

FOR SALE/FOR LEASE

OSBORNE VILLAGE RETAIL AND OFFICE BUILDING

99 OSBORNE STREET, WINNIPEG, MB

APRIL 2026



P3 REALTY
103-99 OSBORNE STREET,
WINNIPEG, MB R3L 2R4

P3REALTYSERVICES.COM

 PRIVATE
PENSION
PARTNERS™
REALTY SERVICES

OFFERING

On behalf of 99 Osborne Street Inc. (the “Vendor”), P3 Realty is pleased to present a unique retail and office opportunity located at 99 Osborne Street in central Winnipeg.

Strategically positioned in the heart of Osborne Village, 99 Osborne Street offers a rare opportunity occupy and/or acquire a well-located asset within one of Winnipeg's most dynamic and amenity-rich neighbourhoods. Surrounded by a strong mix of retail, food and beverage, and residential density, the property benefits from consistent foot traffic and long-term relevance within the market.

The building is currently improved with six units, with two anticipated vacancies at the time of purchase. This provides immediate upside through lease-up, repositioning, or owner-occupier use. Notably, the forthcoming vacancy of the second-floor office presents a turnkey opportunity for a purchaser to establish a presence in Osborne Village with minimal downtime, while still benefiting from in-place income from the remaining tenants.

With strong fundamentals, embedded leasing upside, and flexibility for both investors and owner-users, 99 Osborne Street represents a compelling opportunity to acquire a foothold in a proven Winnipeg retail corridor with meaningful potential to enhance value over the near term.



FOR SALE

OFFERING SUMMARY

Owner	99 Osborne Street Inc.	
Property Type	Streetfront Retail and Office	
Location	99 Osborne Street, Winnipeg, MB R3L 2R4	
Site Area	6,625 SF	
Zoning	C2 - Commercial Community	
Building Age	1975 Exterior renovations in 2020	
Height	2 storeys plus lower level	
Gross Leasable Area	12,013 SF	300 level - 4,145 SF 200 level - 4,169 SF Lower level - 3,699 SF
Tenants	Spicy Noodle House P3 Realty Kawaii Crepe	Zaytoon Restaurant and Cafe Private Pension Partners Reach E-Shop
Parking	6 stalls	
Structural Type	Masonry, Steel-framed construction	
Mechanical & Electrical	Rooftop mounted HVAC. Ample power for operations.	
Property Taxes	\$41,472.00 (2025)	
Offering Price	\$3,950,000	
Financing	Title will be free and clear of mortgage financing.	

Note: The proposed information herein is based on the Vendor's plans and expectations as of the date of this offering summary and are subject to change based on financial, legal and/or market due diligence and other factors. P3 Realty makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information included, but not limited to, warranties of content, accuracy and reliability. All interested parties should undertake their own independent investigation to confirm the accuracy of the information during a Purchaser's due diligence period.

FOR LEASE

OFFERING SUMMARY

Area Available (Q1 2027)	Unit 301: +/- 4,145 SF of fully built out office space Unit 103: +/- 1,285 SF of lower level office or retail space
Zoning	C2 - Commercial Community
Asking Rate	301 - \$24.00 PSF Net 103 - \$20.00 PSF Net
Additional Rent	Est. \$15.75 PSF inclusive of all utilities and management fee
Amenities	Outdoor patio space Private offices and boardrooms Gym space and multiple washrooms
Parking	2 surface stalls
Signage	Pylon and building available



THE NEIGHBOURHOOD

99 Osborne Street is prominently located in the heart of Osborne Village, one of Winnipeg's most established and vibrant urban neighbourhoods. Positioned along Osborne Street, a major north south corridor connecting downtown to Winnipeg's southern communities, the property benefits from excellent visibility, strong pedestrian traffic, and convenient access to public transit.

