



Starting at  
**\$300.00**  
per month gross

Short Term or  
Long Term Available

**WAYNE SATO**

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

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**FOR LEASE | 139 CARMEN AVENUE**

## Professional Business/Medical Centre

- Individual offices for rent
- Lawyers, Accountants, Consultants, Massage, Tattoo Artists
- Flexible Terms
- High traffic area, excellent visibility, superior access
- Short term and Long term available



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**RE/MAX  
EXECUTIVES REALTY**

96 Nature Park Way

Winnipeg, MB R3P 0X8

o. 204-987-9800

[remaxexecutivesrealty.ca](http://remaxexecutivesrealty.ca)

**REMAX  
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# Property Highlights

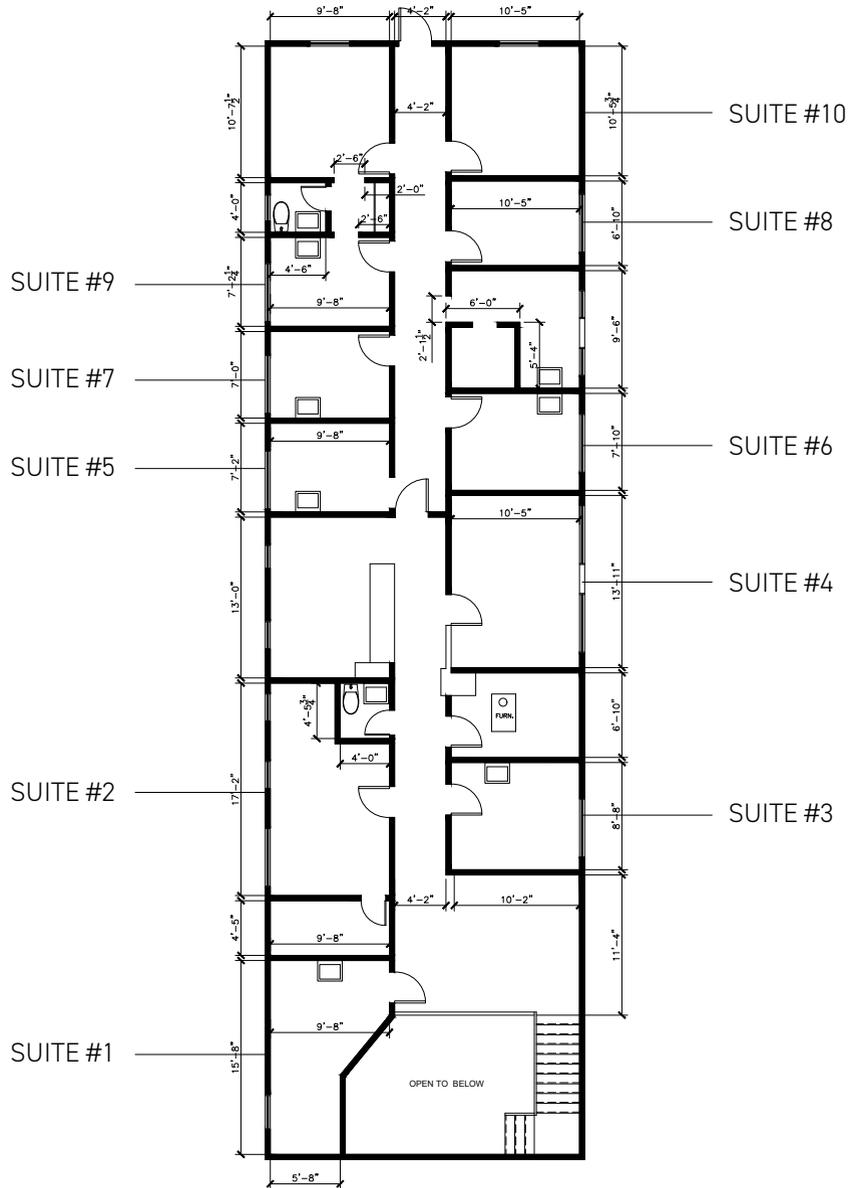


**Now available at 139 Carmen Avenue** – individual office spaces for lease in a prime, high-traffic location. Offering excellent visibility and easy access, this property is well-suited for professionals such as lawyers, accountants, consultants, massage therapists, or tattoo artists. With flexible lease terms, these offices provide the perfect opportunity to establish or grow your business in a highly visible, convenient setting.

