

SOLD
ACROSS FROM KILDONAN PARK



Starting at
\$13.50
PSF

LEASED | 1948 MAIN STREET

FULLY DEVELOPED OFFICE BUILDING

- Efficient floorplan packs a lot into 3,420 SF!
- 9 Offices, meeting room, boardroom, reception
- Parking in rear for up to 6 vehicles
- Close to transit

**RE/MAX
EXECUTIVES REALTY**

3-1919 Henderson Hwy
Winnipeg, MB R2G 1P4
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WAYNE SATO
WAYNE SATO PERSONAL REAL ESTATE CORPORATION
Sales and Leasing Executive

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Property Highlights



Hard to find office building at under 3,500 SF!

This building has a very efficient floor plan that provides 9 private offices on 2 levels.

Floor	Square Footage	Net Rent (PSF)	CAM & Tax (2023)	Availability Date
Main	1,994	\$13.50	\$10.52	Immediately
Second	1,426	\$13.50	\$10.52	Immediately
Basement	528	Free	Free	Immediately



1948
MAIN
STREET

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The Area



Convenient
location



Food and Drink
within Walking



Groceries and
Shopping



Amenities
within walking



Some bike
infrastructure

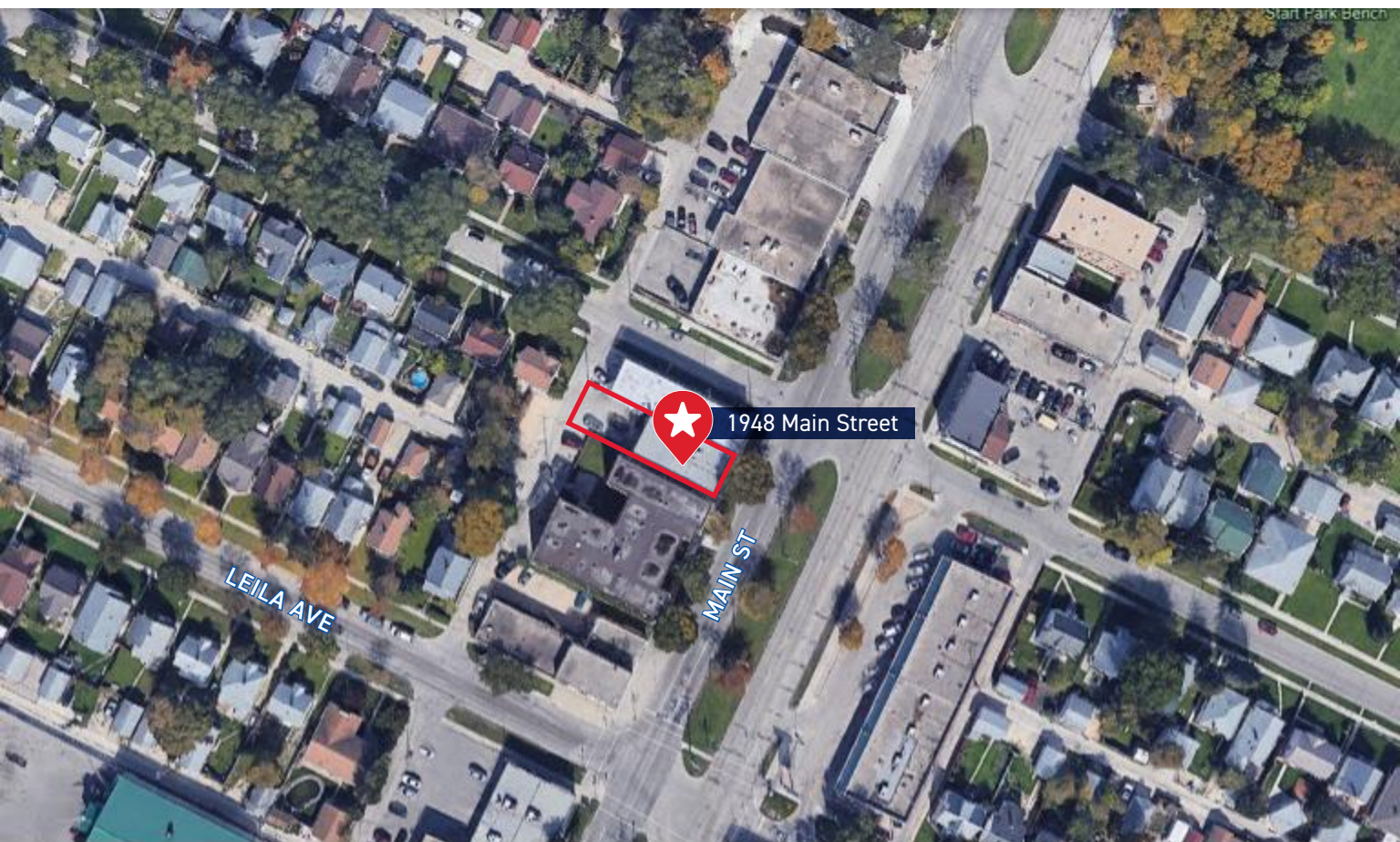


Some transit
stops



Few Culture &
Entertainment
nearby

1948 Main Street located near the intersection of Leila and Main Street. This location offers an excellent street presence with a high volume of daily traffic and high frequency transit service. Businesses servicing West Kildonan, Garden City and North Kildonan – via the Chief Peguis Trail will appreciate the convenience and visibility of this address.



