



101 Omands Creek Boulevard | Winnipeg, MB

Stand-alone building with dock and grade level loading, and compound space

Well located in CentrePort Canada, with access to major transportation routes.



Accelerating success.

Sale Price:

\$2,900,000

Sublease:

\$12.00/SF



Access to major routes



Warehouse with office space

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Property Overview

THE PROPERTY

101 Omands Creek Boulevard is well positioned to meet the needs of a variety of industrial users. Situated on 1.10 acres of M2 zoned land, the 11,350 SF building includes dock and grade loading, heavy power, built out office space. Property also includes large, fenced-in compound space.

THE LOCATION

The property sits within Centre Port Canada offering foreign trade zone benefits allowing for distinct benefits in the handling of imported goods being stored, manufactured or handled under the foreign trade zone guidelines. With direct access to some of Winnipeg's major trucking routes and proximity to Richardson International Airport the property sits within one of Winnipeg's most desirable industrial areas.

For Sale

\$2,900,000

Taxes (2026): \$36,353.58

For Sublease

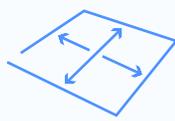
\$12.00/SF



FEATURES



BUILDING SIZE
11,350 SF



LAND SIZE
1.10 acres



LOADING
Dock Level 8' x 8',
Grade Level 12' x 12'
with air curtain



CEILING HEIGHT
±18' underside
of joist



ZONING
M2 - Manufacturing
General



ROOF
Replaced 2025



POWER
400 amp, 600 V main



HEATING
HVAC, gas fired
unit heaters



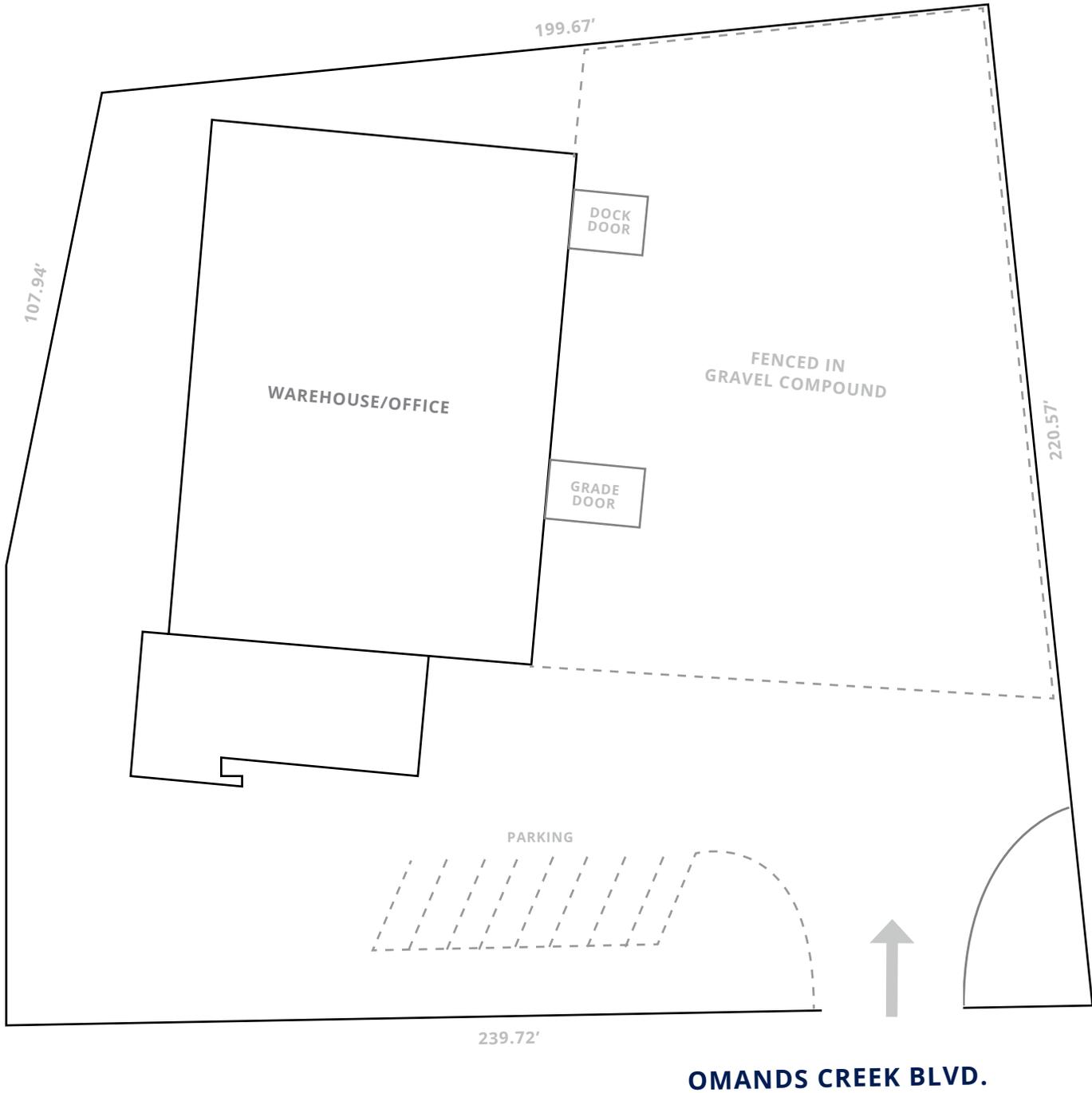
AVAILABILITY
Vacant possession available
on 60 days notice



