



FOR SALE
430 & 440 DOVERCOURT DRIVE

Stephen Sherlock
Vice President

T 204 928 5011

C 204 799 5526

steve.sherlock@cwstevenson.ca





THE OPPORTUNITY

On behalf of our client, 79971 Manitoba Inc., CW Stevenson Inc. o/a Cushman & Wakefield | Stevenson is pleased to market for sale a 100% freehold interest in 430 and 440 Dovercourt Drive in Winnipeg, Manitoba (the "Property").

The Property features 16,339 square feet of rentable area situated on 1.2 acres of land strategically located in Southwest Winnipeg.

The asset benefits from a strong tenant roster with a diverse mix of high-quality local tenants. Recent leasing activity has proven stability and predictable cashflow with an increased Net Operating Income further showcasing the continued demand for quality space in Southwest Winnipeg.

The Property presents an investor with the opportunity to acquire a stable office asset in a highly desirable asset class and location providing reliable income.

LIST PRICE: \$4,900,000



Well located in the heart of Southwest Winnipeg in close proximity to major transportation routes and amenities



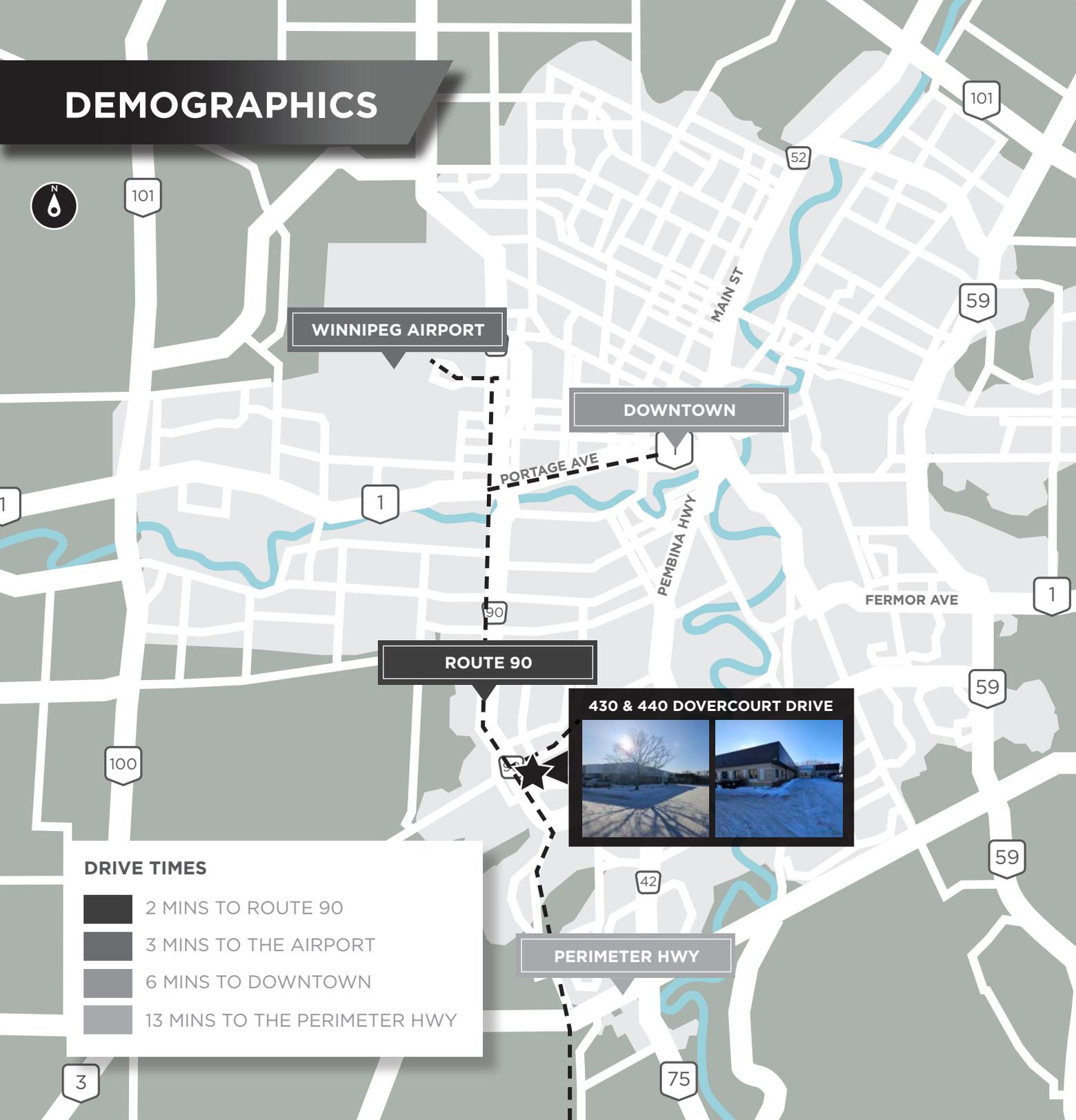
74 parking stalls, providing abundant and convenient parking