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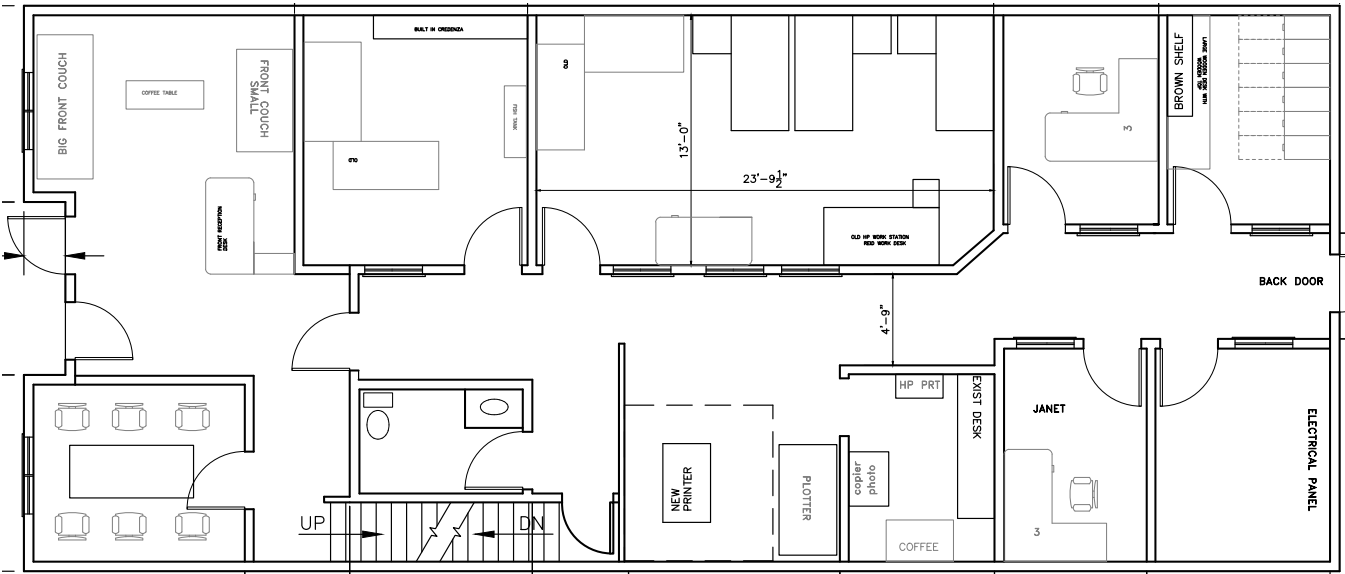
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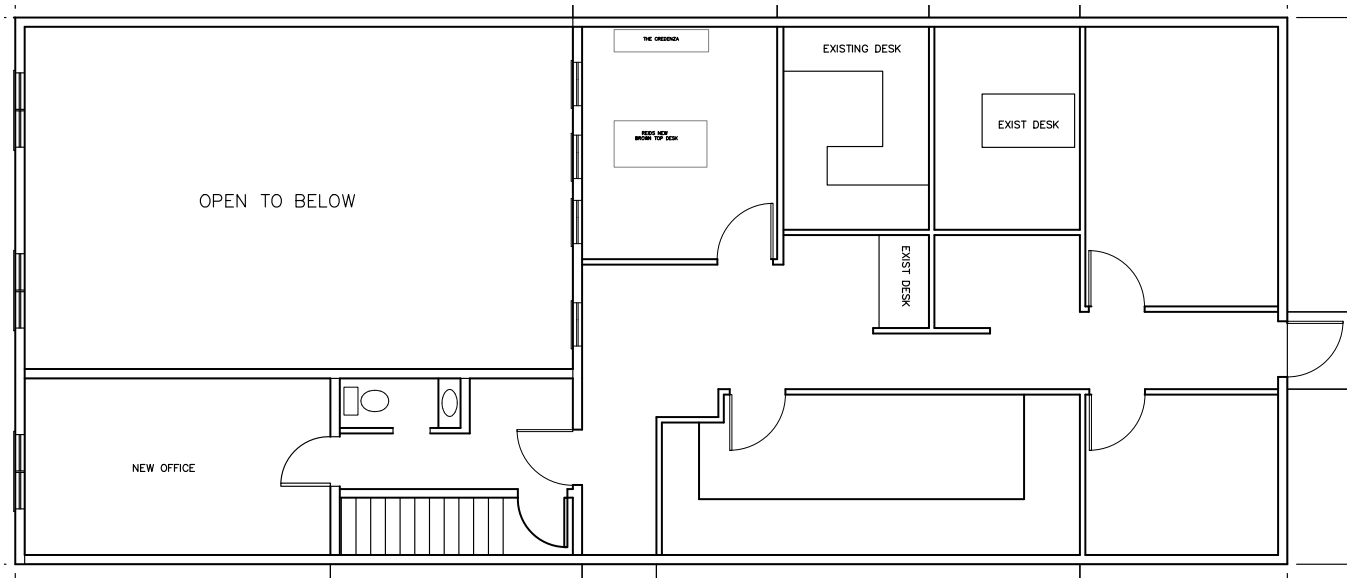