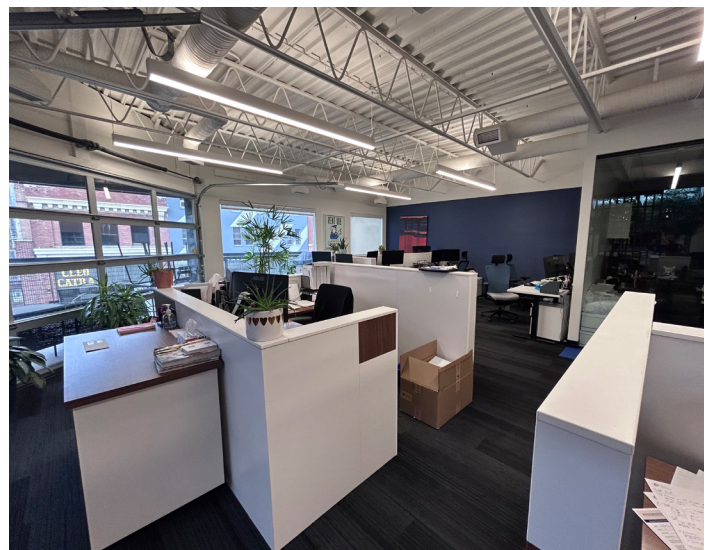
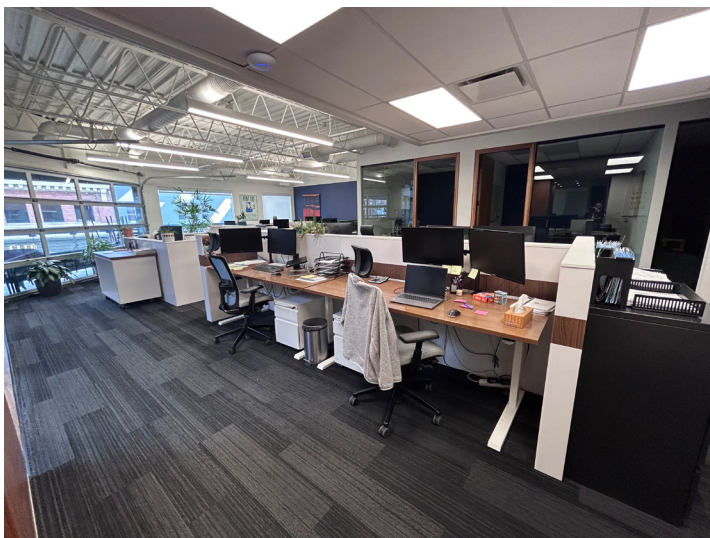
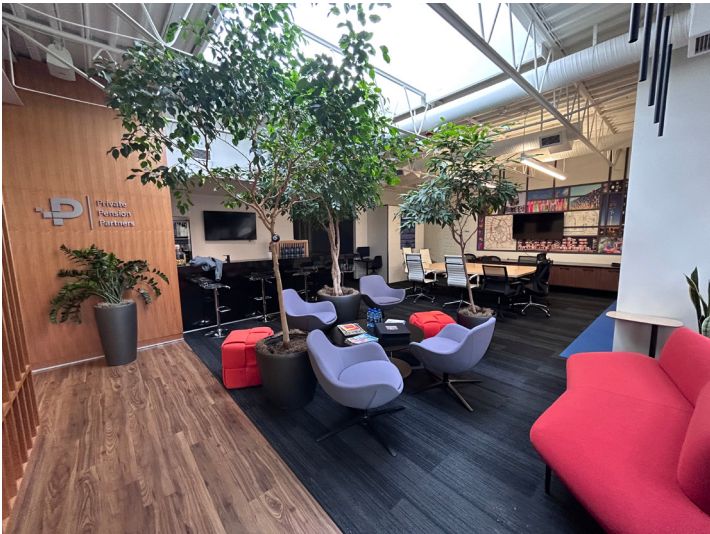
The location offers immediate proximity to Downtown Winnipeg, the University of Winnipeg, Wellington Crescent and Corydon Street, providing access to a large and diverse employment base spanning business, education, healthcare and retail. The surrounding area is supported by a dense residential population and a well established mix of restaurants, cafés, boutique retail, and essential services.

