177 ISABEL STREET

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CUSHMAN & WAKEFIELD Winnipeg | Stevenson
Investment Team

THE OPPORTUNITY

The Cushman & Wakefield | Stevenson Investment Team ("CWSIT") is pleased to offer for sale a 100% interest in 177 Isabel Street, Winnipeg, MB ("the Property"). This adaptable commercial-industrial property offers a well-maintained facility suited to a broad range of uses, from automotive and light industrial to service-based or commercial operations. The building includes functional shop space and a built-out second floor with office space, allowing for clear operational separation and administrative convenience. The Property is currently 100% leased until 2030 but vacant possession is possible.

The property is being offered for sale on an as-is where-is basis through a court-ordered receivership process. More information on the receivership can be found **HERE**.

PROPERTY DETAILS	
Municipal Address	177 Isabel Street
Gross Leasable Area (sf)	
Main Floor	(+/-) 6,176 SF
2nd Floor Office Space	(+/-) 3,174 SF
Utility Basement	(+/-) 373 SF
Total	(+/-) 9,300 SF
Floors	2
Year Built	1928
Zoning	C2 - Com - Community
Site Area (acres)	(+/-) 0.46
Occupancy	100%
Property Taxes (2025	$15,116.45

SALE PRICE: CONTACT AGENT

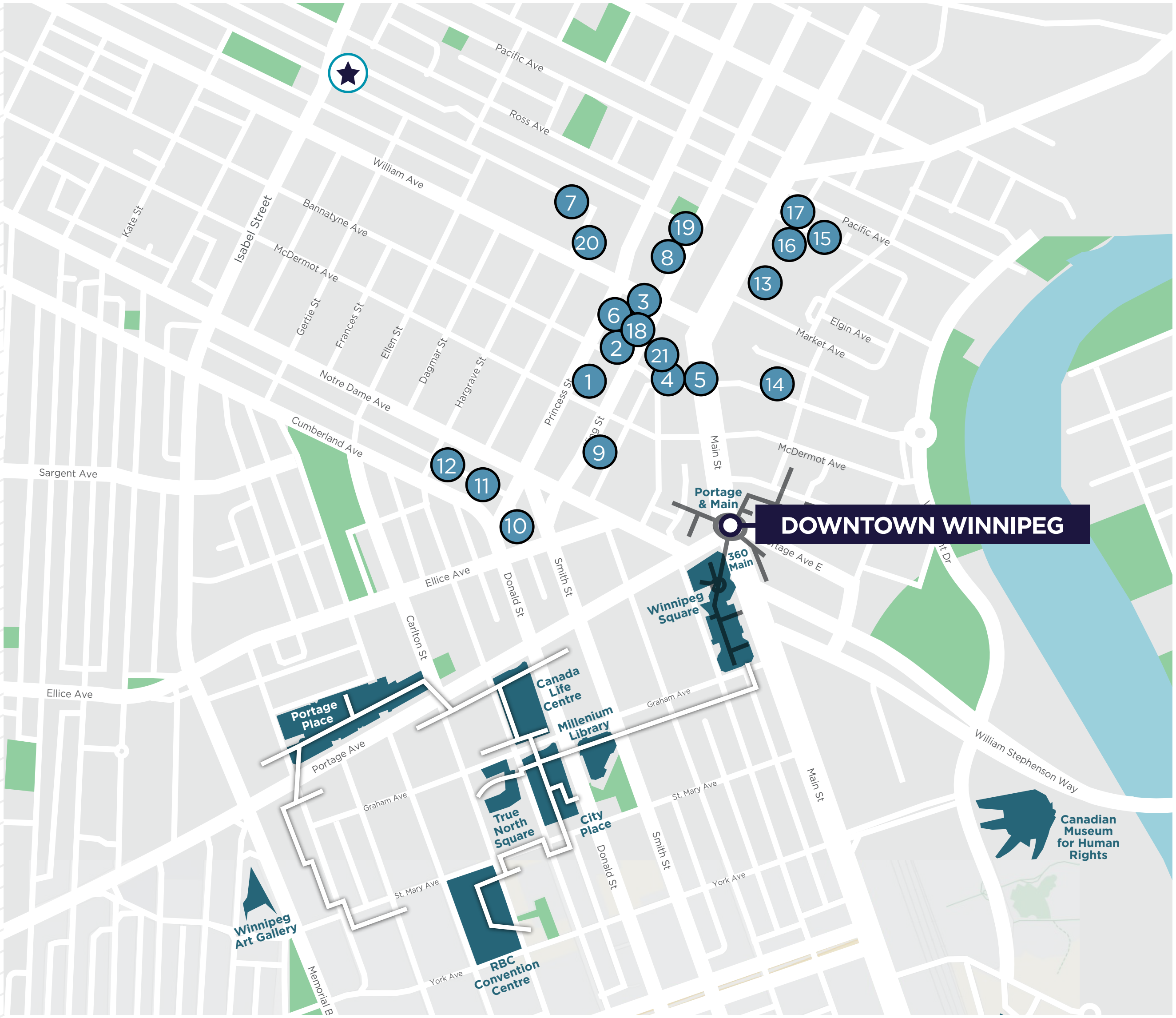
Second Floor Office Buildout

Private, finished offices ideal for administration and executive use.

Special-Use Infrasturcture

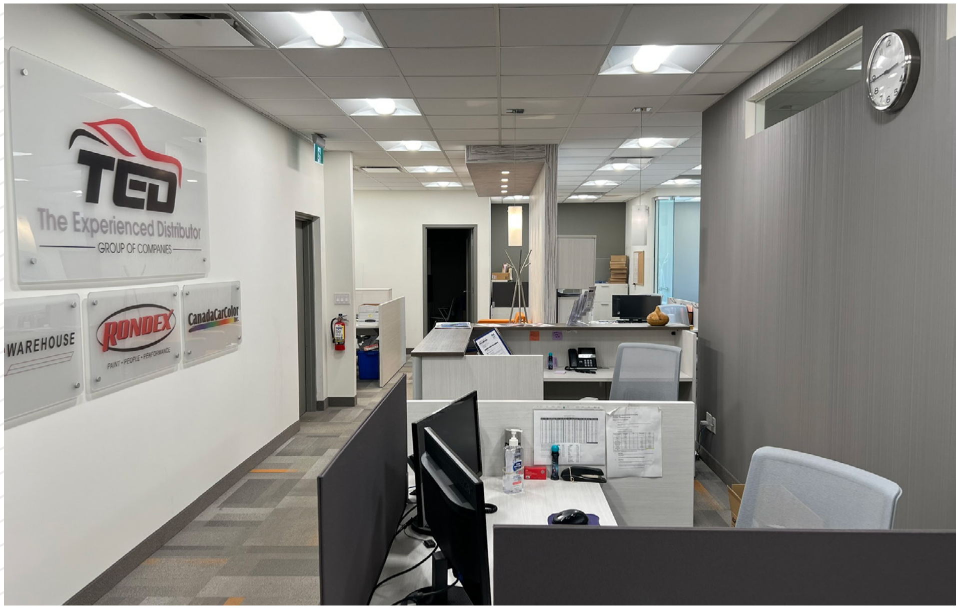
Prior use as a paint facility may offer value for similarly specialized operators.