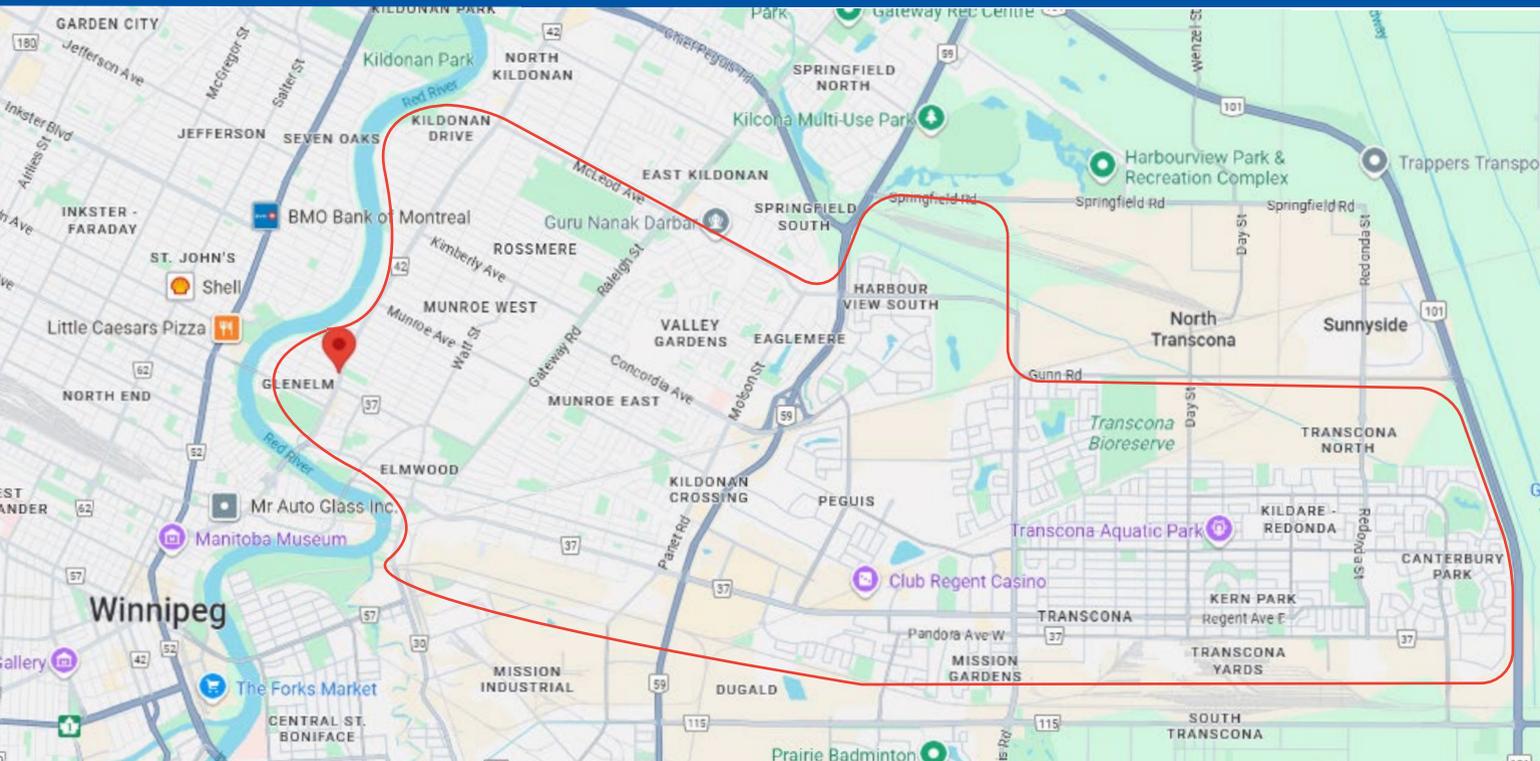
Starting at **\$300.00/MONTH** Gross | Short Term or Long Term Available

Suite	Square Footage	Monthly Rate	CAM & Tax (2024)	Availability Date
1	See page 3	\$300.00	Included	Immediately
2	See page 3	\$600.00	Included	Immediately
3	See page 3	\$300.00	Included	Immediately
4	See page 3	\$500.00	Included	Immediately
5	See page 3	\$300.00	Included	Immediately
6	See page 3	\$300.00	Included	Immediately
7	See page 3	\$300.00	Included	Immediately
8	See page 3	\$300.00	Included	Immediately
9	See page 3	\$700.00	Included	Immediately
10	See page 3	\$400.00	Included	Immediately