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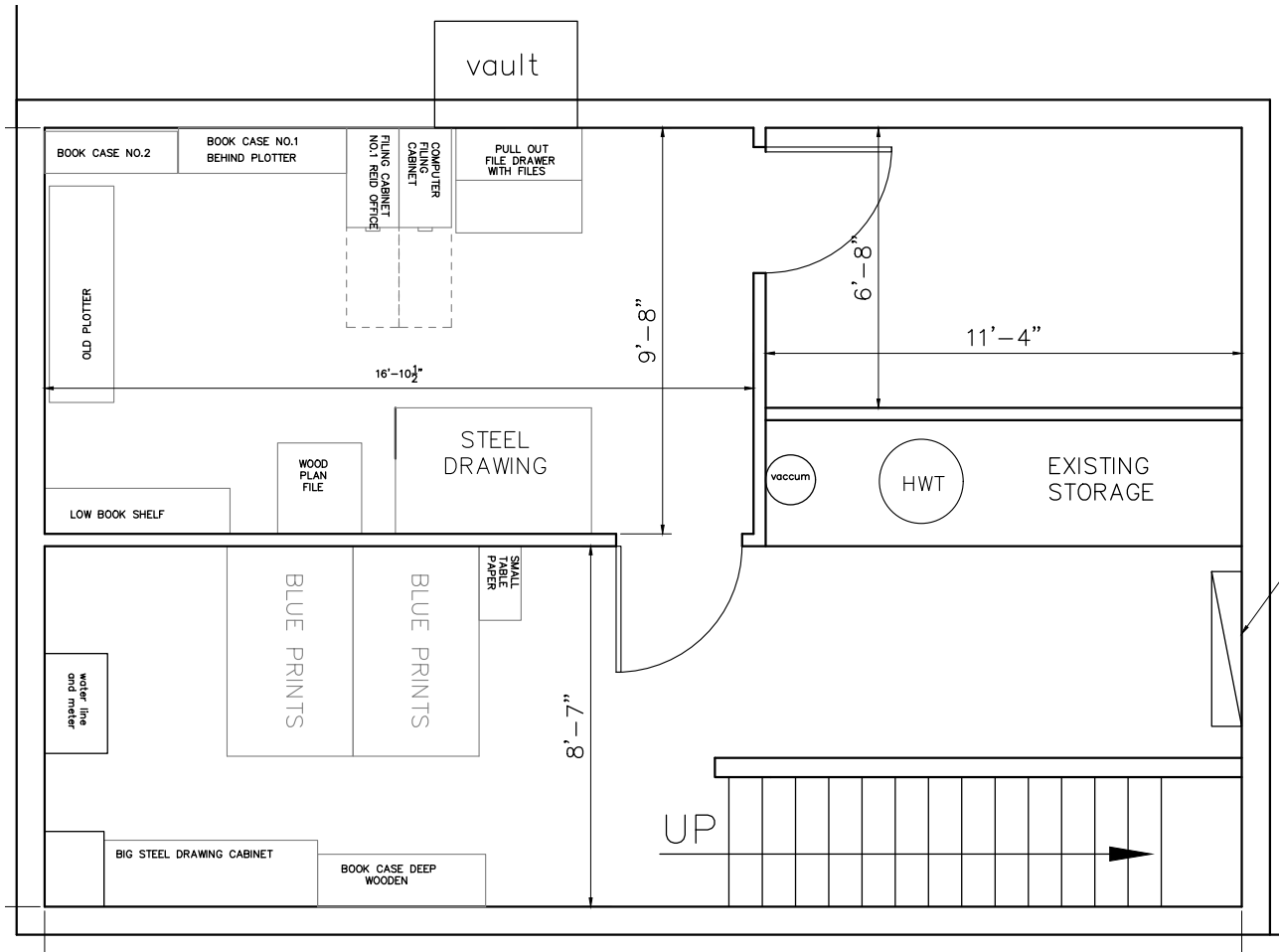
MAIN FLOOR
1,994 SF



SECOND FLOOR
1,426 SF



BASEMENT
528 SF





CONTACT:

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