

FOR SALE

1000 Waverley Street

Turnkey Owner-Occupied Opportunity
With Additional Investment Income

Ryan Munt
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Ryan Munt Personal Real Estate Corporation
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FOR SALE

1000 Waverley Street



(+/-) 21,468 sf with (+/-) 200 parking stalls

PROPERTY HIGHLIGHTS

- Fully developed office space ideally situated in the highly desirable Southwest Winnipeg
- One unit available for immediate possession with additional revenue and growth opportunity
- Exceptional parking offering with (+/-) 200 stalls
- Excellent high-exposure building signage and large monument sign opportunity along Waverley Street
- City of Winnipeg transit stops going North and South located directly outside
- Zoned M2
- Property Tax: \$166,804.55 (2025)

Unit	Square Footage	Availability
Unit A	21,468 sf	Vacant
Unit C	12,175 sf	Leased
Unit D	24,825 sf	Leased

LIST PRICE: CONTACT AGENT

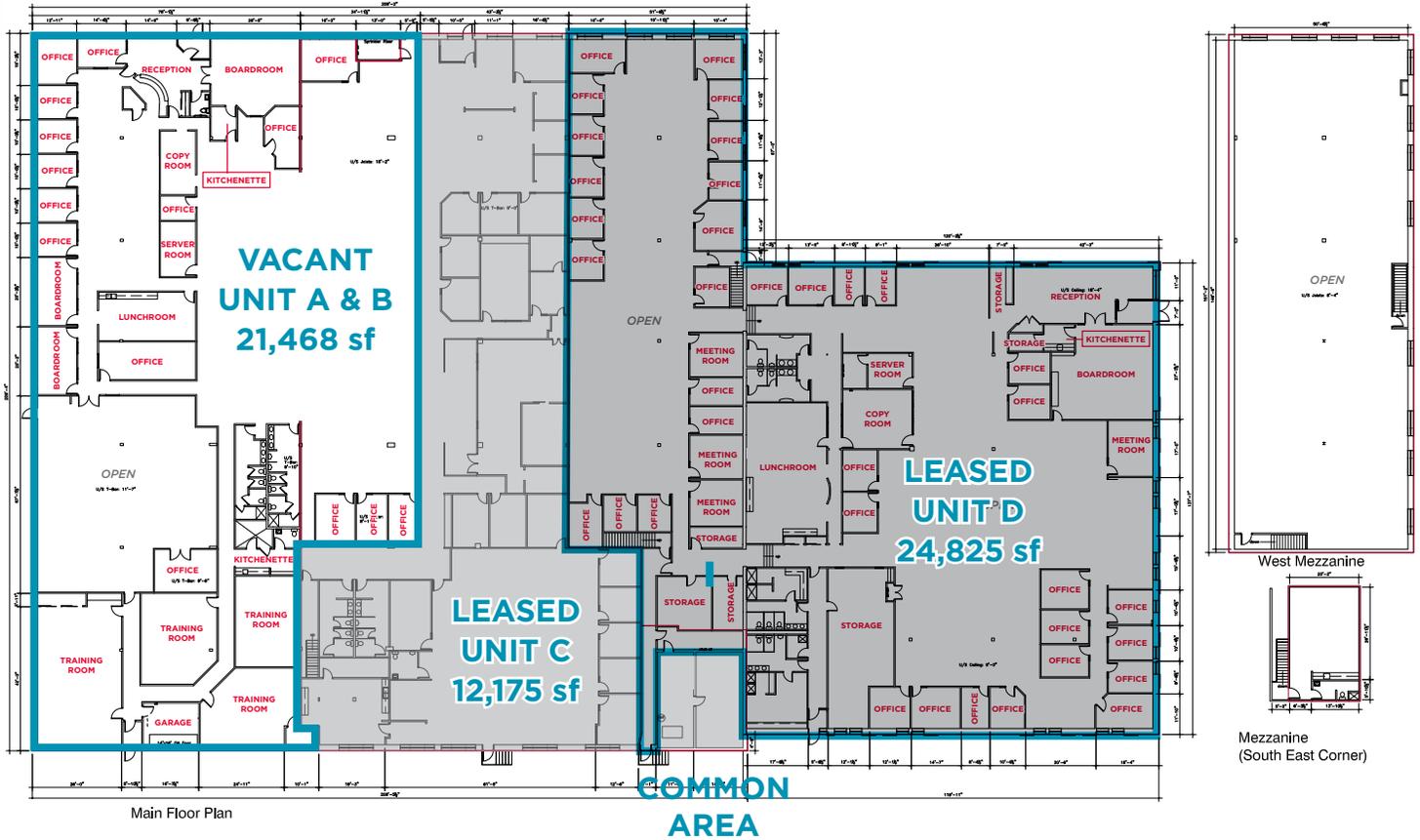


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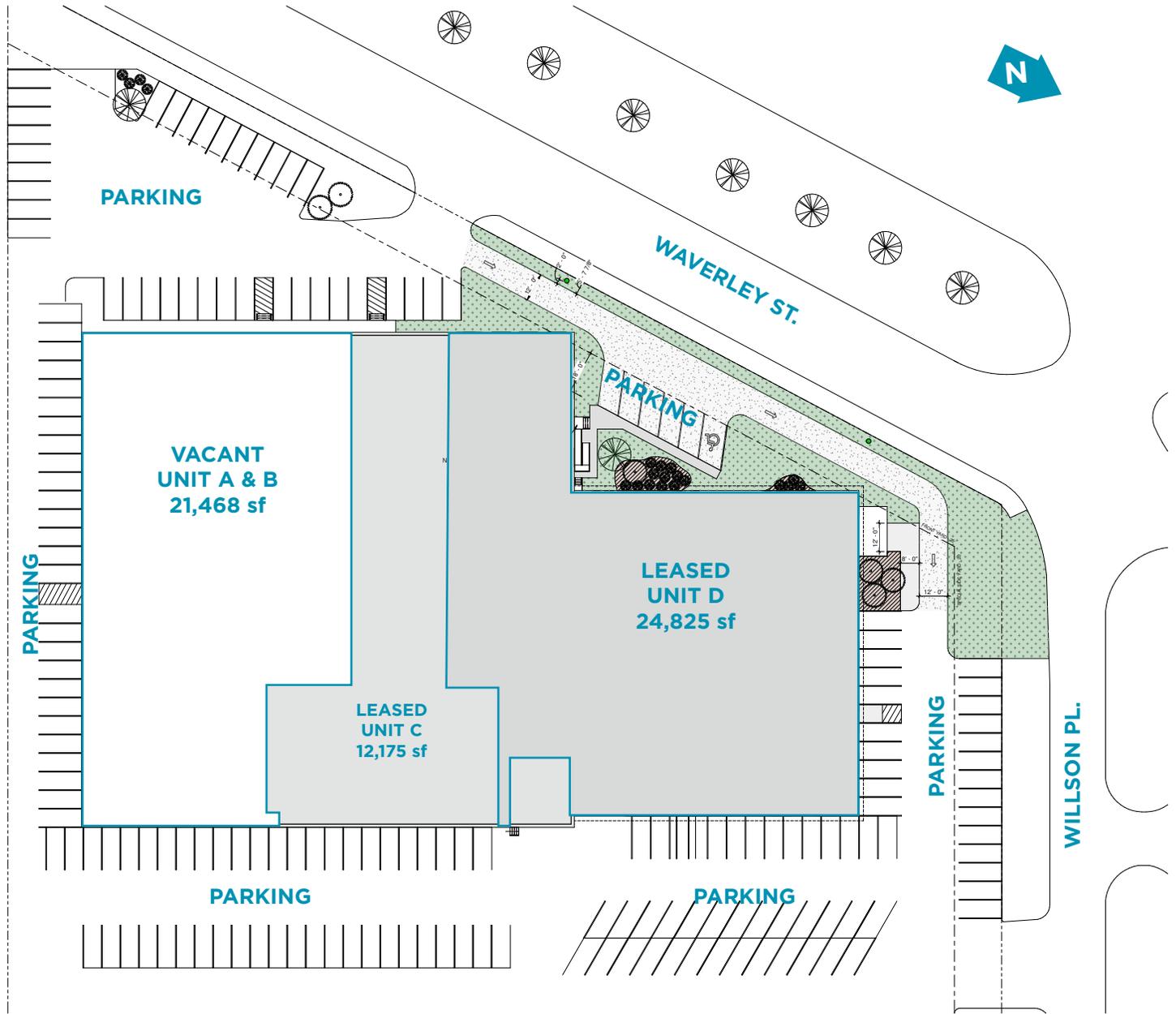
MAIN FLOOR PLAN



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DEMOGRAPHICS

	POPULATION	MEDIAN AGE	AVERAGE HHI	TOTAL HOUSEHOLDS
1KM	4,174	48	\$146,833.91	1,707
3KM	49,042	43	\$107,706.96	21,168
5KM	148,431	41	\$113,324.96	64,588

FOR SALE

1000 Waverley Street Unit A



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1000 Waverley Street Unit A



FOR SALE

1000 Waverley Street



AERIALS



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1000
WAVERLEY STREET

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