Osborne Village has experienced continued reinvestment over recent years, with new residential developments and a renewed focus on revitalization strengthening its position as a key urban node. The area remains highly attractive to young professionals, students, and urban residents seeking walkability, amenities, and connectivity, reinforcing 99 Osborne Street as a well positioned asset within a highly desirable and evolving trade area.



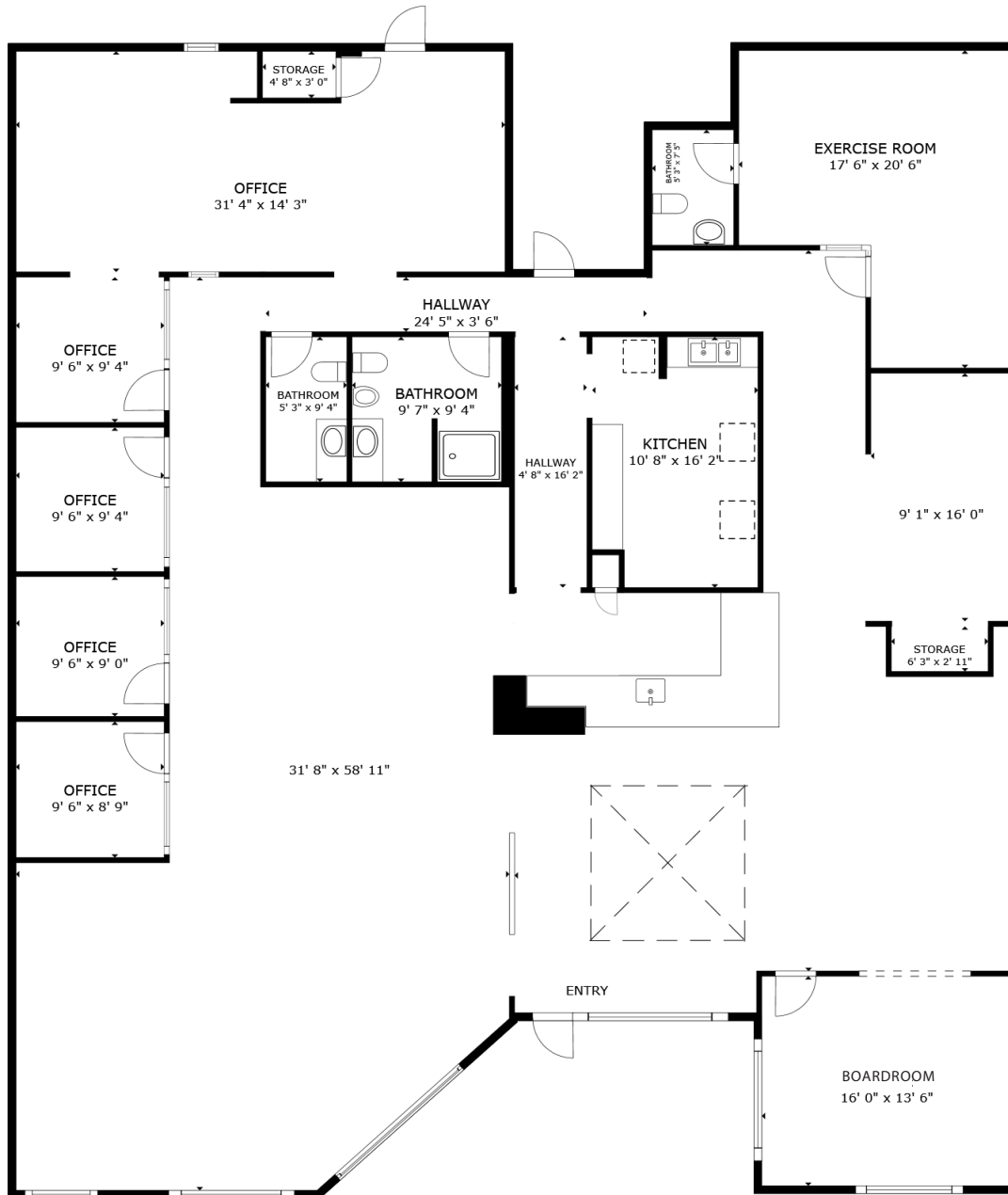
UNIT 301

99 OSBORNE STREET INTERIOR PHOTOS



UNIT 301

99 OSBORNE STREET FLOOR PLAN



*Please note that the above plan is for illustration purposes only and may not be an accurate representation of the property. Measurements may not be exact.

