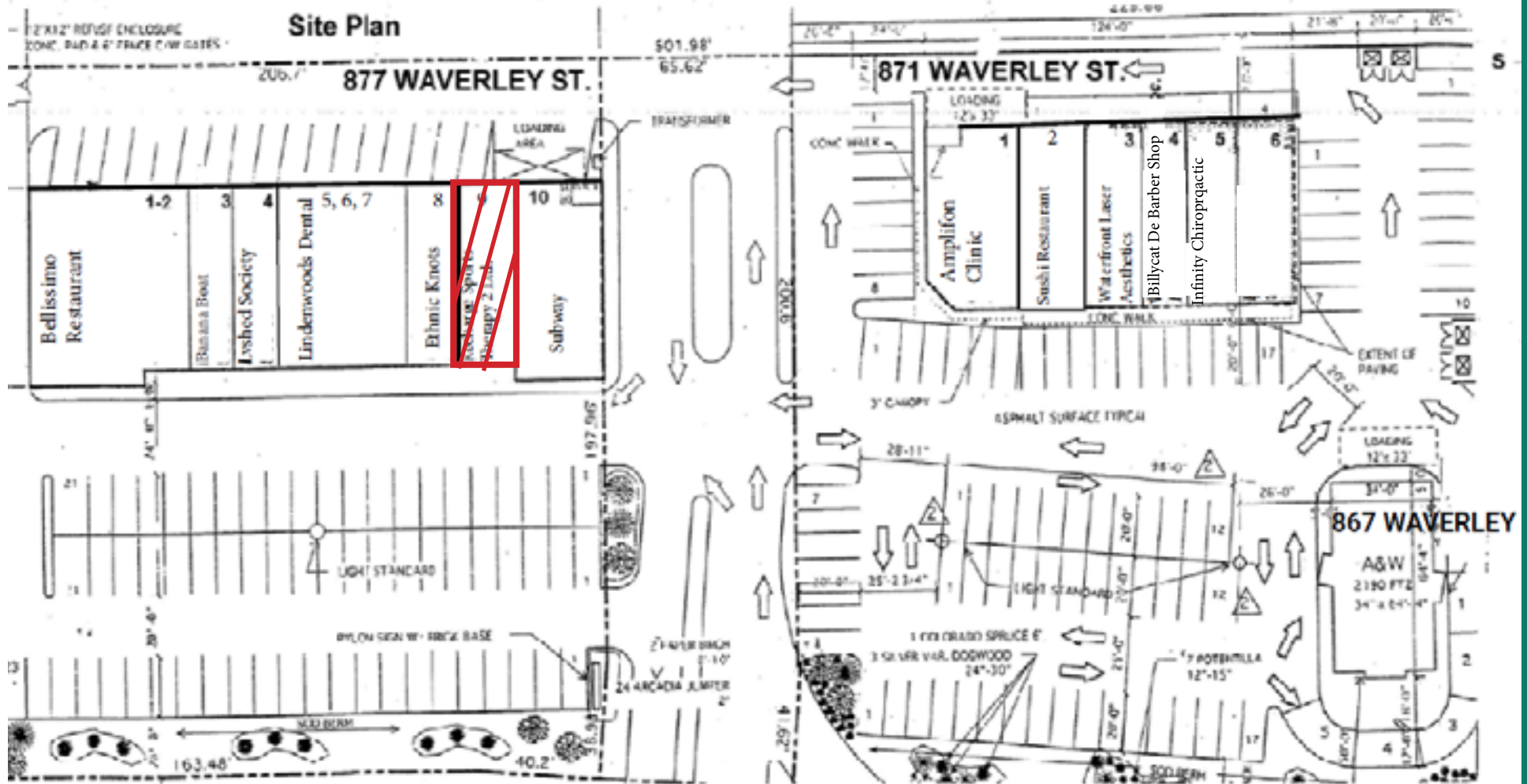
Z KEY PLAN
NTS

pico ARCHITECTURE inc.
330 - 136 Mariner Ave. Winnipeg, MB R3B 0P4
(204) 414-9191

9-877 WAVERLEY STREET
WINNIPEG, MB.
DATE JAN. 21, 2020

Project Number
D.K.
Drawn by
A1
Sheet

Linden Woods Market Site Plan



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



877 Waverley Street

871 Waverley Street

867 Waverley Street

ASH
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BROKERAGE

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