Unique property with well-diversified Tenant mix providing investors stability and resilience to market fluctuations and ensuring consistent returns

Description	Multi Tenant Suburban office buildings
Location	430 & 440 Dovercourt Drive
Land Area	1.2 Acres
Year Built	1990/ 1999/ 2008
Zoning	M2
430 Dovercourt Drive	6,700 sq. ft.
440 Dovercourt Drive	9,639 sq. ft.
Total Building Area	16,339 sq. ft.
Parking Stalls	74
Property Taxes	\$62,080.20 (2024)

DEMOGRAPHICS



TOTAL POPULATION
5KM • 117,870



MEDIAN AGE
5KM • 40 Years Old



AVG. HOUSEHOLD INCOME
5KM • \$115,459



TOTAL HOUSEHOLDS
5KM • 45,222

DRIVE TIMES

- 2 MINS TO ROUTE 90
- 3 MINS TO THE AIRPORT
- 6 MINS TO DOWNTOWN
- 13 MINS TO THE PERIMETER HWY

AREA OVERVIEW



Kenaston Common

Logos displayed in the Kenaston Common area include: Costco Wholesale, RONA, Sobey's, Subway, Indigo, Esso, Bell, MTS, Bulk Barn, BPC, Starbucks, CIBC, Nuburger, UPS, Petland, Walmart, Home Depot, and Lowe's.

