

115 Pembina Highway  
Winnipeg

## Owner-Occupier/End-User/Investment Opportunity For Sale



- ◆ Site Area: 10,969 sf ±
- ◆ Building Area: 4,311 sf ± \*
- ◆ Up to 15 surface parking stalls
- ◆ Single storey
- ◆ 8' x 9' grade level overhead door
- ◆ Constructed in 1973
- ◆ C2 Zoning
- ◆ List Price: \$1,250,000

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233 Portage Avenue  
Winnipeg

## The Curry Building Investment Opportunity For Sale



**\$3,900,000**  
Purchase Price

**\$90 psf ±**

**43,062 sf±**  
Leasable Building  
Area

**2 storeys**  
& full basement

Blending historic charm with modern decor and convenience, this full city block landmark Property will provide a purchaser with the opportunity to carry-on a tradition of pride of ownership by continuing to support local and national office and retail tenancies. The Vendor, whom has held this asset since 1998 found success in tenant longevity by being flexible with tenant requirements as the demand and use of commercial space continuously evolves.

While this Property has always been tenanted with commercial uses, multi-entry points, large floor plates including a full basement, oversized foundation and glazing on four (4) sides, this Property may be well suited for a multi-family reposition as this strategic location is located just steps from the underground concourse system in the heart of Downtown, providing tenants with a profuse variety of retail and professional services with the luxury of a multitude of transit and parking options at its doorstep.

Offered well below replacement cost, this opportunity to stay the course with commercial use or reposition and introduce a multi-family mix will serve a purchaser for many more decades to come.

**Aerial  
CLICK  
HERE  
Video**

**1180 Pembina Highway  
Winnipeg**



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2025 est.)
Unit 102	1,414	\$12.00	\$14.37
<ul style="list-style-type: none"> <li>• Located on the east side of Pembina Highway at North Drive, 1180 Pembina Highway is easily accessible and highly visible.</li> <li>• Developed office space.</li> <li>• Exterior signage opportunity.</li> <li>• Reserved parking stalls available.</li> <li>• Located on a major bus route.</li> <li>• <sup>1</sup> Includes proportionate share of gas utility. Hydro utility additional.</li> <li>• <sup>2</sup> Plus 5% management fee on gross rent.</li> <li>• Available immediately.</li> </ul>			

**221 Portage Avenue  
Winnipeg**



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2025 est.)
221 Portage Avenue	1,427	\$17.50	\$6.02 <sup>2</sup>
<ul style="list-style-type: none"> <li>• Developed office space with southern and eastern glazing.</li> <li>• Located on the north side of Portage Avenue between Notre Dame Avenue and Garry Street in the heart of downtown.</li> <li>• Located on a major transit route.</li> <li>• Across from the shops and services of the underground concourse system.</li> <li>• Lower level storage available.</li> <li>• <sup>1</sup> Includes proportionate share of water utility. Gas and hydro utility additional.</li> <li>• <sup>2</sup> Plus 5% management fee on gross rent.</li> <li>• Available immediately.</li> </ul>			

**233 Portage Avenue  
Winnipeg**



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2025 est.)
2nd Floor - Unit 200	4,908	\$11.95	\$11.81 <sup>1</sup>
Subdivided	2,257, 2,632	\$11.95	\$11.81 <sup>1</sup>
<ul style="list-style-type: none"> <li>• Professionally designed and functional developed office space.</li> <li>• Located on the north side of Portage Avenue between Notre Dame Avenue and Garry Street in the heart of downtown.</li> <li>• Located on a major transit route.</li> <li>• Across from the shops and services of the underground concourse system.</li> <li>• Lower level storage available.</li> <li>• Spectacular views.</li> <li>• <sup>1</sup> Plus 5% management fee on gross rent.</li> <li>• Available immediately.</li> </ul>			