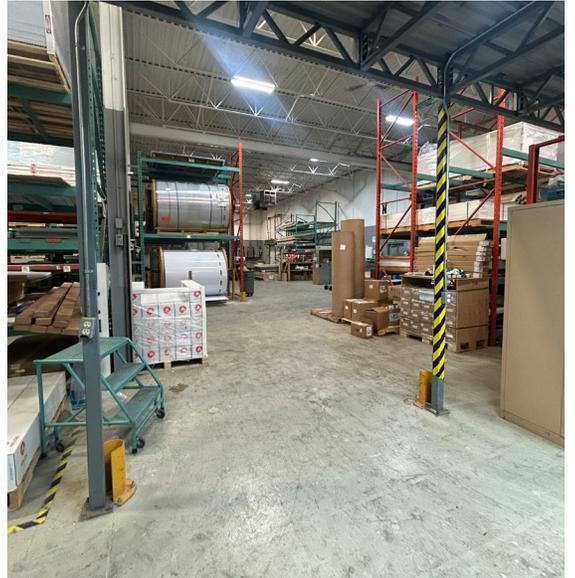
SUBLEASE EXPIRY
Dec. 31, 2029

Site Plan

Estimate/general site plan, detailed plans available upon request.



101 Omands Creek Blvd. - Warehouse

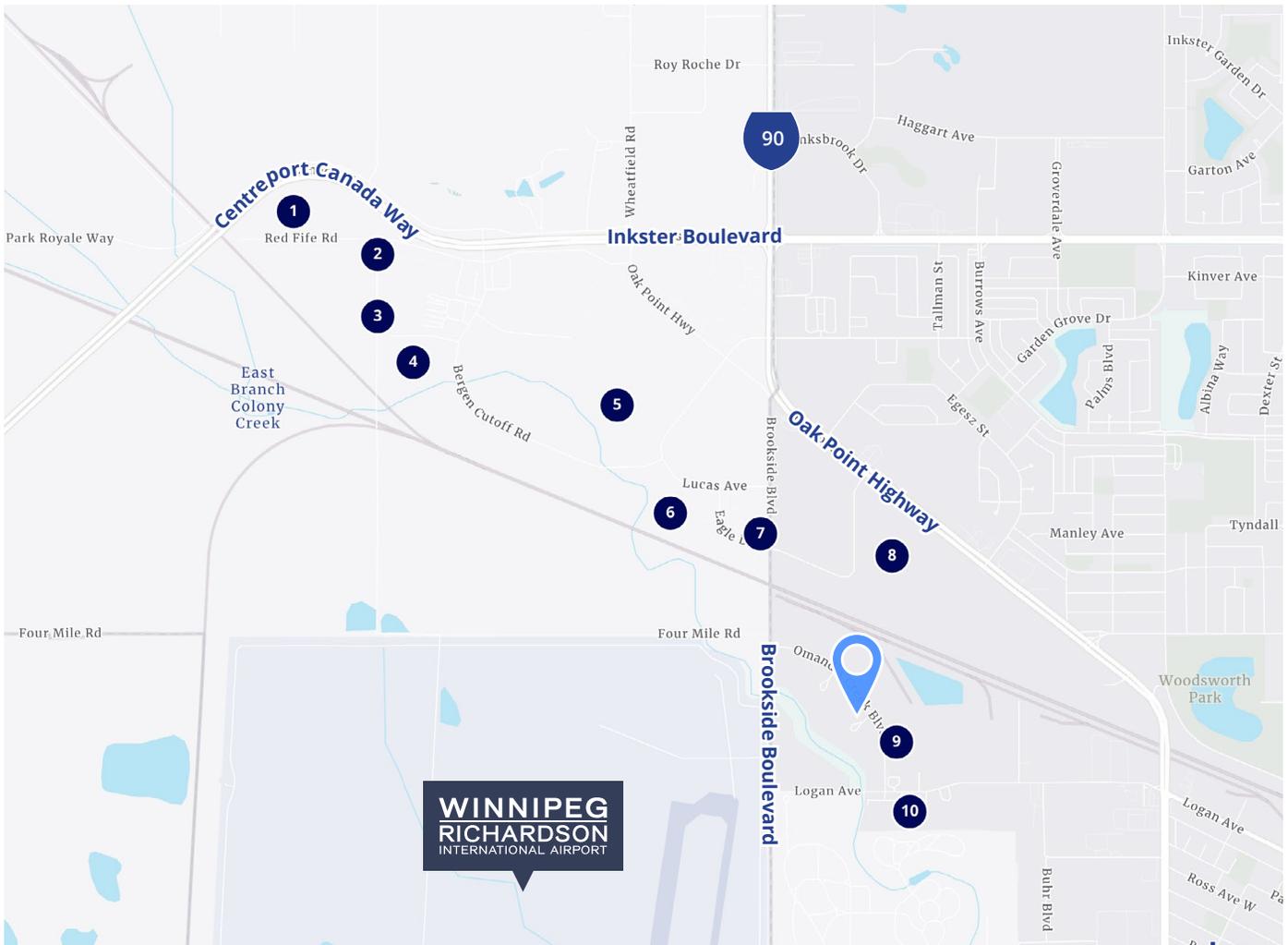


101 Omands Creek Blvd. - Office



Location Overview

Located at 101 Omands Creek Boulevard, this property is well located with immediate access to Brookside Boulevard and Logan Ave, and is in close proximity to the Winnipeg Richardson International Airport and major transportation routes.



Subject property

- | | |
|------------------------------------|--------------------------------|
| 1. Milwaukee Service Center | 6. The Erb Group |
| 2. BigSteelBox | 7. ADF Diesel Winnipeg |
| 3. EFL Transport | 8. Gardewine |
| 4. Premier Truck Group of Winnipeg | 9. Uni-Jet Industrial Pipe Ltd |
| 5. Payne Transportation Ltd | 10. Major Repairs Ltd. |



9 Minutes to
Perimeter
Highway



12 minutes
to J.A.R.
International

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
- Environmental Site Assessment (Phase 1)
- 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.



Colliers

OMANDS CREEK BOULEVARD

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