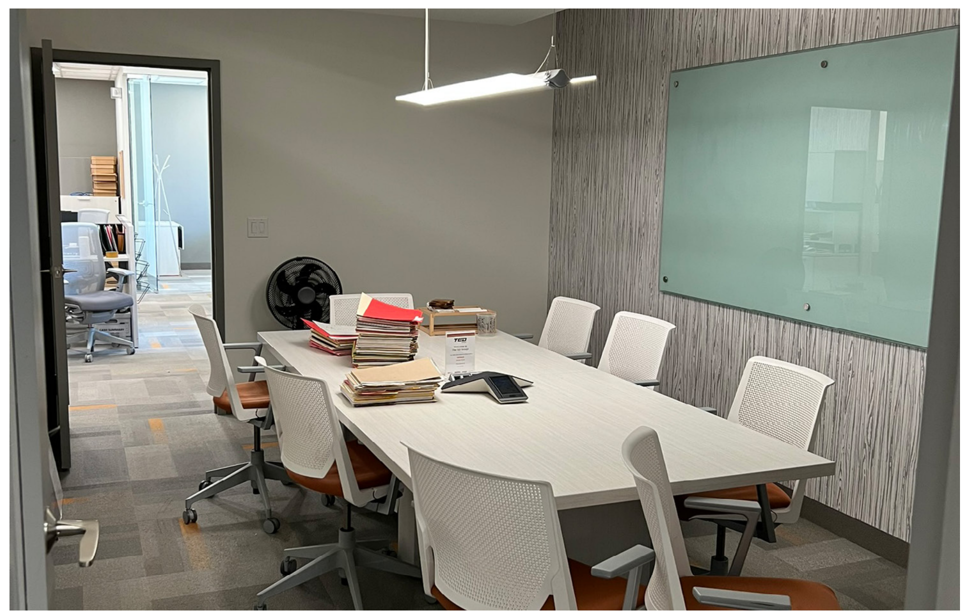
AMENITIES
MAP



1	DEER + ALMOND
2	PEASANT COOKERY
3	KING'S HEAD PUB
4	AMSTERDAM TEA ROOM & BAR
5	ACROSS THE BOARD GAME CAFE
6	SUBWAY
7	LITTLE BROWN JUG
8	TIM HORTONS
9	TOAD HALL TOYS
10	BURTON CUMMINGS THEATRE
11	YELLOW DOG TAVERN
12	ALDO FORMAL WEAR
13	CENTENNIAL CONCERT HALL
14	HERMANOS RESTAURANT
15	MANITOBA MUSEUM
16	PLANETARIUM
17	SCIENCE MUSEUM
18	CLEMENTINE
19	RED RIVER COLLEGE
20	NORTH FORGE
21	CINEMATHEQUE

PROPERTY
IMAGES





PROPERTY
IMAGES

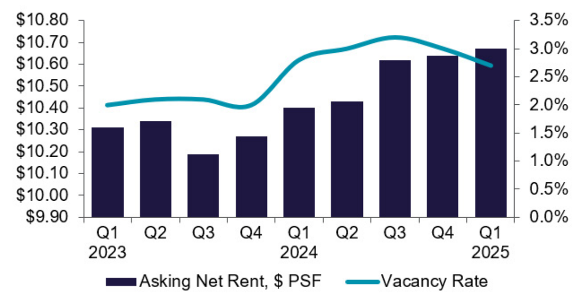
WINNIPEG INDUSTRIAL
MARKET OVERVIEW

Winnipeg continues to demonstrate steady momentum across its real estate sectors, supported by a resilient local economy and strategic central location. The city's industrial market remains in high demand, driven by strong logistics fundamentals and limited new supply, while vacancy rates remain low across key submarkets. According to Cushman & Wakefield's Q1 2025 MarketBeat, the market posted a 2.7% overall vacancy rate, down from 3.0% in the prior quarter—reflecting sustained demand and tightening availability. A total of 477,000 sq. ft. was absorbed in the quarter, with strong tenant activity concentrated in the Northwest and Northeast submarkets.

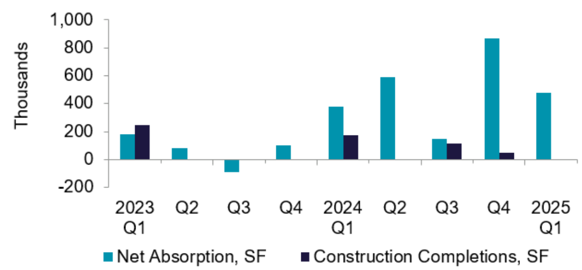
Average net asking rents increased slightly to $10.67 per sq. ft., while gross rents rose to $15.09 per sq. ft., highlighting elevated occupancy costs as competition for quality space continues. Despite subdued development activity, Winnipeg's strategic location and reliable logistics infrastructure remain attractive for occupiers and investors seeking long-term performance.

Commercial activity is bolstered by Winnipeg's role as a regional distribution hub, with access to major highways, rail lines, and the CentrePort Canada inland port. Investor interest remains strong, especially for well-located, functional assets with value-add potential. Despite broader macroeconomic headwinds, Winnipeg's affordability, stable growth, and infrastructure investments continue to attract both local and institutional capital.

OVERALL VACANCY & ASKING RENT



SPACE DEMAND / DELIVERIES



MARKET FUNDAMENTALS

	YOY Chg	Outlook
2.7% Vacancy Rate	▼	▼
477K YTD Net Absorption, SF	▲	▲
$10.67 Asking Rent, PSF	▲	▲

(Overall, All Property Classes)

ECONOMIC INDICATORS

	YOY Chg	Outlook
508.6K Winnipeg Employment	▲	▲
5.9% Winnipeg Unemployment Rate	▲	▼
6.7% Canadian Unemployment Rate	▲	▲

Source: Statistics Canada

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