# Floor Plan



# Demographic Analysis



## POPULATION 101,691

### HOUSEHOLDS

Total households:	39,810
Average household size:	2.5 persons

### INCOME

Average individual income	\$46,120
Average household income	\$91,100

### MINORITIES (TOP 4)

Filipino	8.6%
Black	6.7%
South Asian	6.4%
Latin American	1.9%

### EMPLOYMENT SECTORS (TOP 4)

Health care & social assistance	14.2%
Retail trade	11.1%
Manufacturing	10.4%
Construction	8.5%

Data shown are best estimates based on 2021 census data for Elmwood - Transcona Neighbourhood Cluster

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# The Area



Convenient location



Food and Drink within Walking



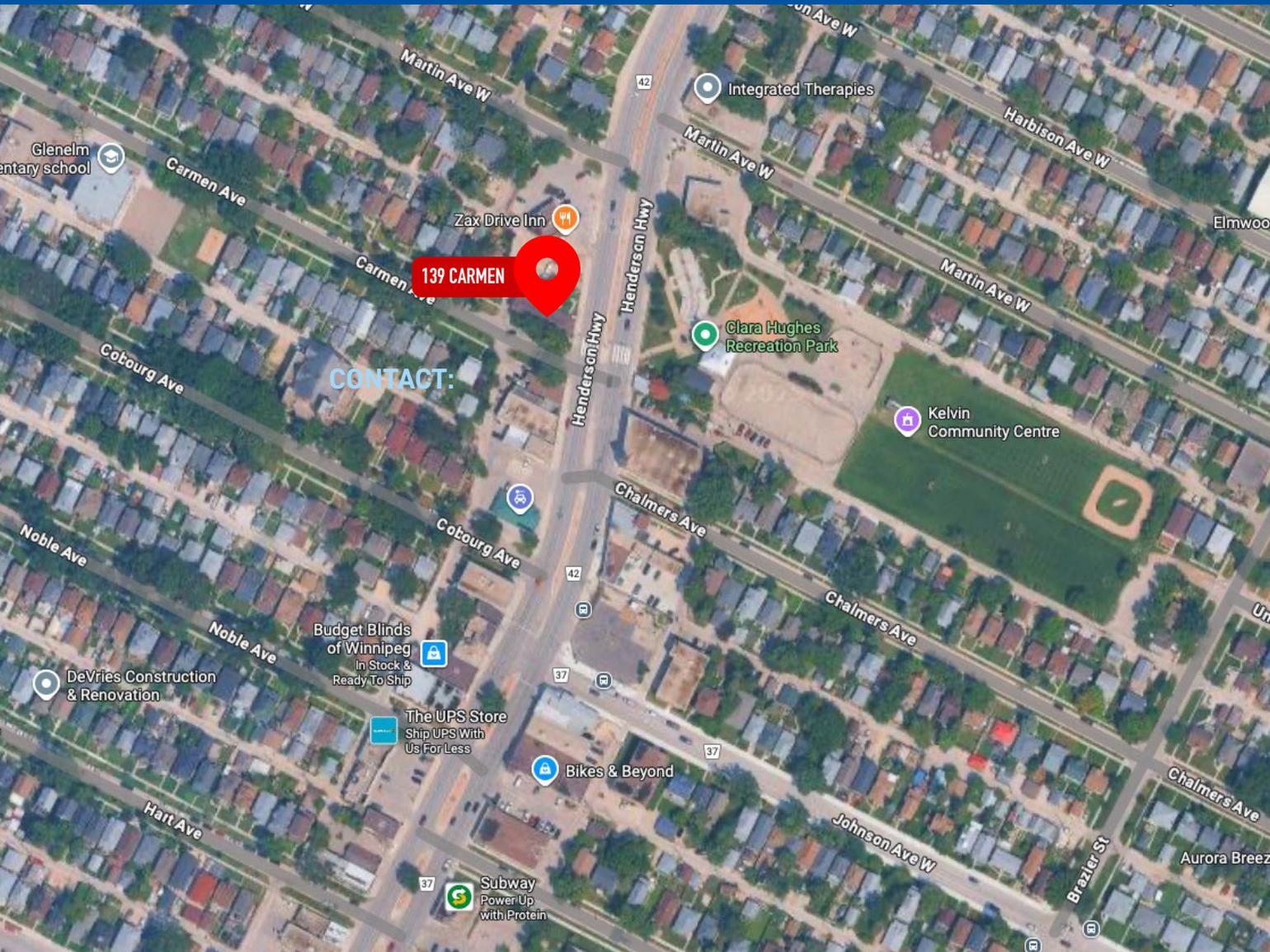
Groceries and Shopping



Amenities within walking



Excellent transit stops





## CONTACT:

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