ICI PROPERTIES



180 De Baets Street, Winnipeg, Manitoba

Freestanding Industrial Building with Ample Onsite Parking

For Sale

ICI PROPERTIES

The Offering

ICI Properties is pleased to announce the offering of 180 De Baets Street, a single tenant industrial building with existing income and long term tenancy, with the potential for significant long term rental rate increases.

Located in an established and highly accessible area of Winnipeg, 180 De Baets Street presents a rare investment opportunity within the St. Boniface Industrial Park. The Property benefits from convenient access to major transportation routes, including Fermor Avenue, Lagimodiere Boulevard and the Perimeter Highway, while being in close proximity to established residential neighbourhoods, retail amenities, employment centres and other key services. With limited opportunities for larger-scale industrial sites in established areas of east Winnipeg, the Property offers strong potential for future industrial development and intensification.

The Property is being marketed **"unpriced"** and is to be sold on an **"as-is"** basis.



ICI PROPERTIES

Property Details

+/- 43,400 sq. ft.
BUILDING SIZE

+/- 2.68 acres
LAND AREA

Contact Agent
ASKING PRICE

$133,520.21
2026 PROPERTY TAXES

+/- 4.75 years
WALT

2005
YEAR BUILT

22' clear
CEILING HEIGHT

Dock & Grade
LOADING

M2 - Manufacturing
ZONING

Features

- Situated on De Baets Street within the well-established industrial node of St. Boniface Industrial Park, with a concentration of manufacturing, warehouse and industrial users
- Strong tenant with significant rental upside
- Available well below replacement cost with today's construction costs
- Share Sale Opportunity with Bare Trust Vendor
- +/- 110 on-site surface parking stalls
- Convenience is key at this premier location, with easy access to amenities and major transportation routes including Dugald Road, Plessis Road, the Trans-Canada Highway and Perimeter Highway



