

FOR SALE

1000 Waverley Street

Turnkey Owner-Occupied Opportunity
With Additional Investment Income

Ryan Munt
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**CUSHMAN &
WAKEFIELD**
Winnipeg



Stevenson

FOR SALE

1000 Waverley Street



(+/-) 58,468 sf with +/- 200 parking stalls

PROPERTY HIGHLIGHTS

- Fully developed office space ideally situated in the highly desirable Southwest Winnipeg
- Two units available for immediate possession with additional revenue and growth opportunity
- Exceptional parking offering with (+/-) 200 stalls
- Excellent high-exposure building signage and large monument sign opportunity along Waverley Street
- City of Winnipeg transit stops going North and South located directly outside
- Zoned M2
- Property Tax: \$169,234.08 (2024)

| Unit | Square Footage | Availability |
|--------|----------------|--------------|
| Unit A | 21,468 sf | Vacant |
| Unit C | 12,175 sf | Leased |
| Unit D | 24,825 sf | Vacant |

LIST PRICE: CONTACT AGENT

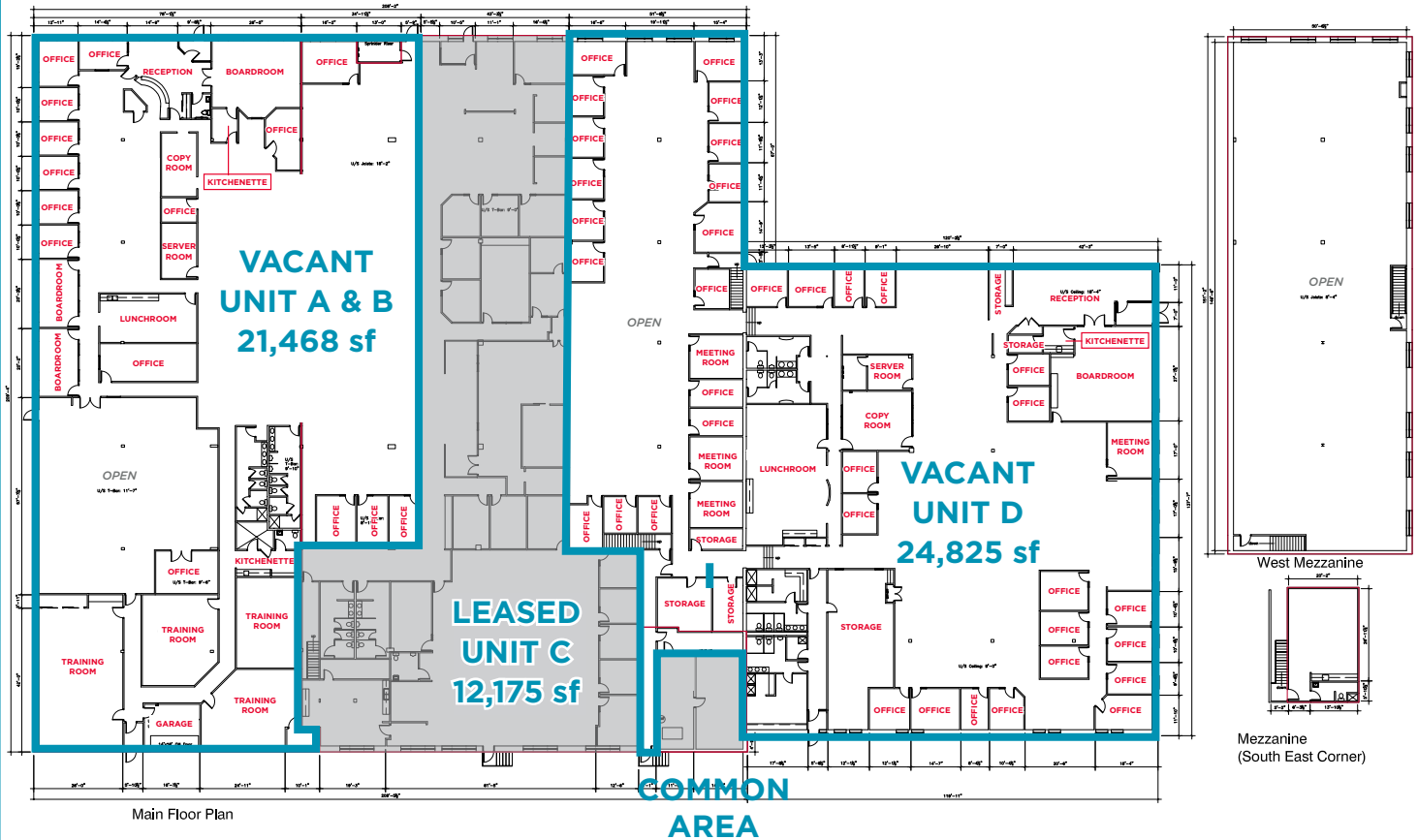


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MAIN FLOOR PLAN

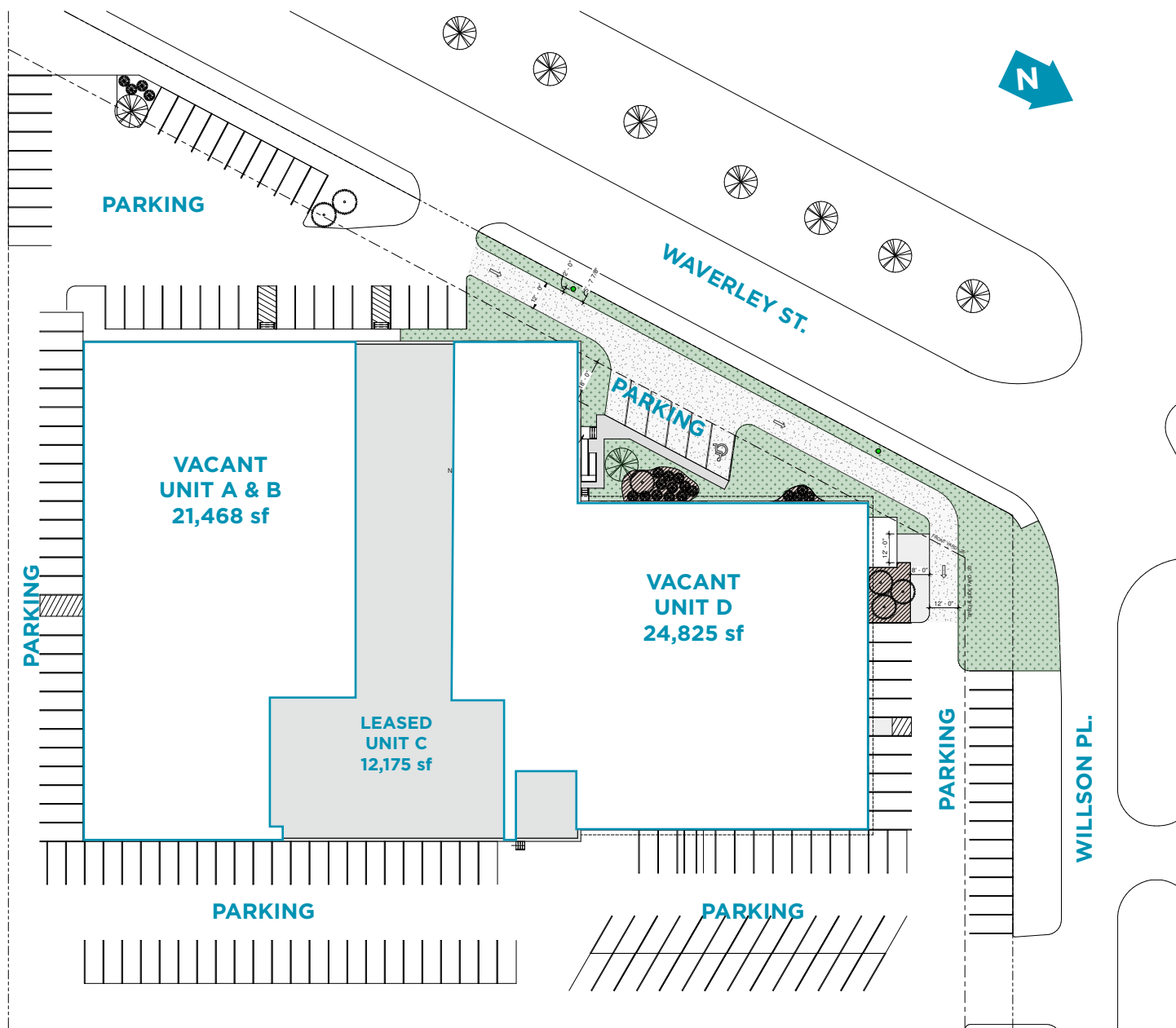


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MAIN FLOOR PLAN



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DEMOGRAPHICS

| | POPULATION | MEDIAN AGE | AVERAGE HHI | TOTAL HOUSEHOLDS |
|-----|------------|------------|--------------|------------------|
| 1KM | 4,174 | 48 | \$146,833.91 | 1,707 |
| 3KM | 49,042 | 43 | \$107,706.96 | 21,168 |
| 5KM | 148,431 | 41 | \$113,324.96 | 64,588 |

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FOR SALE

1000 Waverley Street Unit A



FOR SALE

1000 Waverley Street Unit A



FOR SALE

1000 Waverley Street Unit D



FOR SALE

1000 Waverley Street Unit D



FOR SALE

1000 Waverley Street



AERIALS



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WAVERLEY STREET

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