NORTH ATLAS
COMMERCIAL REAL ESTATE

Multi-Tenant Investment
Crown Corporation-Anchored

9 Saskatchewan Avenue West,
Portage la Prairie, MB

Building Size: ±16,500 SF (Above Grade)
Land Size: ±18,500 SF

Price: $3,250,000
Property Taxes: $48,092.85 (2026)

North Atlas Commercial Real Estate
1201 - 191 Lombard Avenue
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www.NorthAtlas.ca

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OFFERING OVERVIEW

NORTH ATLAS
COMMERCIAL REAL ESTATE

North Atlas Commercial Real Estate is pleased to offer for sale The Federal Block, a multi-tenant office and institutional investment **anchored by Canada Post.** The main floor is leased in full to Canada Post under a long-term lease, providing investors with the security of a federal Crown corporation covenant. The upper floor and basement are home to a diverse mix of **legal, health, wellness, and fitness tenants**, including Portage la Prairie's only **24-hour gym.**

Located in the heart of Portage la Prairie's commercial district on Saskatchewan Avenue West, the city's busiest thoroughfare, the property benefits from strong visibility and steady tenant demand. With over a dozen tenants in place and minimal vacancy, 9 Saskatchewan Avenue West offers investors a diversified income stream in a community with consistent economic activity.

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PROPERTY SUMMARY

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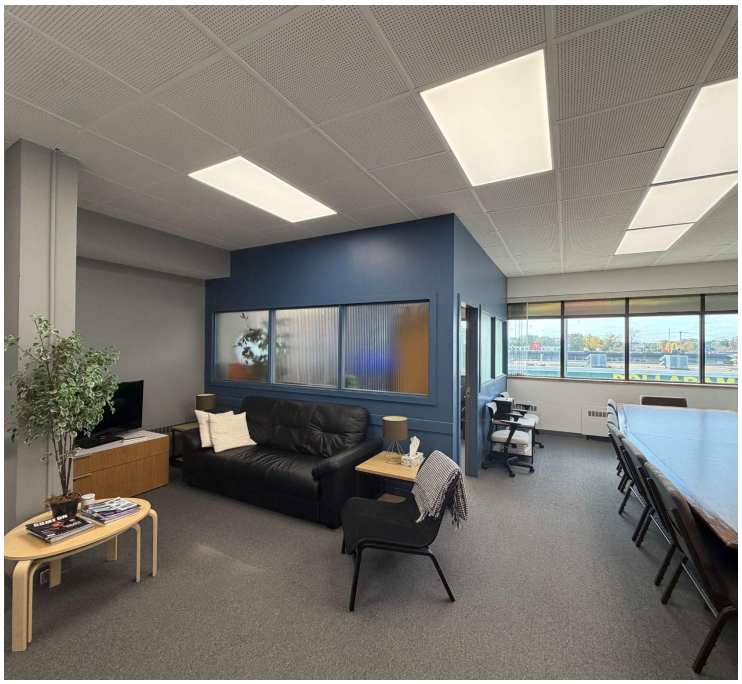
Property Type	Office/Institutional
Zoning	C2 - Central Commercial
Building Area	±16,500 SF (Above Grade) ±8,000 SF (Below Grade)
Site Area	±18,500 SF
Storeys	2 Storeys + Basement
Property Taxes (2026)	$48,092.85
Parking Stalls	±25 Stalls



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TENANT MIX

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MAIN FLOOR

The main floor is leased in full to **Canada Post**, operating as a distribution centre and retail post office. Canada Post is committed to the building on a long-term basis, with renewal options extending the tenancy well into the next decade. The loading dock and dock lift serving this level have both been recently upgraded.

SECOND FLOOR

The second floor houses a mix of professional and personal-service tenants, including legal offices, health and counselling services, and personal wellness businesses. Several suites have been recently renovated, and the floor includes shared reception areas and common amenity space serving its tenants.

BASEMENT

The ±8,000 SF basement is anchored by **Uptown Fitness**, Portage la Prairie's only 24-hour gym, with the remainder of the level used for tenant storage. The level has recently seen a full air conditioning replacement and an LED lighting retrofit, part of a broader round of building-wide capital improvements.