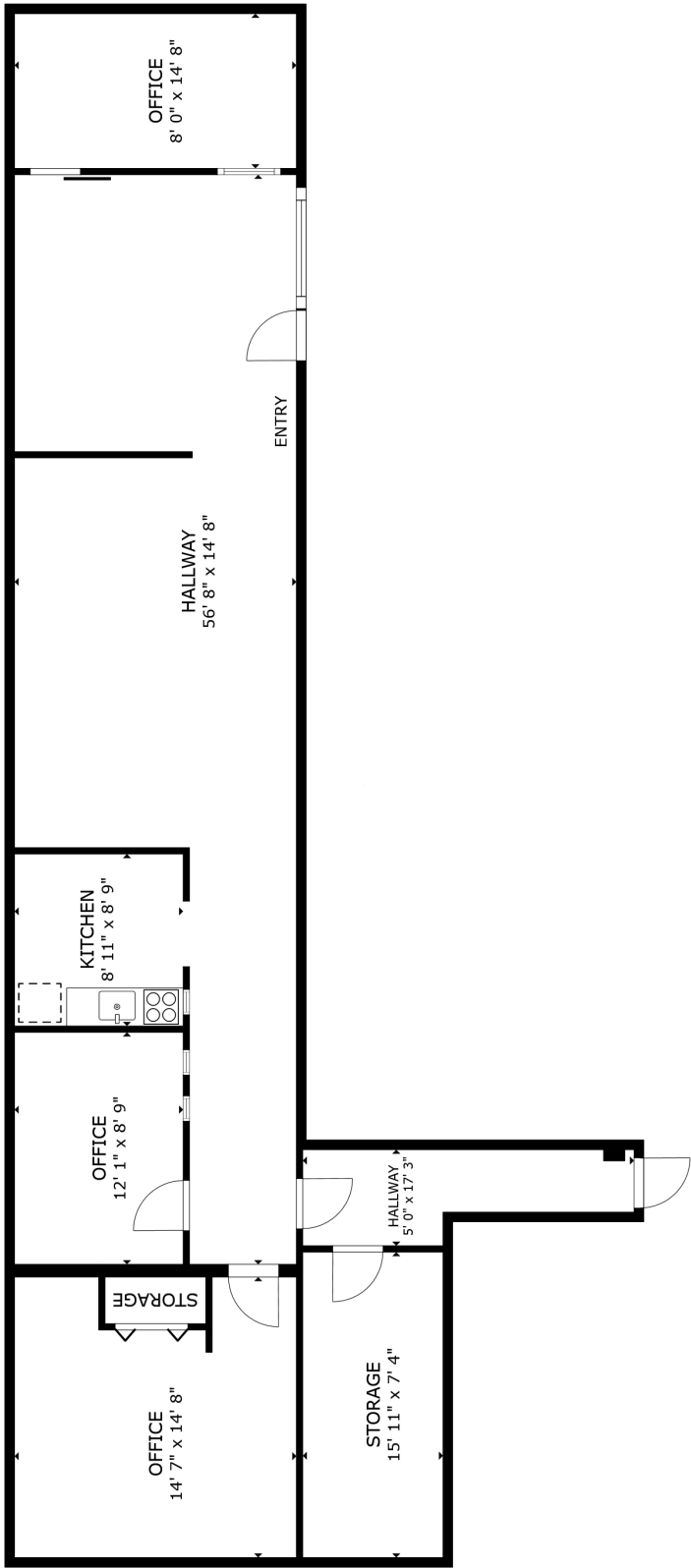
UNIT 103

99 OSBORNE STREET INTERIOR PHOTOS



UNIT 103

99 OSBORNE STREET FLOOR PLAN



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DATA ROOM

Additional property information is available via a data room upon receipt of a signed confidentiality agreement.