Outlet Collection

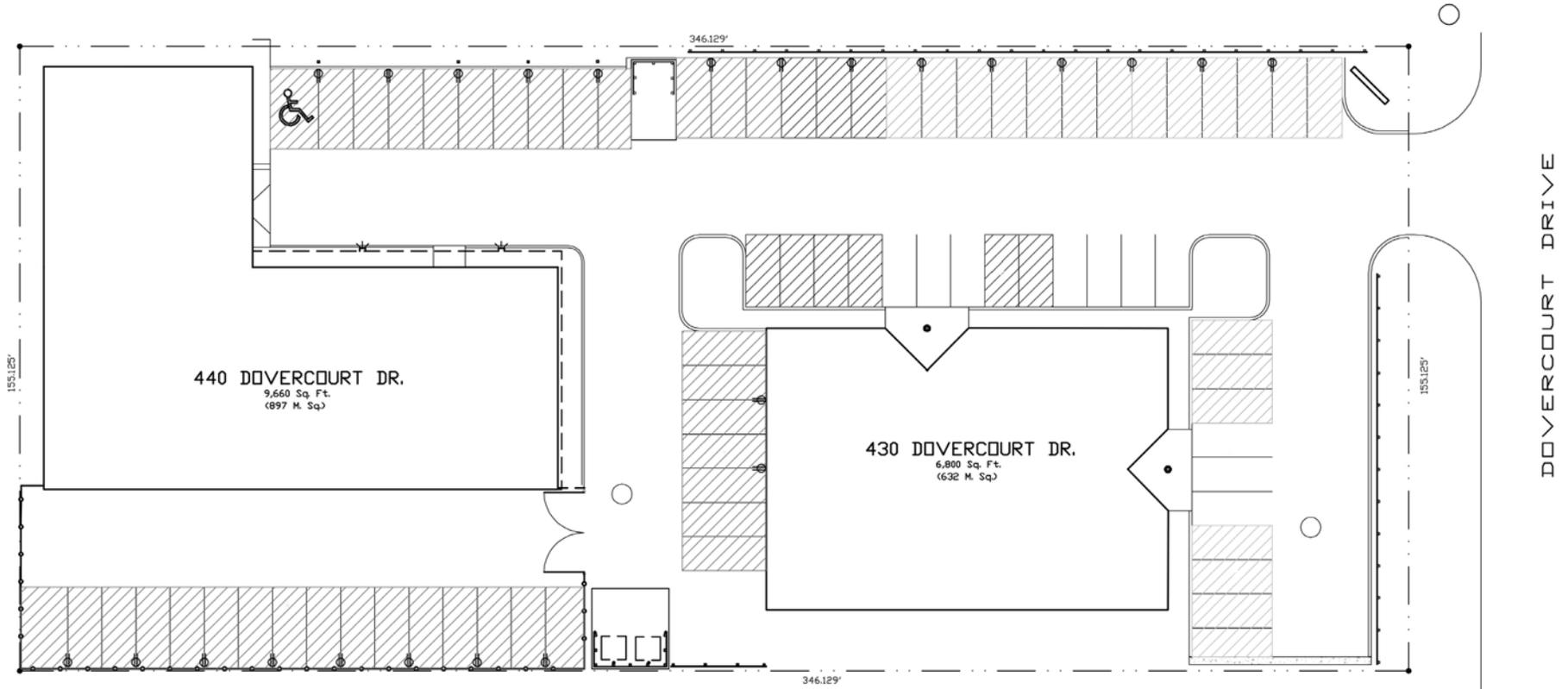
Seasons of Tuxedo

IKEA

430 & 440 DOVERCOURT DRIVE

