



1289 Mountain Ave | Winnipeg, MB

11,900 SF Industrial With Dock Loading **For Sale**

Conveniently located in Inkster Park, 1289 Mountain Avenue is in close proximity to both the James A. Richardson International Airport, and several major transportation corridors; namely Inkster Boulevard, Keewatin Street, and McPhillips Street.

Accelerating success.

Asking Price

\$2,400,000

Building Size

11,900 SF

Dan Bushuk

*Services Provided by Dan Bushuk
Personal Real Estate Corporation*

Vice President

+1 204 954 1796

dan.bushuk@colliers.com

Troy Buchanan

*Services Provided by Troy Buchanan
Personal Real Estate Corporation*

Senior Vice President

+1 204 926 3849

troy.buchanan@colliers.com

Brian Taillieu

Executive Vice President

+1 204 926 3842

brian.taillieu@colliers.com



Property Overview

1289 Mountain Avenue is well positioned to meet the needs of a variety of industrial and office users. Situated on 1.1 acres of M2 zoned land, the 11,900 SF building includes dock loading, heavy power, and built out office space.

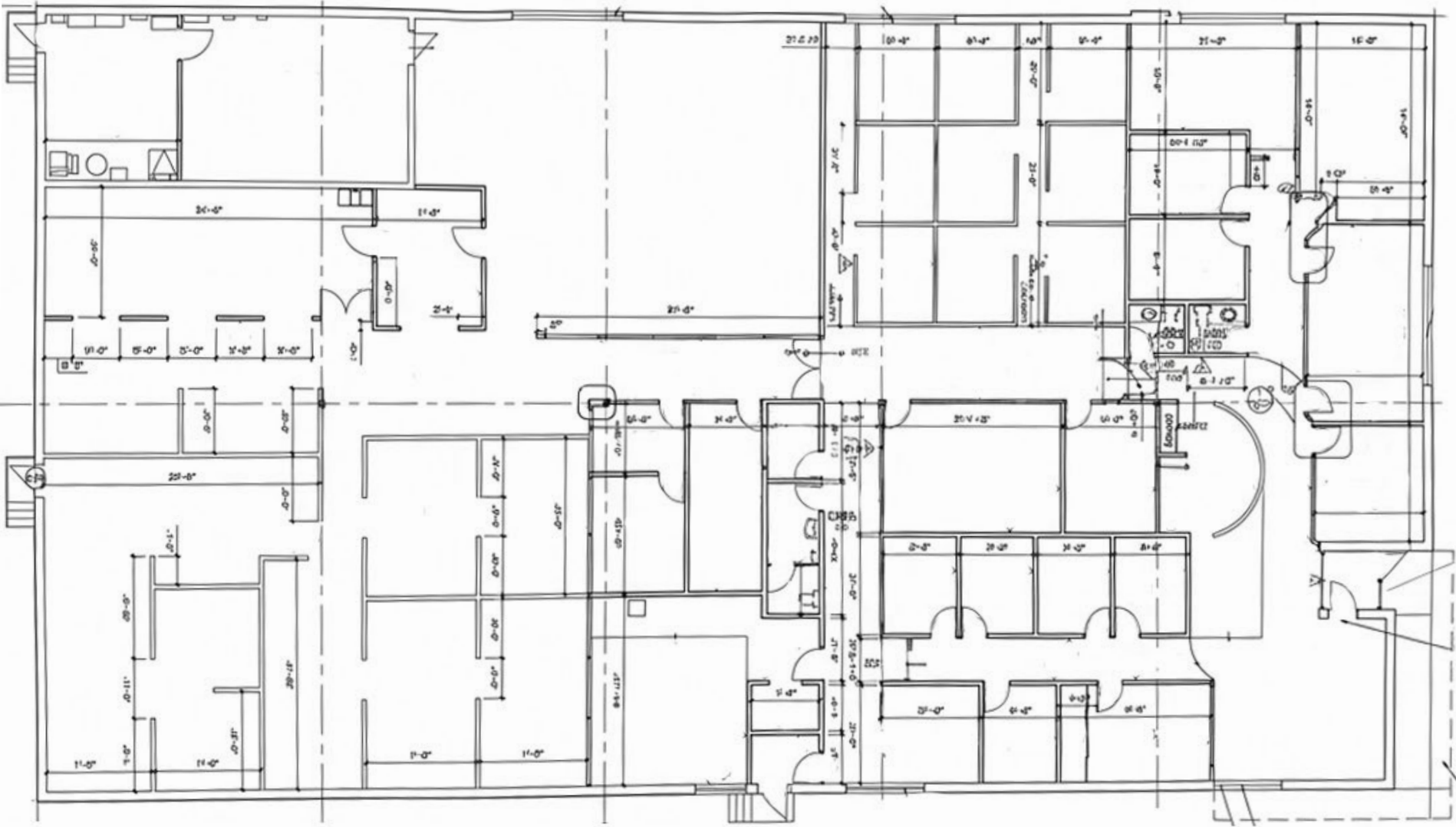
Asking Price

\$2,400,000

Size	11,900 SF
Land Size	1.1 acres
Property Taxes (2026)	\$39,844.78
Year Built	1977
Loading	Dock level
Zoning	M2 - Manufacturing General
Construction	Masonry
Power	3 Phase, 600V
Heating	Fully heated and cooled with roof top HVAC
Parking	±20 stalls
Availability	Immediately