OFFERING PROCESS

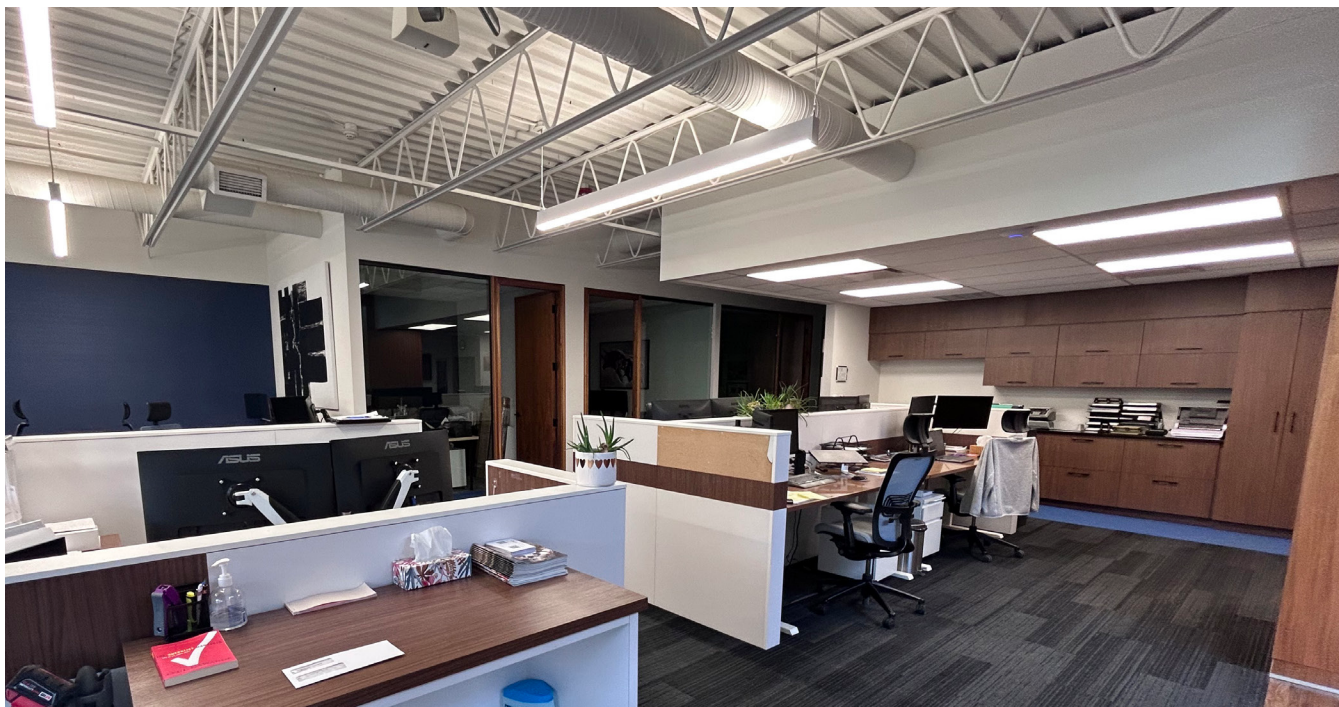
The property is being offered for sale with offers reviewed as received. Interested parties are encouraged to submit their proposals promptly, as the Vendor reserves the right to accept an offer at any time without further notice.

CONTACT

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INFORMATION DISCLAIMER

This offering overview does not create any legal obligation of the Vendor or a respective purchaser to complete the proposed transaction. Such legal obligation between the parties will only arise upon the execution of a definitive agreement of purchase and sale by each of the parties.



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