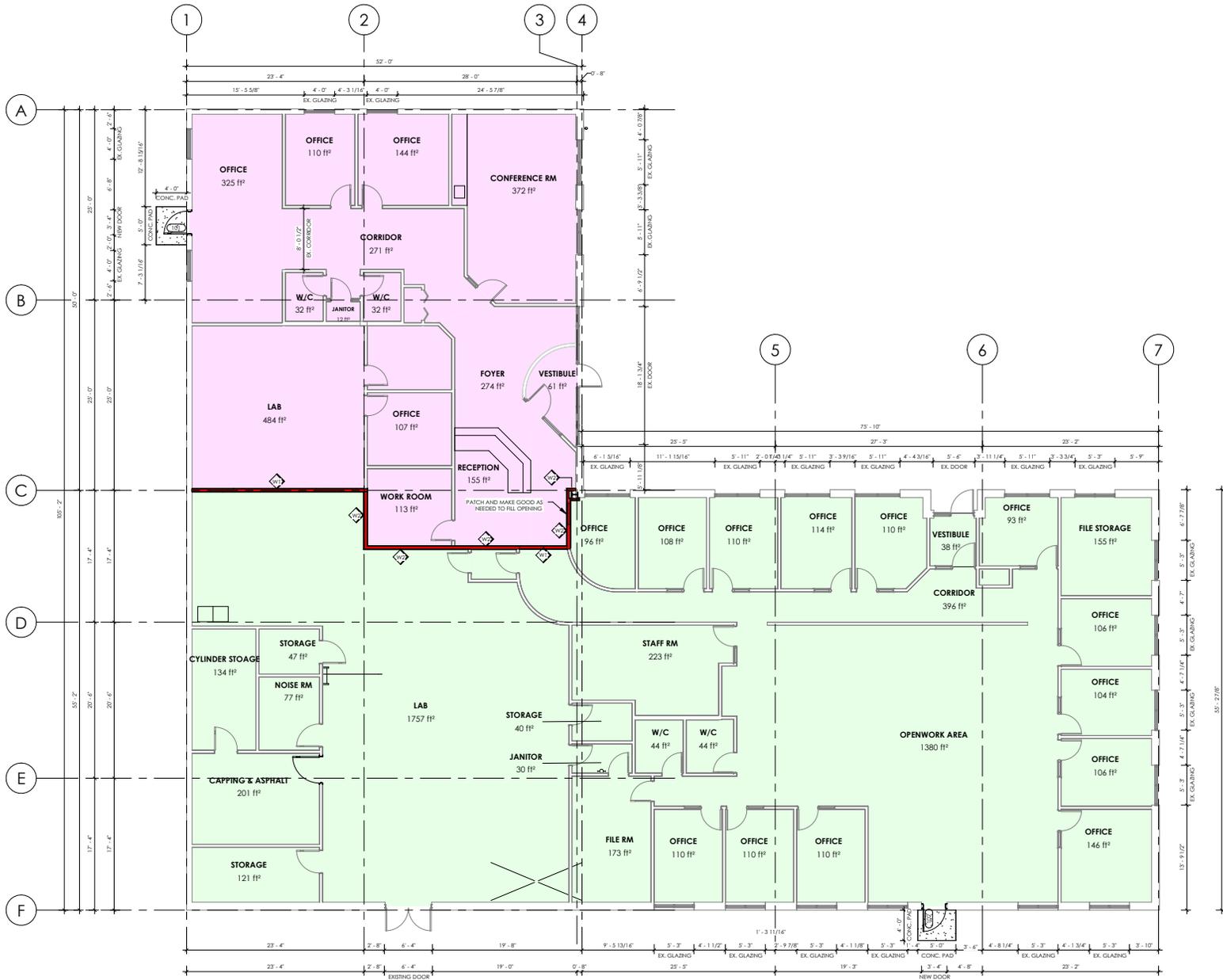


SITE PLAN



FLOOR PLAN

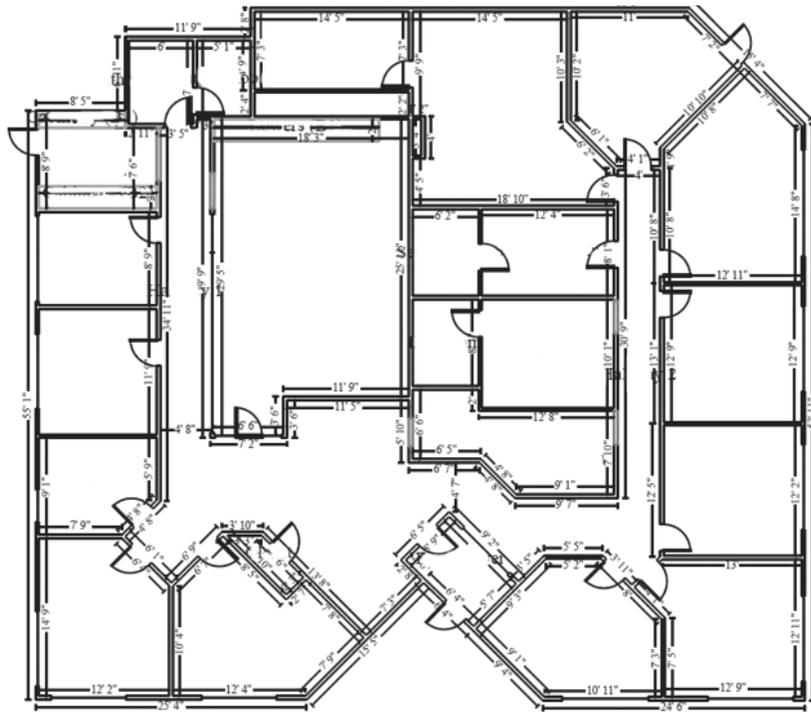
440 DOVERCOURT DR.



