

NORTH ATLAS

COMMERCIAL REAL ESTATE

HALAL MEAT CENTRE Building & Business For Sale

204-206 Maryland Street,
Winnipeg, MB



Serving Winnipeg Since 1988
Winnipeg's Original Halal Grocery Store

Price: \$795,000 (Building & Business)
Property Taxes: \$7,900.22

North Atlas Commercial Real Estate

1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

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OFFERING SUMMARY

Halal Meat Centre offers a rare opportunity to acquire a community institution, including the established business, equipment, and real estate*. Located on a key corridor linking Downtown and the Health Sciences Centre with South Winnipeg, the property features 5 parking stalls, ample street parking, a walk-in freezer, strong visibility, and **future redevelopment potential**.



Building Area - ±3,200 SF **Land Area** - ±3,497 SF



Property Type - Retail/Mixed-Use building with established grocery and specialty food use



Historic Business - Long-standing brand recognition and community presence



Corner Exposure - Prominent corner positioning with dual-frontage visibility



Zoning - RMF-M - Residential Multi-Family - Medium



**Inventory is not included in the asking price and will be subject to negotiation and reconciliation upon sale.*

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City's oldest halal shop a community cornerstone

MALAK ABAS

TO step into Manitoba's longest-running halal store is to feel all your senses go off at once.

Colourful spices lining the shelves, hookahs of every size and variety, signage above each aisle in English and Arabic, the smell of warm samosas. On a small television a video of Muslim worshippers in Mecca with prayers overlaid plays, above one of the store's tightly-packed lanes.

At the heart of it all, 70-year-old owner Yusuf Abdulrehman is somehow the most vibrant aspect of the store.

Seemingly unable to stop moving, he paces through the aisles of the Halal Meat Centre, fixing products just so, talking to suppliers on speaker phone, but always stopping to greet customers, many he knows by name. It's no wonder that many in Winnipeg's Muslim community fondly refer to the store as simply "Yusuf's."

Abdulrehman immigrated to from Tanzania 40 years ago, nowhere to buy halal food, specialized halal stores. To dot the city — but none as the Halal Meat Centre, first owned by Abdulrehman and his wife, who opened it 10 years ago.

and that's what I did. "And my way of life is different than what I had in Tanzania."

means food that follows the guidelines put in the word means halal. Halal certification means it can't contain pork, alcohol, and animals must be slaughtered according to specific guidelines

often considered more humane than mass meat production.

This can put Muslims who observe these guidelines in a tough spot — even foods that may seem fine, like pie crust or candy, may not be halal, and pork products are a staple in many Canadian meals. At Halal Meat Centre, everything from the bacon (made from chicken) to the sweets (made from pork-free gelatin) is halal.

It's a point of comfort for their Muslim clientele, Abdulrehman said, that they can come in and know their needs are being put first — but people coming in, and his suppliers, are from all walks of life, including meat from Hutterite colonies and local farmers.

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Halal stores are often a hub for newcomers to the city — not just for familiar foods, but for the resources they provide outside of their products.

"It's often a place where people go not just to buy products but to get information, to get help," he said.

"They become an informal information-sharing network, an informal assistance network, where through the owners or the employees of these stores, people learn things about the community, about the city, and get help from other members of the community.

"I think they play a very important role."

Winnipeg's first halal grocer

Yusuf Abdulrehman's store a historic hub for local Muslims

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RESIDENTIAL RENTAL OPPORTUNITY

204-206 Maryland was previously configured with three one-bedroom apartment units. While these areas have since been converted to retail, office, and storage space, purchasers may wish to explore the potential to restore residential rental use or pursue alternative mixed-use configurations, subject to their own due diligence, zoning review, and municipal approvals.



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PROPERTY PHOTOS



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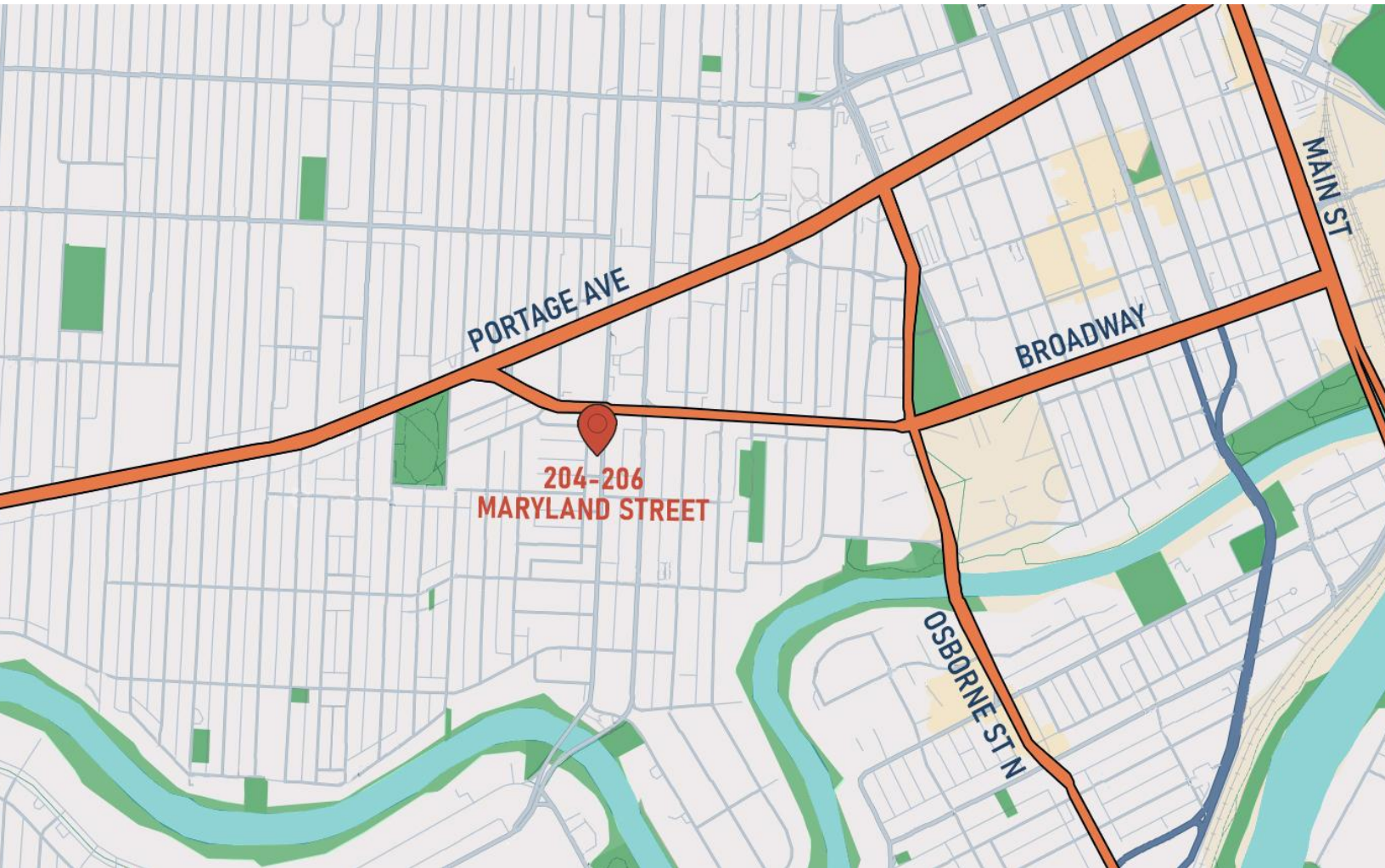
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