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ECONOMIC OVERVIEW

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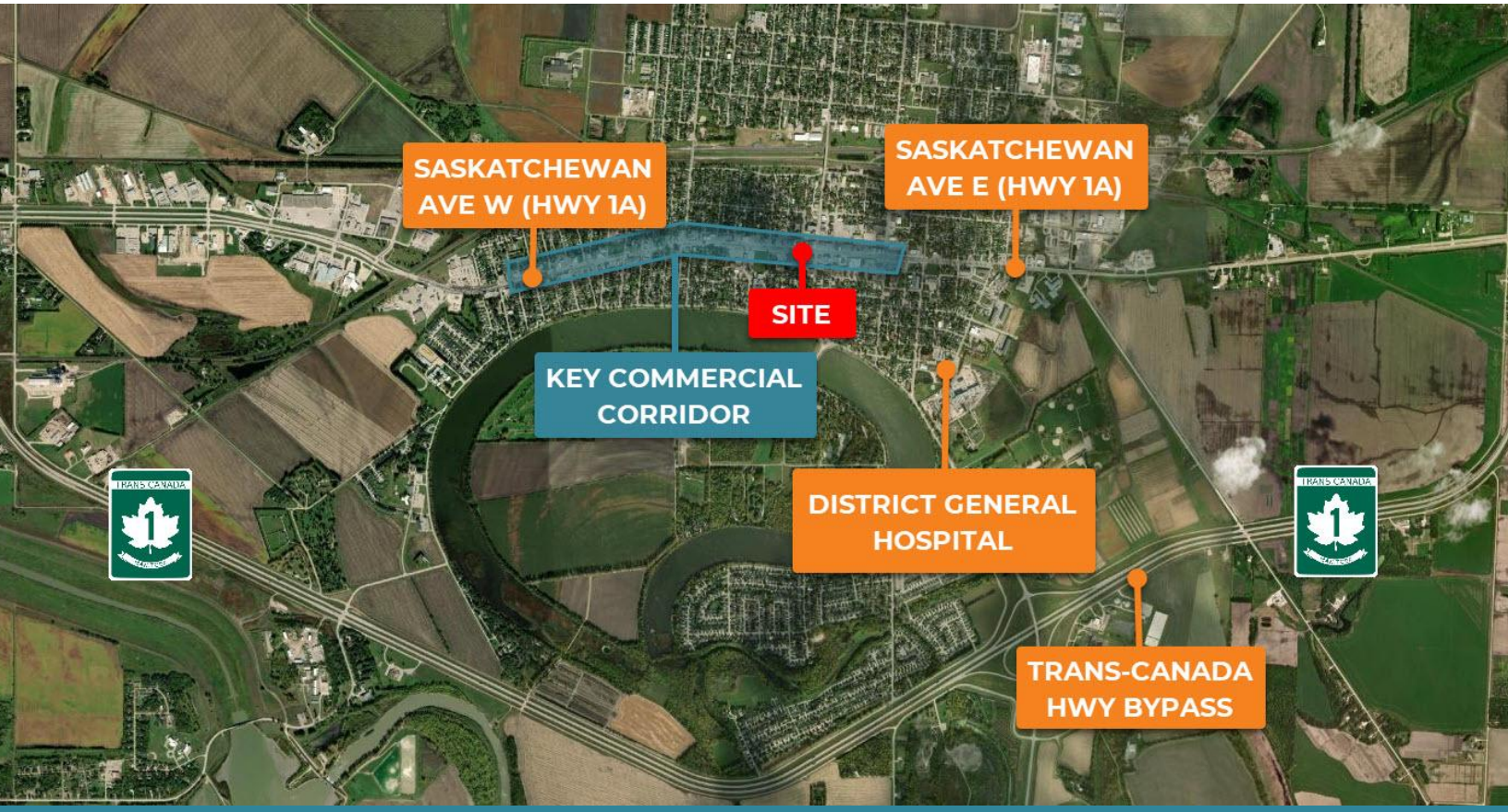
PORTAGE LA PRAIRIE

Portage la Prairie is a strategically located service and transportation hub in Manitoba, positioned just 70 km west of Winnipeg along the Trans-Canada Highway. With a regional population of over 23,350 as of 2024, the city plays a key role in supporting the surrounding rural region, backed by strong highway access, rail connections, and an available workforce.

The local economy is anchored by food processing and agricultural manufacturing, with major employers including McCain Foods, Simplot, and Richardson Milling positioning Portage as a vital node in Canada's agri-food supply chain. The presence of Canada Post, major grocery chains, national banks, and regional healthcare facilities further reinforces the city's role as a full-service centre, giving investors a stable economic base with meaningful growth potential.

NORTH



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HIGHLIGHTS & OFFERING PROCESS

NORTH ATLAS
COMMERCIAL REAL ESTATE

Property Highlights

- Institutional/office building
- ±16,500 SF above grade and ±8,000 SF rented below grade
- Recent capital upgrades: roof, HVAC, LED lighting, parking lot, interior
- On-site parking and efficient building layout
- Upgraded finishes and well-maintained common areas

Investment Summary

- **Asking Price:** $3,250,000
- **Occupancy:** Near full, supported by diversified income
- Stable cash flow supported by long-term institutional tenancy
- Upside through tenant expansion and lease consolidation

Offering Process

A full Confidential Information Memorandum (CIM), tenant details, financials and other details will be made available upon execution of a Non-Disclosure Agreement (NDA).

Call North Atlas Commercial Real Estate at **204-942-2400** for further information.

MULTI-TENANT INVESTMENT

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