

1368 BORDER STREET



Brett Intrater
Executive Vice President

Brett Intrater Personal Real Estate Corporation
T 204 934 6229
C 204 999 1238
brett.intrater@cwstevenson.ca

Ryan Munt
Executive Vice President

Ryan Munt Personal Real Estate Corporation
T 204 928 5015
C 204 298 1905
ryan.munt@cwstevenson.ca

Karin Thielmann
Senior Associate

T 204 934 6226
C 204 470 4715
karin.thielmann@cwstevenson.ca



Stevenson

Investment Team

THE OPPORTUNITY

The Cushman & Wakefield | Stevenson Investment Team (“CWSIT”) is pleased to offer for sale a 100% interest in a versatile asset located at 1368 Border Street, Winnipeg, MB (“the Property”). The Property is ideal for storage, distribution, or light manufacturing. The Property is strategically located with excellent access to major transportation routes and features high-clearance warehouse space, a dock-level loading door, and flexible zoning. This property is currently 100% leased until 2029.

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	1368 Border Street
Gross Leasable Area (sf)	(+/-) 5,150 sq. ft.
Floors	1
Year Built	1965
Zoning	M2 - Manufacturing - General
Site Area (acres)	0.39
Loading	One dock level door
Occupancy	100%
Taxes	\$12,509.51 (2025)

SALE PRICE: \$850,000



Versatile Industrial Use

Ideal for storage, distribution, or light manufacturing, adaptable to a range of business needs.



Clear-Span Space

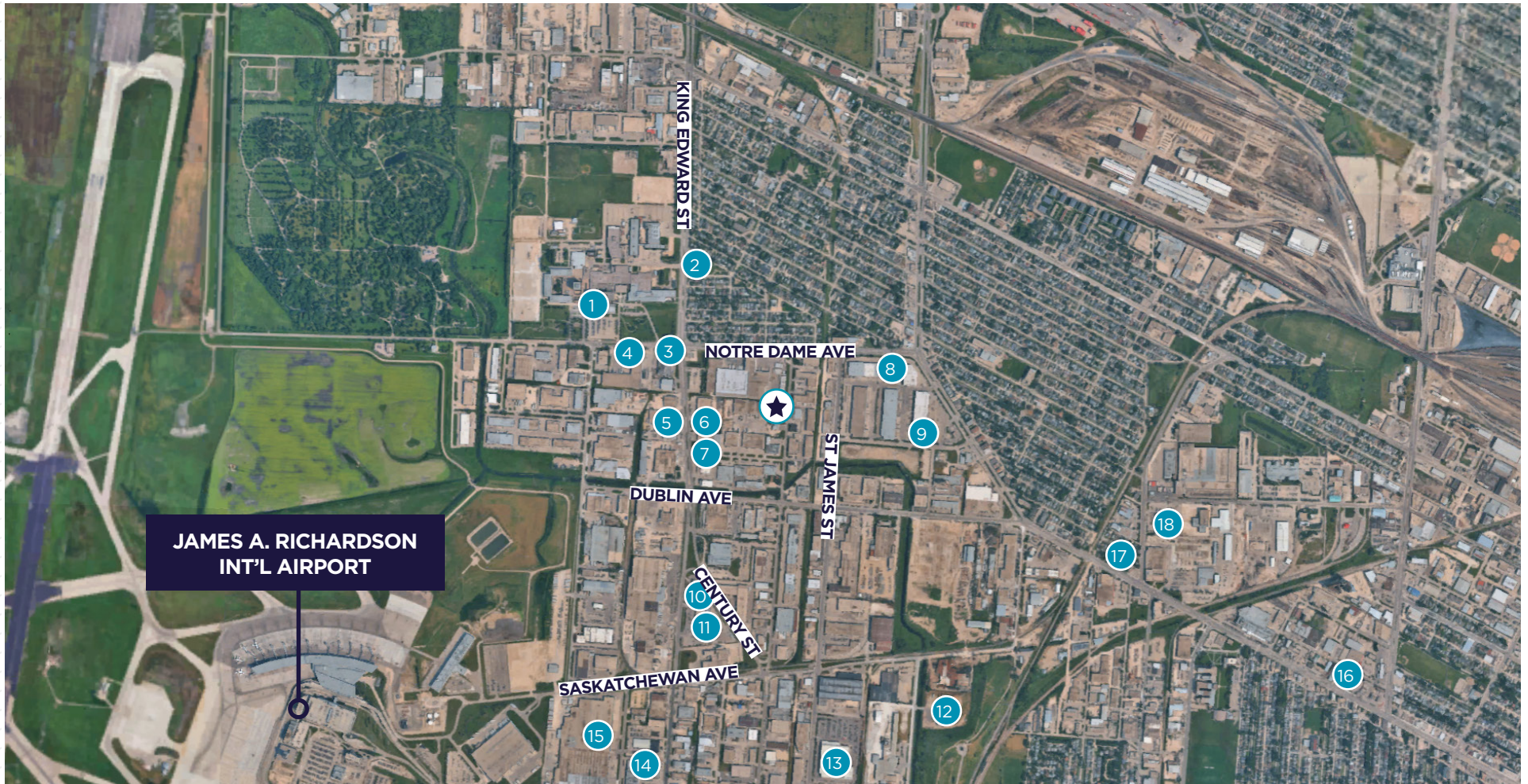
Open-layout warehouse with generous ceiling height, providing efficient storage capacity.