**Virtual  
Tour**

## 225 Portage Avenue Winnipeg



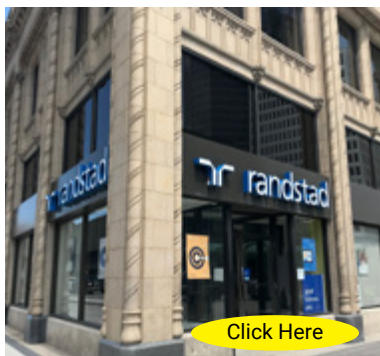
Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2025 est.)
225 Portage Avenue	3,177	\$17.50	\$7.42 <sup>1,2</sup>
<ul style="list-style-type: none"> <li>Developed office space with southern and eastern glazing.</li> <li>Located on the north side of Portage Avenue between Notre Dame Avenue and Garry Street in the heart of downtown.</li> <li>Located on a major transit route.</li> <li>Across from the shops and services of the underground concourse system.</li> <li>Lower level storage available.</li> <li><sup>1</sup> Includes proportionate share of gas utility. Hydro utility additional.</li> <li><sup>2</sup> Plus 5% management fee on gross rent.</li> <li>Available immediately.</li> </ul>			

## 243 Portage Avenue Winnipeg



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2025 est.)
243 Portage Avenue	692	\$17.50	\$6.02 <sup>1,2</sup>
<ul style="list-style-type: none"> <li>Developed office/retail/service space.</li> <li>Located on the north side of Portage Avenue between Notre Dame Avenue and Garry Street in the heart of downtown.</li> <li>Located on a major transit route.</li> <li>Across from the shops and services of the underground concourse system.</li> <li>Lower level storage available.</li> <li><sup>1</sup> Includes water utility. Plus hydro and gas utilities.</li> <li><sup>2</sup> Plus 5% management fee on gross rent.</li> <li>Available immediately.</li> </ul>			

## 245 Portage Avenue Winnipeg



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2025 est.)
245 Portage Avenue	2,626	\$17.50	\$9.48 <sup>1,2</sup>
<ul style="list-style-type: none"> <li>Developed office/retail space.</li> <li>Located on the north side of Portage Avenue between Notre Dame Avenue and Garry Street in the heart of downtown.</li> <li>Located on a major transit route.</li> <li>Across from the shops and services of the underground concourse system.</li> <li>Lower level storage available.</li> <li><sup>1</sup> Includes proportionate share of hydro and gas utilities.</li> <li><sup>2</sup> Plus 5% management fee on gross rent.</li> <li>Available TBD.</li> </ul>			



## 212 Notre Dame Avenue Winnipeg



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2025 est.)
212 Notre Dame Avenue	1,893	\$17.50	\$6.02 <sup>1,2</sup>
<ul style="list-style-type: none"> <li>Developed office/retail space.</li> <li>Located on the north side of Portage Avenue between Notre Dame Avenue and Garry Street in the heart of downtown.</li> <li>Located on a major transit route.</li> <li>Across from the shops and services of the underground concourse system.</li> <li>Lower level storage available.</li> <li>Large eastern glazing.</li> <li>Exterior signage opportunity.</li> <li>Interior secondary suite access.</li> <li><sup>1</sup> Plus hydro, gas and water utilities.</li> <li><sup>2</sup> Plus 5% management fee on gross rent.</li> <li>Available immediately.</li> </ul>			

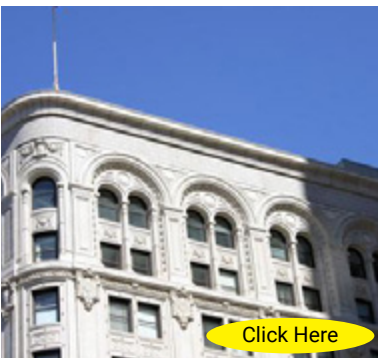
## 35 King Street Winnipeg



Address	Available Space (sf ±)	Gross Rental Rate (psf per annum)	Additional Rent
2nd Floor	5,143	\$21.95	2024 Base Year
3rd Floor	5,138	\$21.95	2024 Base Year
<b>Contiguous</b>	<b>10,281</b>		

35 King Street is a Five storey, 30,010 sf ± office building that is densely developed with private offices, classrooms, meeting rooms, laboratories, and lounge areas. 35 King Street's central urban location in Winnipeg's historic Exchange District is well situated in close proximity to Portage Avenue and Main Street, Red River College and Canada Life Centre. An on-site surface lot, together with street parking, adjacent parking structures and major transit stops provide easy access options for tenants and visitors. Available immediately.

