

FOR SALE/LEASE - SUBURBAN OFFICE BUILDING WITH OUTDOOR COURTYARD

67 SCURFIELD BLVD



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PROPERTY HIGHLIGHTS

AVAILABLE SF: (+/-) 25,745

This institutional-quality, suburban office building is located in the highly desirable Southwest Winnipeg area. The property is in close proximity to the amenity-rich Kenaston-McGillivray retail corridor and boasts ample parking and is adjacent to public transportation drop offs.

Sale/Leasable Area

Approximately 25,745 sq. ft. of versatile space, previously occupied by the Manitoba Institute of Trades and Technology (MITT).

Prime Southwest Winnipeg Location

Situated in the highly accessible Fort Garry Industrial Park, just off Kenaston Boulevard and Waverley Street.

Flexible Layout

Well-designed mix of classrooms, offices, training areas, and open multi-purpose spaces — easily adaptable for office, institutional, or training facility use.

Modern Infrastructure

High-quality improvements, bright interiors, and extensive power/data capacity suitable for a wide range of professional users.

Ample On-Site Parking

Generous surface parking to accommodate staff, students, and visitors.

High Exposure

Excellent visibility along Scurfield Blvd with prominent signage opportunities.

Accessible Location

Close to major routes including Abinojii Mikanah and the Perimeter Highway for efficient city-wide access.

Amenity-Rich Area

Surrounded by retail, restaurants, fitness centres, and service businesses within the Kenaston Commons corridor.

Available Immediately

Professionally managed and ready for occupancy or tenant-specific improvements.

Zoned: M1

SALE PRICE	LEASE RATE	CAM & TAX
\$7,295,000	\$21.95 NET PSF	\$7.78 PSF (2026 EST)