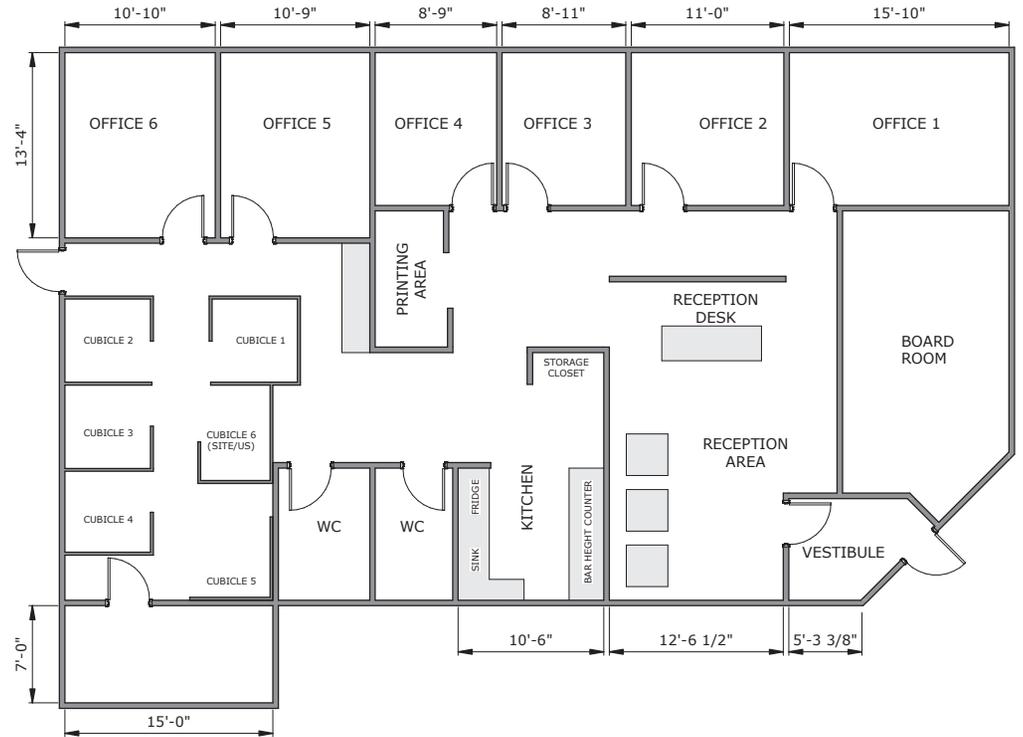
FLOOR PLAN

430 DOVERCOURT DR.

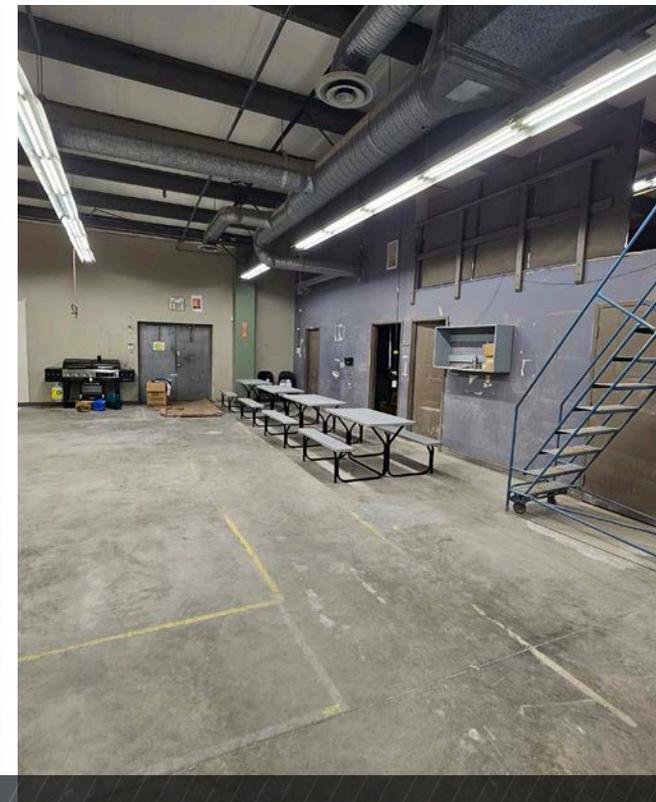