## 191 Lombard Avenue Winnipeg



Address	Available Space (sf ±)	Gross Rental Rate (psf per annum)	Additional Rent
Main Floor	3,187	\$32.00	2024 Base Year
9th Floor	3,723	\$21.95	2024 Base Year
<ul style="list-style-type: none"> <li>Developed retail and office space.</li> <li>C Zoning.</li> <li>This central and historic landmark, 191 Lombard Avenue offers an incredible leasing opportunity, the prominent and highly visible main floor. Blending tradition with modern decor and convenience,</li> <li>located in the historic Exchange District across from the underground Concourse, the Richardson Building, the Fairmont Hotel and adjacent to the Millennium Centre, just a few short blocks from Blue Cross Park and Waterfront Drive.</li> <li>Portage and Main views.</li> </ul>			

## 301 Nassau Street N. Winnipeg



Address	Available Space (sf ±)	Gross Rental Rate (per month)	Additional Rent
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<b>NEW</b> 103 A	120	\$650.00	Included
<b>NEW</b> 103 C	102	\$650.00	Included

- One (1) private office.
- Multi-tenant office complex located just off Pembina Highway, in the neighbourhood of Crescentwood.
- Located on a major transit route.
- C2 zoning.
- Unit 103 A available January 1, 2026.
- Unit 103 C available December 1, 2025.

## 875 Corydon Avenue Winnipeg



Address	Available Space (sf ±)	Gross Rental Rate (per month)	Additional Rent
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Unit 3	1,449	\$3,625.00	2025 Base Year <sup>1</sup>
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- Developed retail/office multi-level unit located in the heart of "Little Italy".
- Gross Rent is inclusive of Common Area Maintenance, Property Taxes, hydro, gas and water utilities and Management Fees.
- Exterior signage opportunity.
- Serviced by the 18, 29 and 36 transit routes.
- C2 Zoning.
- <sup>1</sup> Gross Rent is inclusive of Common Area Maintenance, Property Taxes, hydro, gas and water utilities and Management Fees.
- Available on short notice.

## 1500 Regent Avenue West Winnipeg



Address	Available Space (sf ±)	Base Rental Rate (psf per annum)	Additional Rent (psf per annum 2025 est.)
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Unit 13	3,856	\$17.00	\$5.47 <sup>1,2</sup>
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- Office/retail/showroom/warehouse.
- Situated on the south side of Regent Avenue West, offering excellent visibility and accessibility in a high-traffic area.
- Located just east of the popular Kildonan Place Shopping Centre, and across the street from Costco, Canadian Tire, The Brick, Tim Horton's, and Club Regent Casino.
- Grade level loading door.
- Easy access to major roadways.
- Ample parking available.
- Available immediately.
- <sup>1</sup> Plus hydro, gas and water utilities.
- <sup>2</sup> Plus 5% management fee on gross rent.

[Click Here](#)

**513 Hamilton Avenue  
Winnipeg**

Address

Available Space (sf ±)

Base Rental Rate  
(psf per annum)

Additional Rent  
(psf per annum 2025 est.)

513 Hamilton Avenue

833

\$10.95

\$10.41<sup>1,2</sup>



- 513 Hamilton Avenue is located in the Crestview neighbourhood, near the intersection of Hamilton Avenue and Buchanan Blvd.
- Ample parking.
- Fascia and pylon signage opportunities.
- Two (2) ton split unit condenser.
- High efficiency, 70,000 BTU furnace.
- C2 Zoning.
- <sup>1</sup> Plus hydro, gas and water utilities.
- <sup>2</sup> Plus 5% management fee on gross rent.
- Available immediately.

**32-48 Seal Road, 88 and  
108 Severn Crescent  
Thompson, Manitoba**

**Mixed Use Investment Opportunity For Sale**



- Located at the intersection of Seal Road and Severn Crescent, just off of Mystery Lake Road, Thompson, Manitoba.
- Two (2) buildings comprised of 25,844 sf ±
- 1.8 acres ±
- Constructed in 1971/1972 & 1976
- "IL" Industrial Light Zoning
- 2024 NOI \$114,310
- List Price: \$995,000