**PLUS MANAGEMENT FEE*

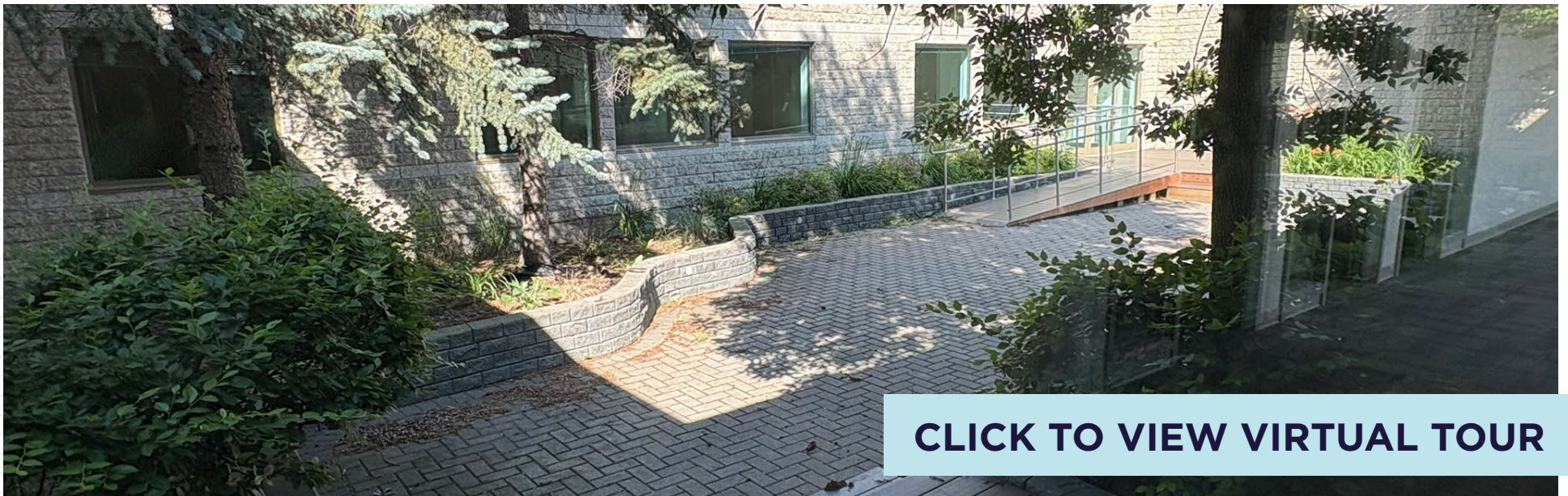


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PROPERTY PHOTOS

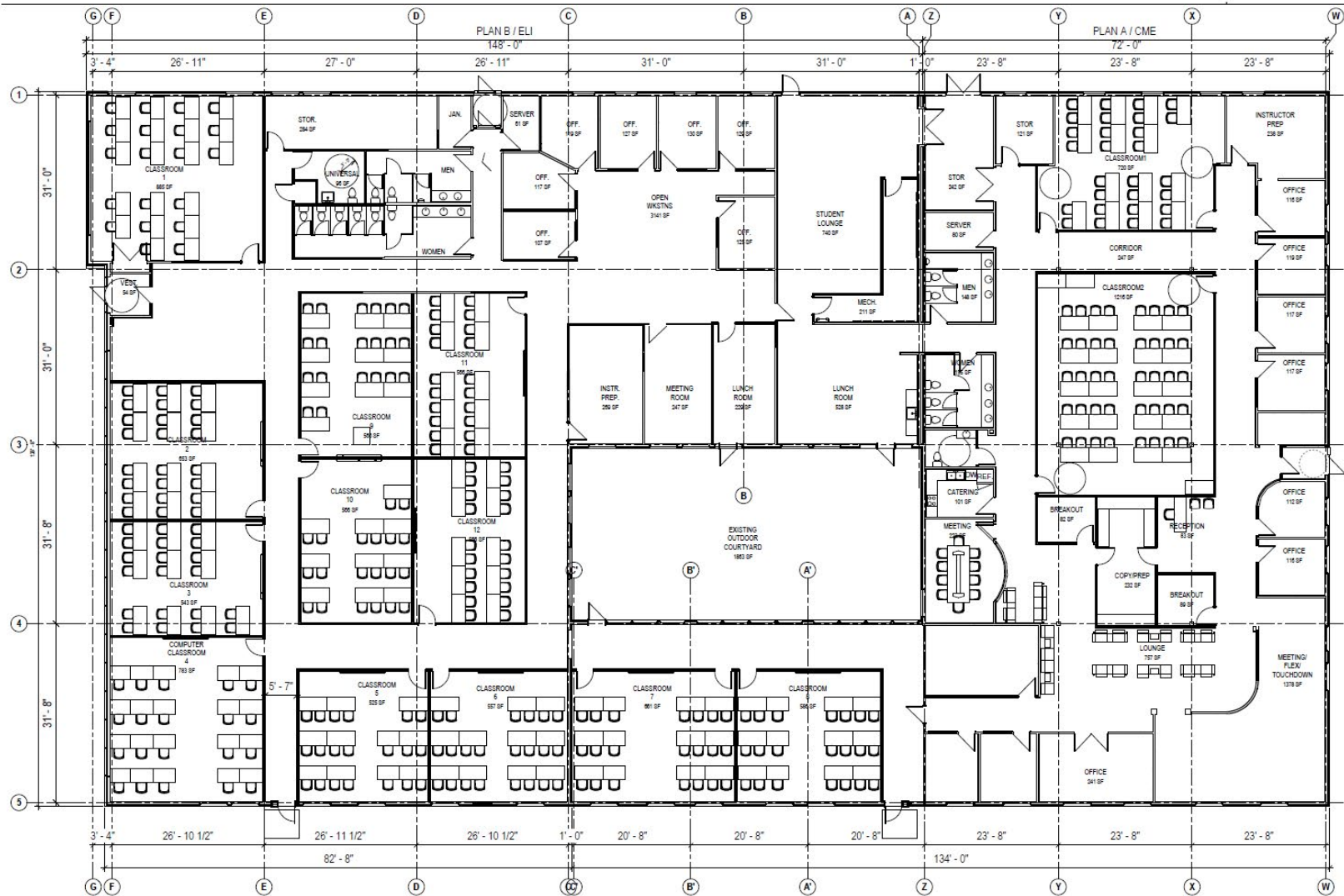


INTERIOR **COURTYARD**



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FLOOR PLAN



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AMENITIES MAP

- | | | | |
|---|------------------------|----|-------------------------------|
| 1 | RONA+ | 9 | COSTCO |
| 2 | BEN & FLORENTINE | 10 | COSTCO GAS STATION |
| 3 | PETSMART | 11 | CLAY OVEN |
| 4 | THE CANADIAN BREWHOUSE | 12 | INDIGO |
| 5 | STARBUCKS | 13 | JOEY |
| 6 | THE KEG STEAKHOUSE | 14 | CHILLI CHUTNEY STREET KITCHEN |
| 7 | A&W | 15 | WALMART |
| 8 | CINEPLEX ODEON | 16 | THE HOME DEPOT |





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