# 400 FORT WHYTE WAY

## RM OF MACDONALD

HIGH QUALITY FLEX INDUSTRIAL INVESTMENT & OWNER-USER OPPORTUNITY


- FOR SALE -

# THE OFFERING

MMI Group Inc., operating as Cushman & Wakefield Winnipeg ("the "Advisor") is pleased to market for sale a 100% freehold interest in 400 Fort Whyte Way, RM of MacDonald, Manitoba (the "Property").

The Property consists of (+/-) 45,879 Sq. Ft. of rentable area over two single-storey buildings located on (+/-) 3.3 Acres. Building 1 consists of (+/-) 20,061 Sq. Ft. on (+/-) 1.39 acres, and Building 2 consists of (+/-) 25,818 Sq. Ft. on (+/-) 1.91 acres.

The Property is conveniently located in the RM of MacDonald, immediately southwest of the City of Winnipeg, with new light controlled intersection at McGillivray Blvd and McCreary Rd.

The Property is an extremely well-maintained asset, having benefited from current professional ownership and property management. The vacancy at Building 2 allows for an owner-user to immediately take advantage of the Property for its own use, while enjoying consistent cash flows from the additional tenancy in Building 2, or acquiring both Building 1 and Building 2, taking advantage of the strong covenant tenants and cash flow in both in Building 1 and Building 2.

# ASSET OVERVIEW

400 Fort Whyte Way is a 45,879 sq. ft. multi-tenant flex industrial complex comprising two well-maintained single-storey buildings situated on a light-industrial (MB) zoned site in the RM of MacDonald. The Property combines functional industrial specifications with strong curb appeal and professional management, making it a compelling opportunity for both investors and owner-users.

The buildings offer 20' clear height, efficient bay sizes, and flexible layouts suitable for a wide range of light industrial, service commercial, and trade-related uses. The site provides excellent circulation, ample surface parking, and multiple access points, with a signalized intersection at McGillivray Boulevard and McCreary Road enhancing connectivity to Winnipeg's Southwest quadrant.

The Property benefits from a diversified tenant roster anchored by established, strong-covenant occupants in Building 1, providing stable in-place cash flow. Building 2 includes a vacancy, creating an immediate opportunity for an owner-user to occupy modern, functional space while leveraging income from the adjacent fully leased building. This dual-building configuration offers flexibility for future leasing, expansion of owner-user operations, or long-term investment positioning.

Under current ownership, the asset has been professionally managed and proactively maintained, resulting in minimal deferred capital requirements. The combination of modern industrial functionality, strong tenancy, and strategic location at the western gateway to Winnipeg positions 400 Fort Whyte Way as a high-quality, low-maintenance flex industrial asset with both stability and optionality.