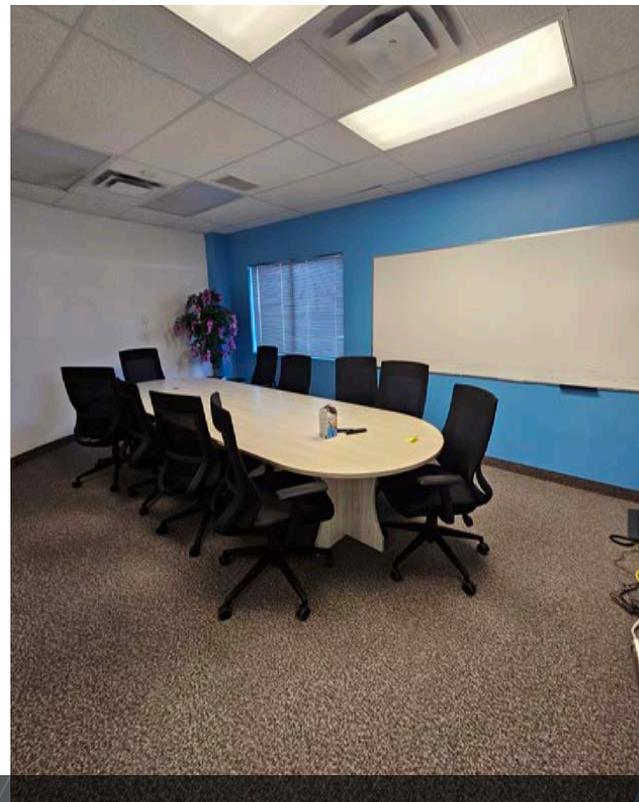
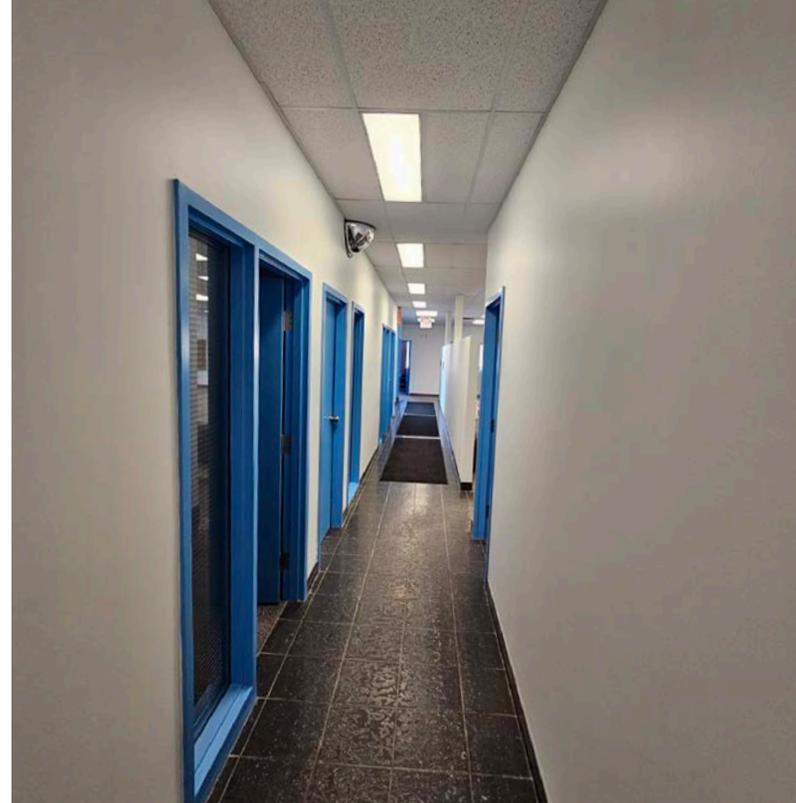
UNIT B FLOOR PLAN