Highlights

Situated In
ST. BONIFACE INDUSTRIAL PARK

Investment
OPPORTUNITY

Ideally Suited For
DISTRIBUTION OR MANUFACTURING

Ample
ONSITE PARKING AVAILABLE PLUS VISITOR PARKING

ICI PROPERTIES







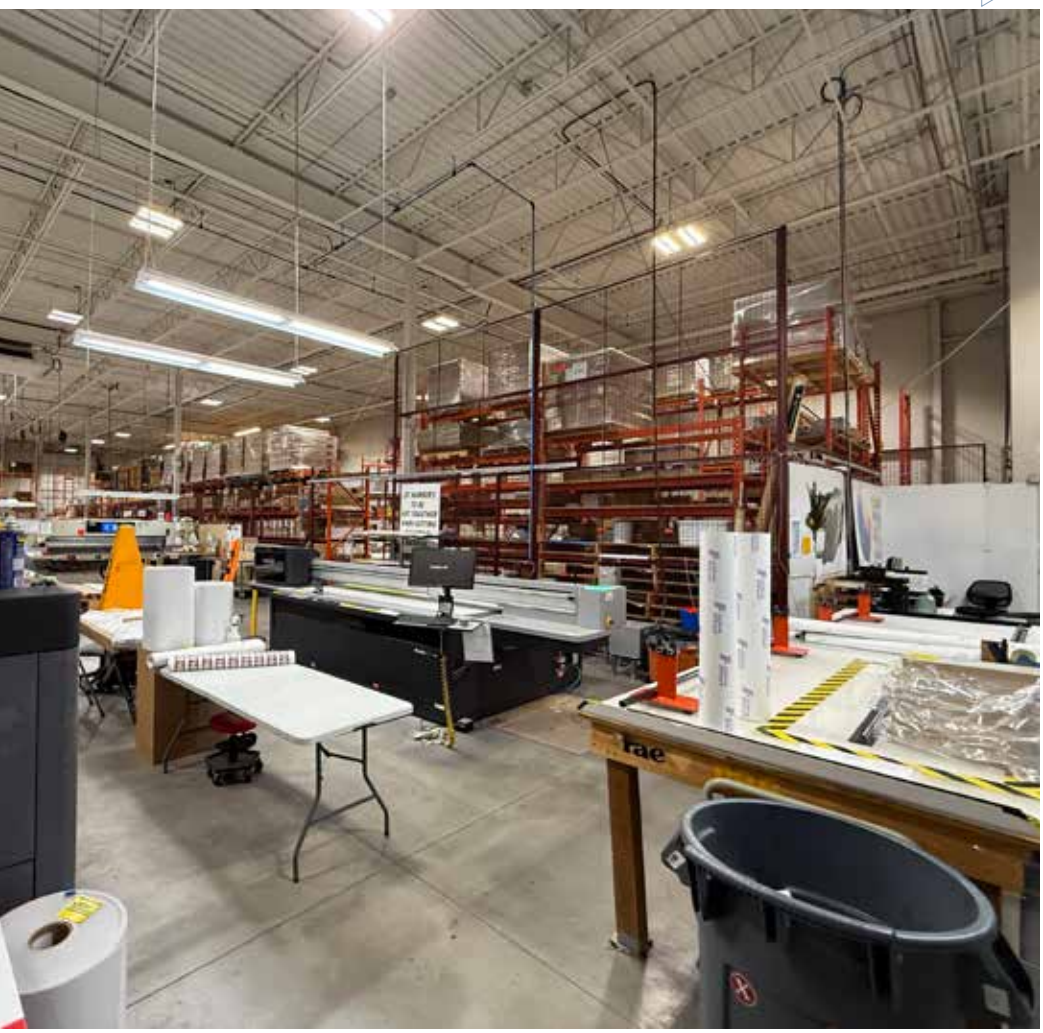




For Sale

180 De Baets Street, Winnipeg, Manitoba
iciproperties.com

ICI PROPERTIES







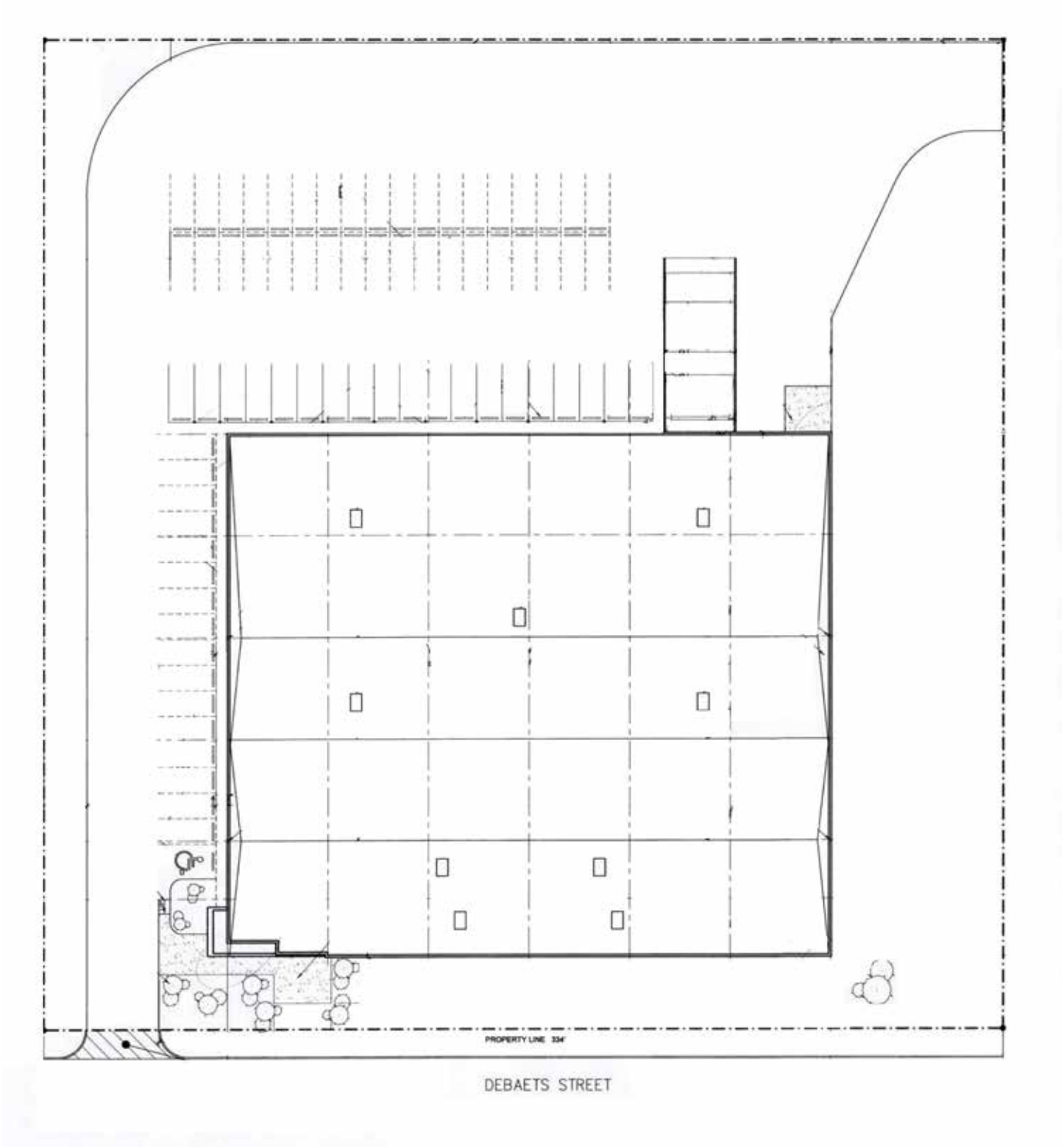


For Sale

180 De Baets Street, Winnipeg, Manitoba
iciproperties.com

ICI PROPERTIES

Site Plan

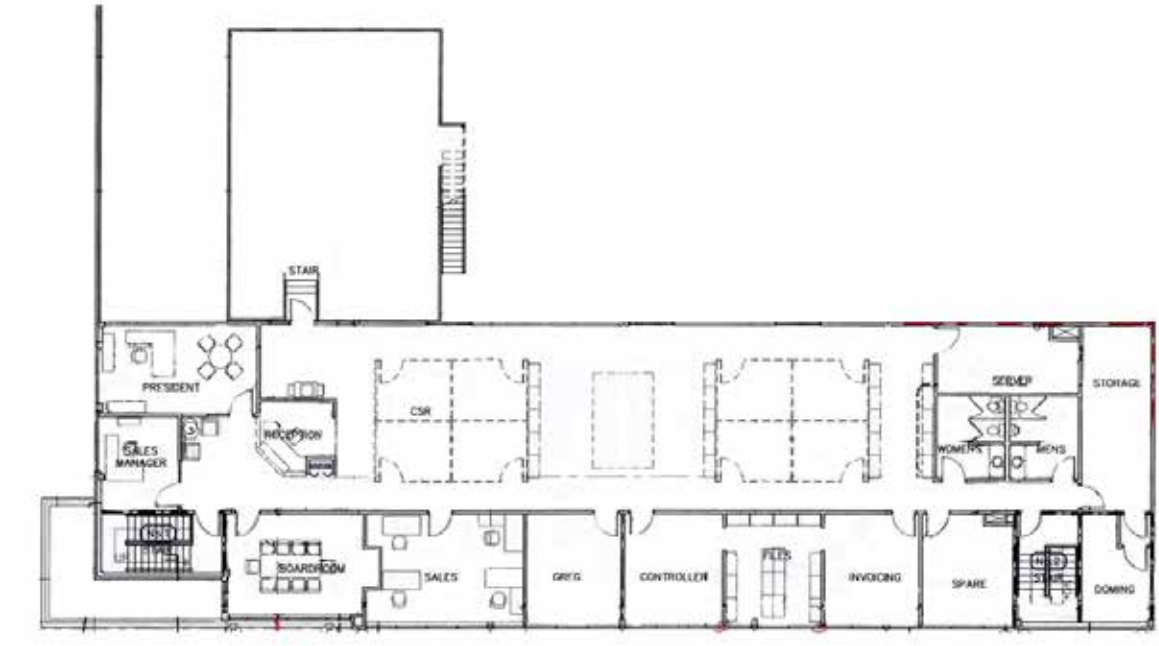


ICI PROPERTIES

Main Floor Plan



Second Floor Plan



ICI PROPERTIES

Offering Process

Additional Property due diligence information has been posted on the ICI Properties Sharefile data room website. Access will be provided to prospective purchasers who have executed a Confidentiality Agreement. Please contact ICI Properties (the "Listing Agents") should you require assistance in accessing this supplemental information.

All offers to purchase for the Property are to be submitted to the Listing Agents on or before Wednesday, November 4th, 2026 at 5pm for review by the Vendor.

Physical inspections of the Property will be made available for qualified purchasers.

Data Room:

The ShareFile will contain:

Building & Property Information, Tenant Lease and Extension, Site Plan/Floor Plans, Survey, and Tax & Title Information



ICI PROPERTIES



Connect with us today!

iciproperties.com

Tyson Preisentanz*
SENIOR VICE PRESIDENT

tpreisentanz@iciproperties.com
204-782-6183

Jared Kushner*
VICE PRESIDENT

jkushner@iciproperties.com
204-294-1087

DISCLAIMER The information contained herein has been obtained from sources believed to be reliable; however, neither the Vendor/Landlord nor ICI Properties makes any representations, warranties, or guarantees, express or implied, as to the accuracy, completeness, or currency of such information. Any projections, opinions, assumptions, or estimates are provided for illustrative purposes only and may differ materially from actual results. Some images or renderings used in this brochure may be enhanced or generated using artificial intelligence (AI) for illustrative purposes and may not depict actual properties or conditions. Prospective purchasers and tenants are strongly advised to conduct their own independent investigations and due diligence to verify all information. The property and any offering terms are subject to change or withdrawal without notice. Neither the Vendor/Landlord nor ICI Properties shall be liable for any direct, indirect, incidental, consequential, or special losses or damages arising from reliance upon this information or any omission. In the event the recipient has executed a confidentiality or nondisclosure agreement in connection with this property, the terms of such agreement shall govern. ©2026 ICI Properties. All rights reserved.

**Services provided by 2023 Tyson Preisentanz Personal Real Estate Corporation* **Services provided by Jared Kushner Personal Real Estate Corporation*