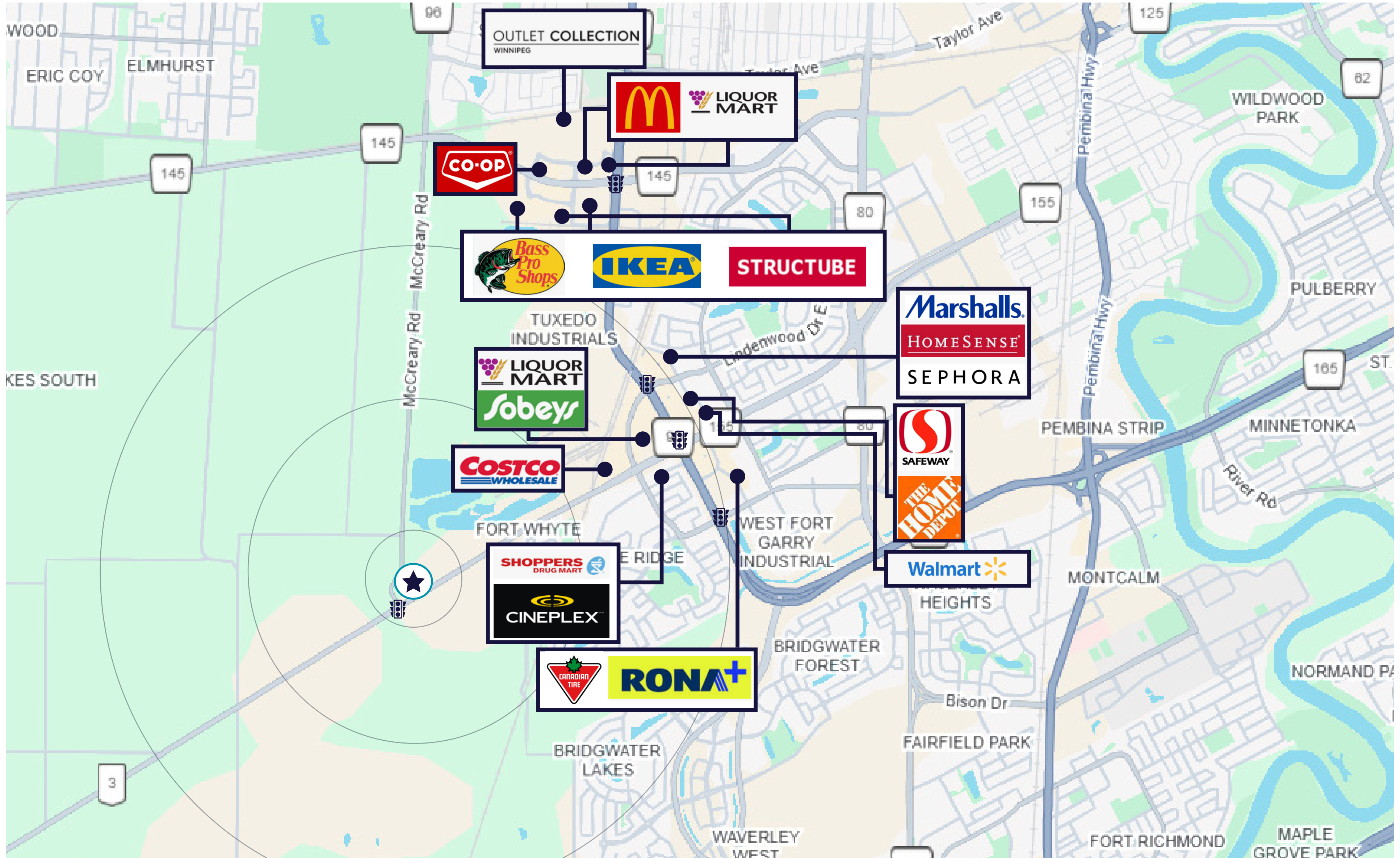
**2012**
**YEAR BUILT**

**45,879 SF**
**GROSS LEASABLE AREA**

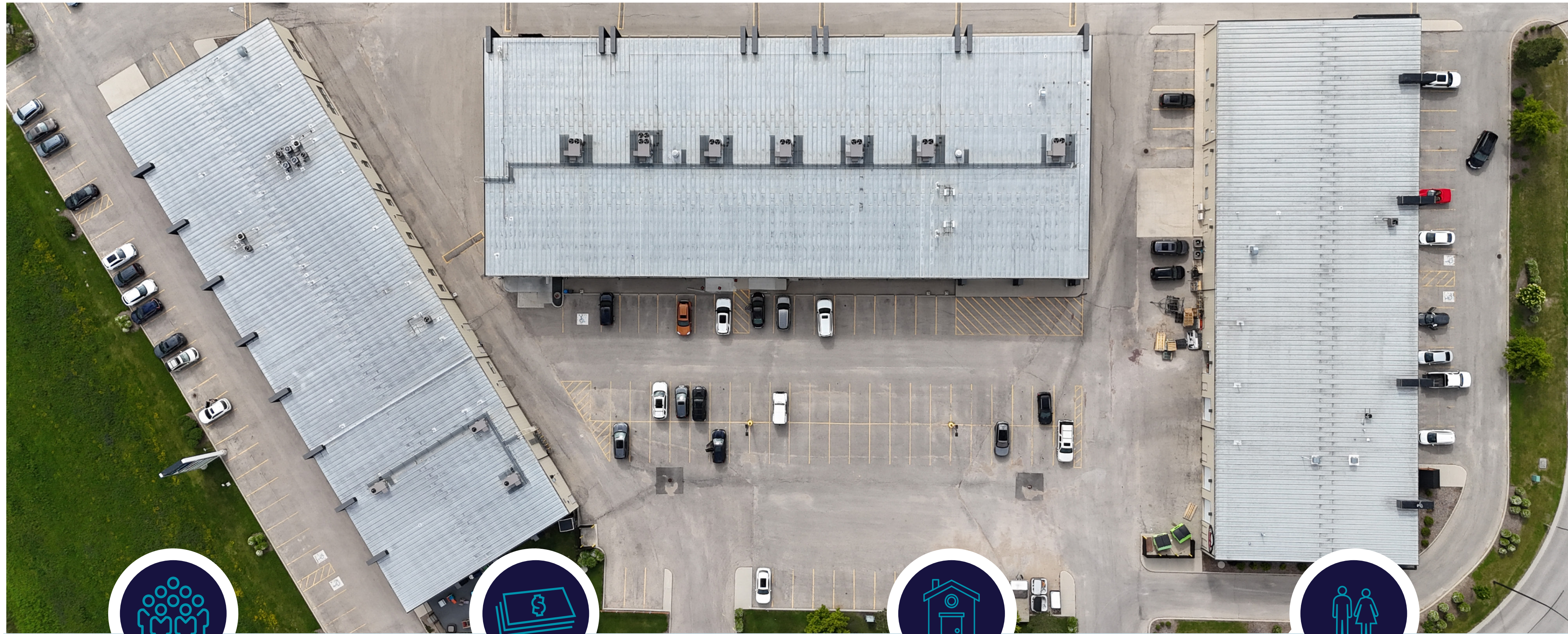
**$698,103**
**YEAR 1 STABILIZED NOI**

**$10,500,000**
**ASKING PRICE**

# DEMOGRAPHICS AND AREA AMENITIES




86,200 vehicles per day at Kenaston Boulevard & McGillivray Boulevard.
*(City of Winnipeg Public Works Department 2024)*



| POPULATION | HOUSEHOLD INCOME | # OF HOUSEHOLDS | AVERAGE AGE |
|---|---|---|---|
| 228<br>*1 KM Radius* | $109,411.8<br>*1 KM Radius* | 110<br>*1 KM Radius* | 39<br>*1 KM Radius* |
| 13,891<br>*3 KM Radius* | $135,704.9<br>*3 KM Radius* | 5,006<br>*3 KM Radius* | 39<br>*3 KM Radius* |
| 53,894<br>*5 KM Radius* | $146,835<br>*5 KM Radius* | 19,168<br>*5 KM Radius* | 39<br>*5 KM Radius* |

# TRANSACTION GUIDELINES

**Offer to be delivered to the following address:**

CW Winnipeg
55 Donald Street Unit 200
Attention:
Brett Intrater
brett.intrater@cwwinnipeg.com

Offers to be reviewed by the Vendor as received.

The Vendor reserves the right to negotiate with the prospective purchaser(s) who they deem the most attractive in their sole and absolute discretion.
The Vendor is not obligated to accept any Offers and reserves the right to reject any or all Offers received.

The Vendor, at any time prior to entering into an agreement, may request additional information from prospective purchasers. Failure to provide such information on a timely basis may result in the termination of discussions. The Vendor reserves the right to end the sale process in respect of the Property or to cease discussions with any and all purchasers at any time prior to accepting an Offer, without notice or liability.

This Offering Process is subject to change. Should the Vendor choose to make any changes, the Vendor and CW Winnipeg will inform all interested parties of such changes.

## Data Room

Additional property due diligence information has been posted on the Cushman & Wakefield Sharefile data room website. Once prospective purchasers have executed a Confidentiality Agreement and have received a copy of this Confidential Investment Memorandum, they will be granted access to an online Sharefile data room. Please note an account may need to be created to access the data room.

Please contact Brett Intrater if you require any assistance in accessing the Data Room.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CUSHMAN & WAKEFIELD
Winnipeg
Investment Team