Floor Plan



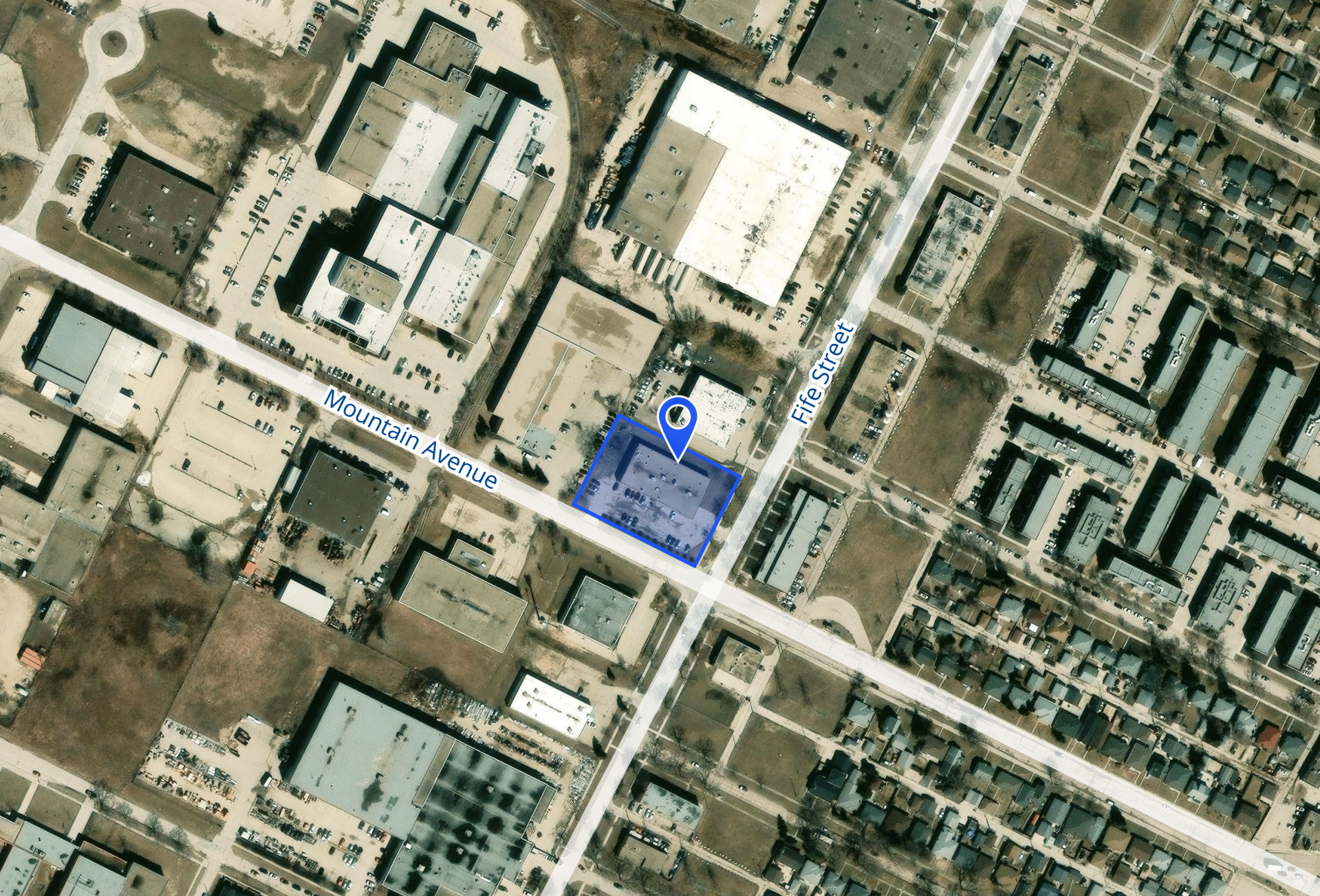
1289 Mountain Ave. - Office



1289 Mountain Ave. - Loading and Print Shop



Site Aerial



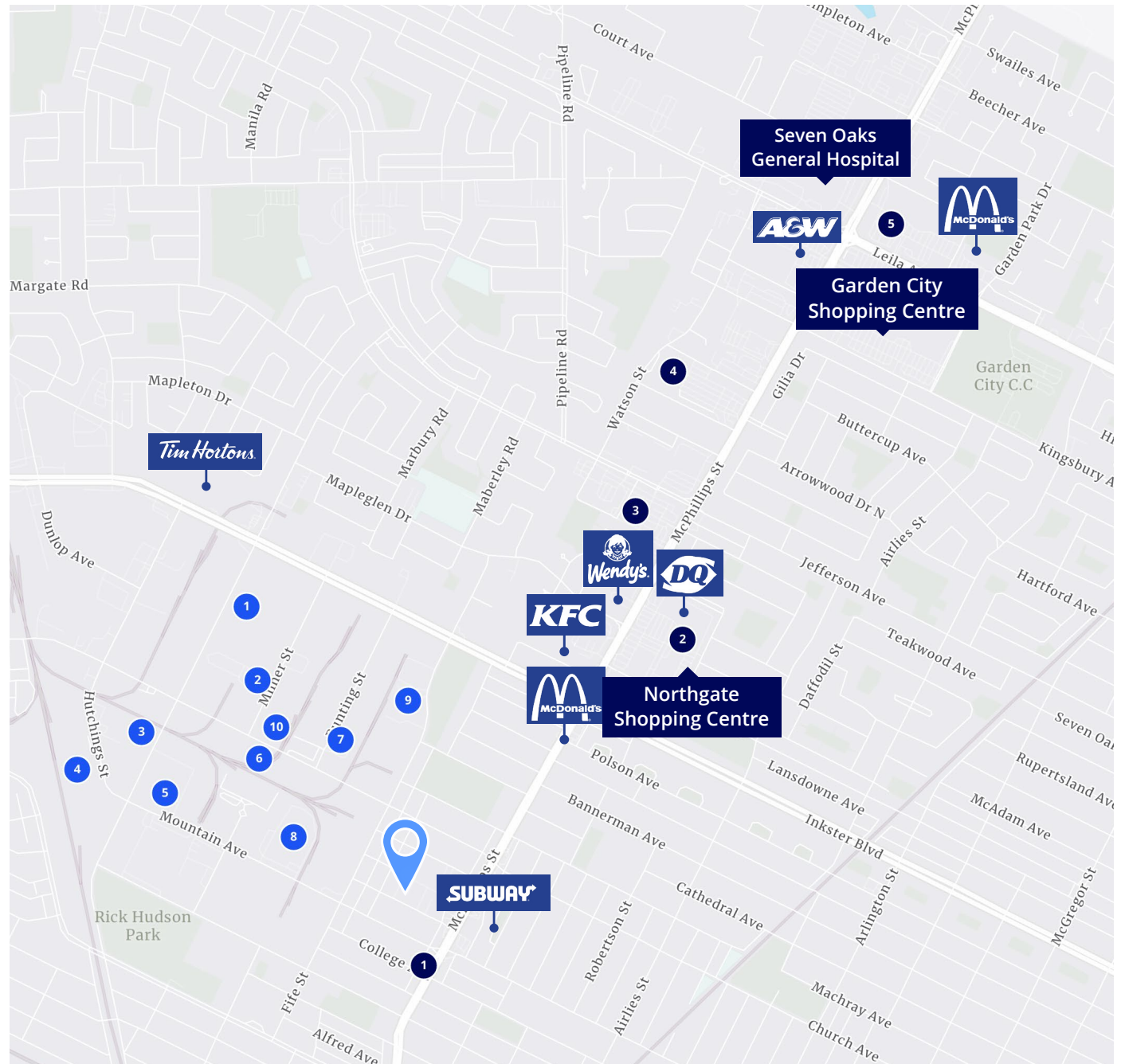
Location Overview

Conveniently located in Inkster Park, 1289 Mountain Avenue is in close proximity to both the James A. Richardson International Airport, and several major transportation corridors; namely Inkster Boulevard, Keewatin Street, and McPhillips Street.



1289 Mountain Ave.

- 1. Day & Ross Freight
 - 2. A-One Driving Academy
 - 3. Pratt's Wholesale
 - 4. G&L Furniture Warehouse
 - 5. Canada Goose
 - 6. Bison Janitorial
 - 7. Manitoba Trucking Association
 - 8. Winnipeg Free Press
 - 9. Canada West Boots Factory Outlet
 - 10. On Side Restoration Services Ltd
-
- 1. Young's Market
 - 2. Save On Foods
 - 3. FreshCo
 - 4. Real Canadian Superstore
 - 5. The Home Depot



Offering Process and Agency

Offering Process

The Property is to be sold on an “as-is” basis.

All offers to purchase for the Property are to be submitted to the Agent and will be reviewed and considered by the Seller as received. The Seller reserves the right to establish an offers date.