Strategic Location

Positioned in close proximity to JAR International Airport and near major transportation routes, enhancing logistics efficiency.

AMENITIES MAP

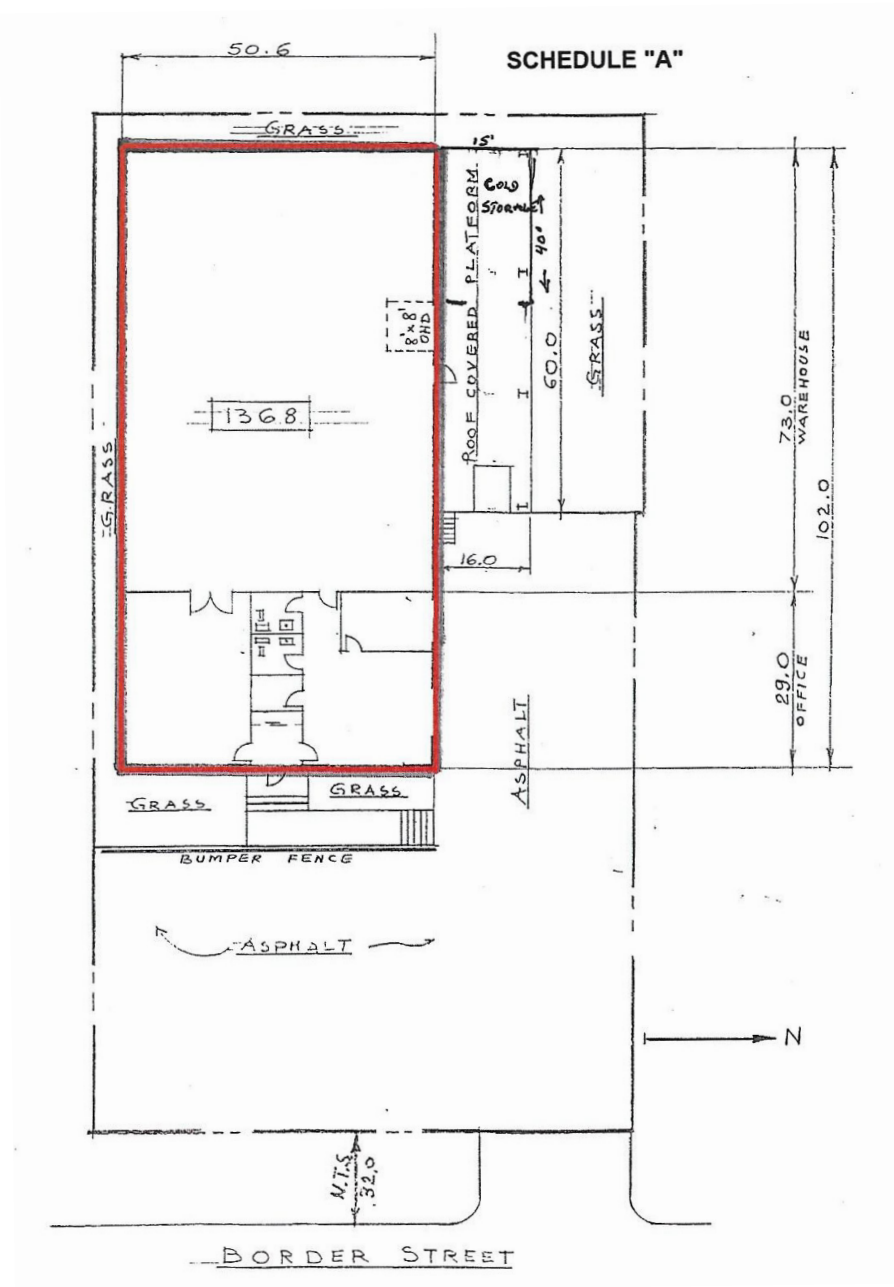


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|--------------------------------|---------------------|--------------------------------|
| 1 RRC POLYTECH | 8 CLOVERDALE PAINT | 15 CRAZY 8 BILLIARDS & LOUNGE |
| 2 SUBWAY | 9 WESTBURNE | 16 MCDONALD'S |
| 3 A & W | 10 WENDY'S | 17 NEW YORK BURGER |
| 4 EMCO WINNIPEG | 11 BURRITO SPENDIDO | 18 MANITOBA LIQUOR & LOTTERIES |
| 5 MARSHALL FABRICS | 12 SOBEYS | |
| 6 MID-CANADA FASTENERS & TOOLS | 13 COSTCO | |
| 7 PRIME FASTENERS & TOOLS | 14 TORQUE WINNIPEG | |

PROPERTY IMAGES



FLOOR PLAN



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.

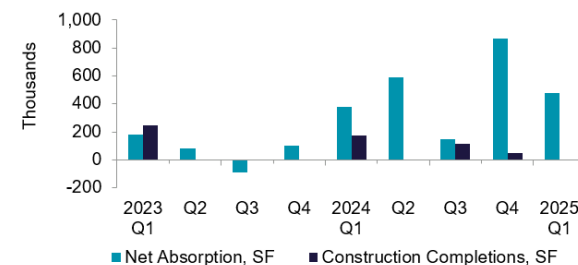
Commercial activity is bolstered by Winnipeg's role as a regional distribution hub, with access to major highways, rail lines, and the CentrePort Canada inland port. Investor interest remains strong, especially for well-located, functional assets with value-add potential. Despite broader macroeconomic 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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