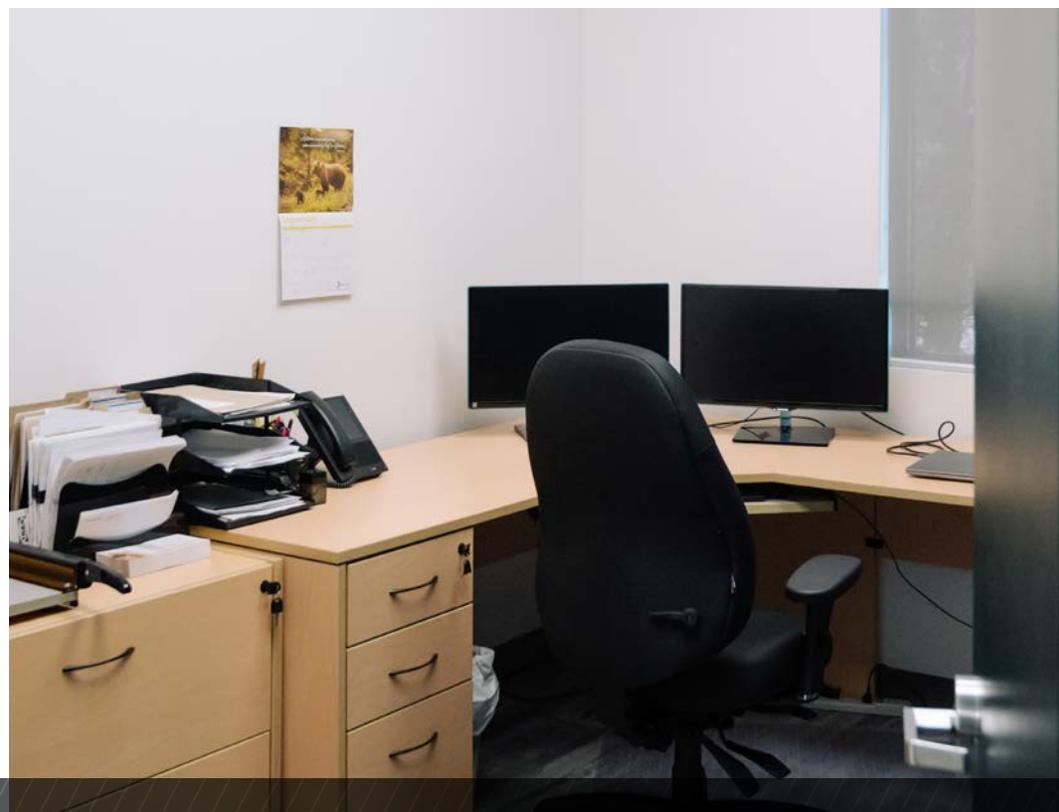
UNIT D FLOOR PLAN



440 DOVERCOURT DRIVE
UNIT 1



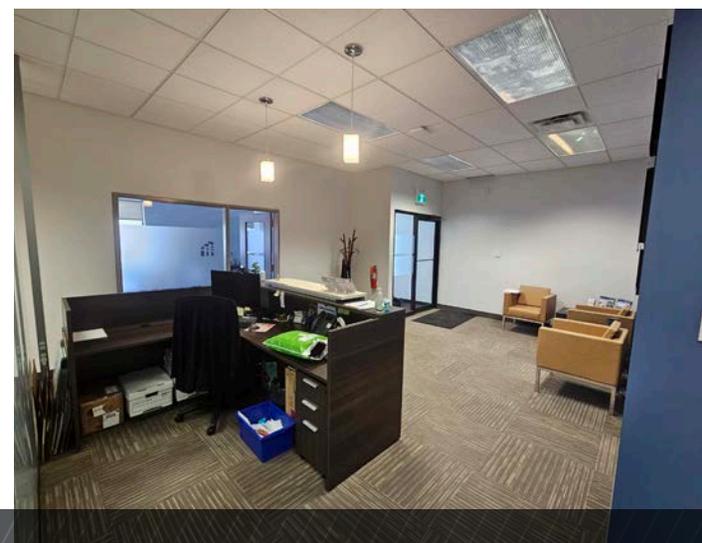
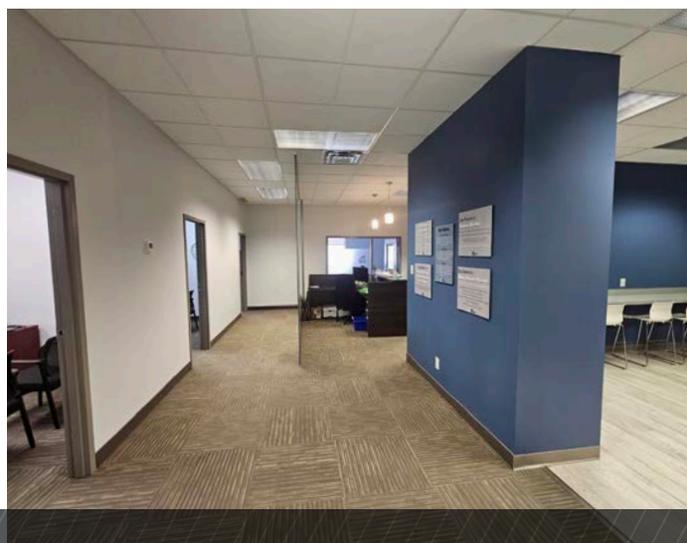
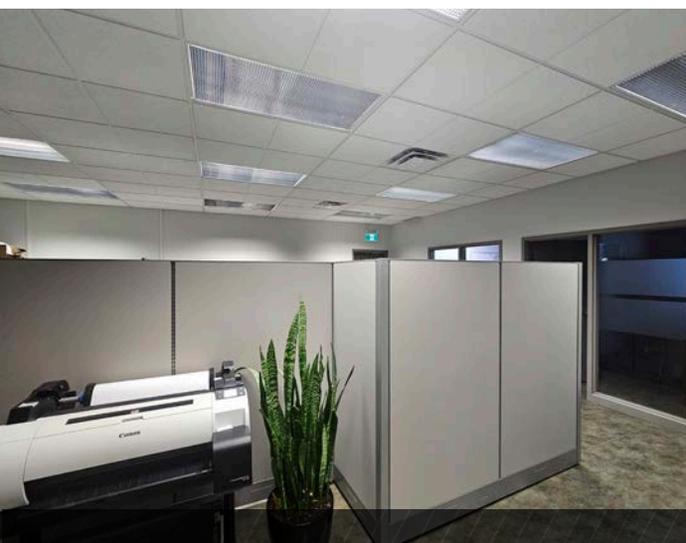
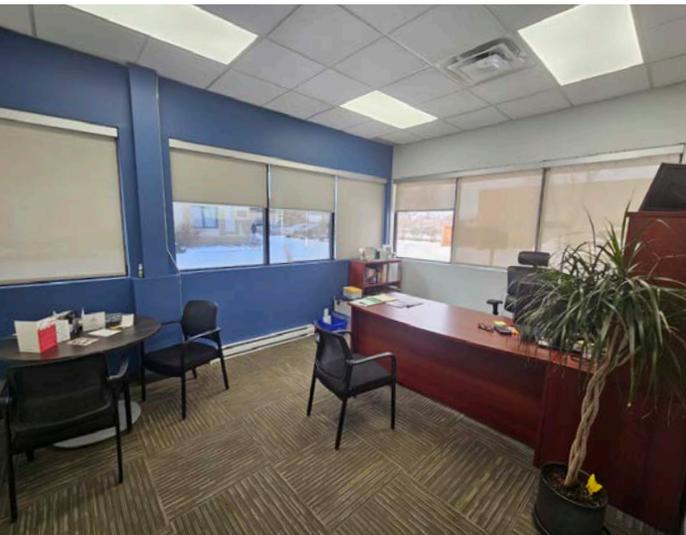
440 DOVERCOURT DRIVE
UNIT 2



430 DOVERCOURT DRIVE
UNIT ABC



430 DOVERCOURT DRIVE UNIT D





CONTACT

Stephen Sherlock
Vice President

T 204 928 5011

C 204 799 5526

steve.sherlock@cwstevenson.ca



**CUSHMAN &
WAKEFIELD**
Winnipeg



Stevenson

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.