Physical property inspections will be made available for qualified purchasers only after a detailed review of all offering material is undertaken. Please contact the Colliers team in this regard.

Agency

Pratt McGarry Inc. o/a Colliers International and its salespersons are herein collectively referred to as “Colliers” or the “Agent”. In representing the parties in the negotiations for the purchase of the Property, the Agent represents the Seller and does not represent the Buyer.

ShareFile Data Room Content

Additional property due diligence information has been posted on the Colliers Sharefile website. Access will be provided to qualified buyers upon completion of the Confidentiality Agreement.

- Drawings and Plans
- Property Tax Documents
- Title Searches

Disclaimer

This brochure may not be all-inclusive or contain all of the information a prospective buyer may desire. The information contained in this brochure is furnished solely for the purpose of a review by a prospective buyer of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of the Seller or the Agent. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers from sources it deems reliable. The Seller, the Agent, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this offering memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective buyers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

The Seller and the Agent expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this brochure or making an offer to purchase the Property unless and until a written Agreement of Purchase and Sale has been fully executed and delivered.

A prospective buyer's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Agreement of Purchase and Sale and shall be subject to the terms thereof. In no event shall a prospective buyer have any other claims against the Seller or the Agent or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This brochure shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this brochure.



1289 Mountain Ave | Winnipeg MB

Dan Bushuk
*Services Provided by Dan Bushuk
Personal Real Estate Corporation*

Vice President
+1 204 954 1796
dan.bushuk@colliers.com

Troy Buchanan
*Services Provided by Troy Buchanan
Personal Real Estate Corporation*

Senior Vice President
+1 204 926 3849
troy.buchanan@colliers.com

Brian Taillieu
Executive Vice President
+1 204 926 3842
brian.taillieu@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers international and/or its licensor(s). Copyright © 2026 Pratt McGarry Inc o/a Colliers International.

collierscanada.com

Accelerating success.