



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
 PROFESSIONALS**

96 Nature Park Way
 Winnipeg, MB R3P 0X8

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Property Highlights

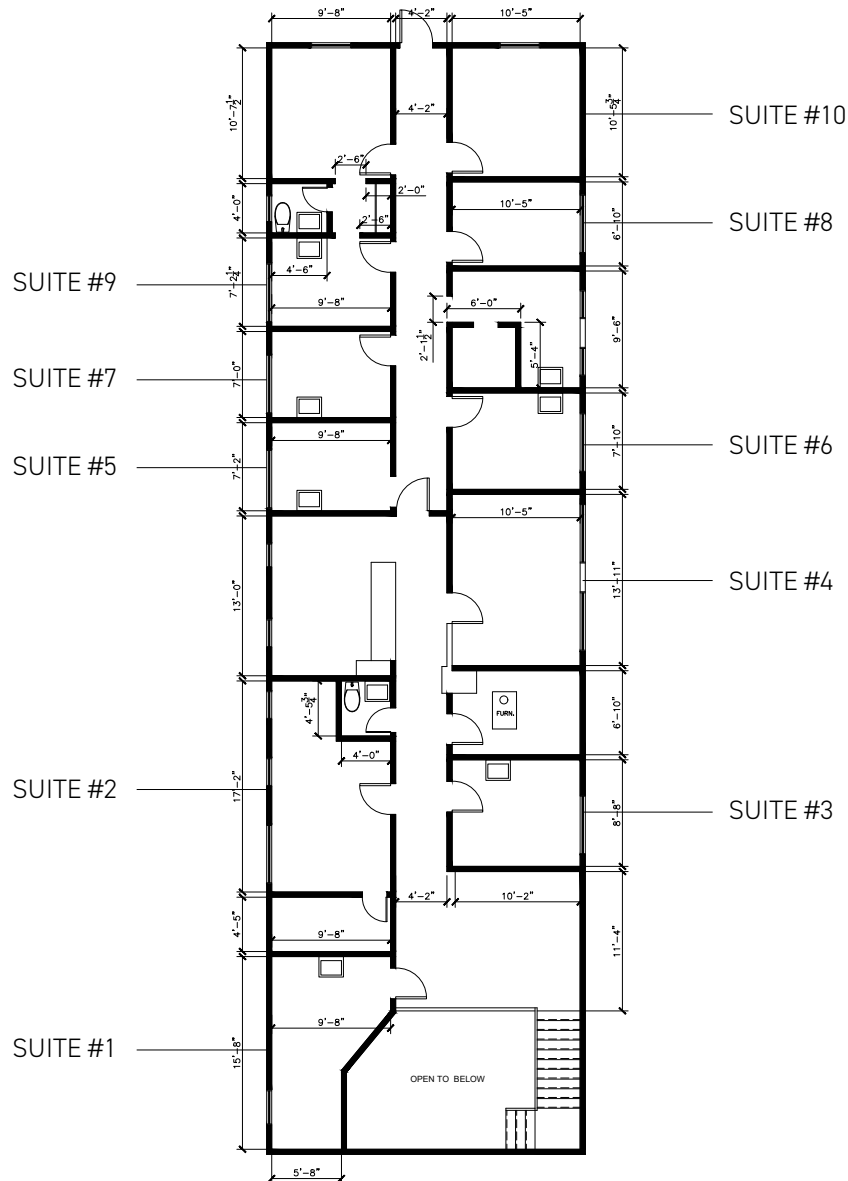


Now available at 139 Carmen Avenue – individual office spaces for lease in a prime, high-traffic location. Offering excellent visibility and easy access, this property is well-suited for professionals such as lawyers, accountants, consultants, massage therapists, or tattoo artists. With flexible lease 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

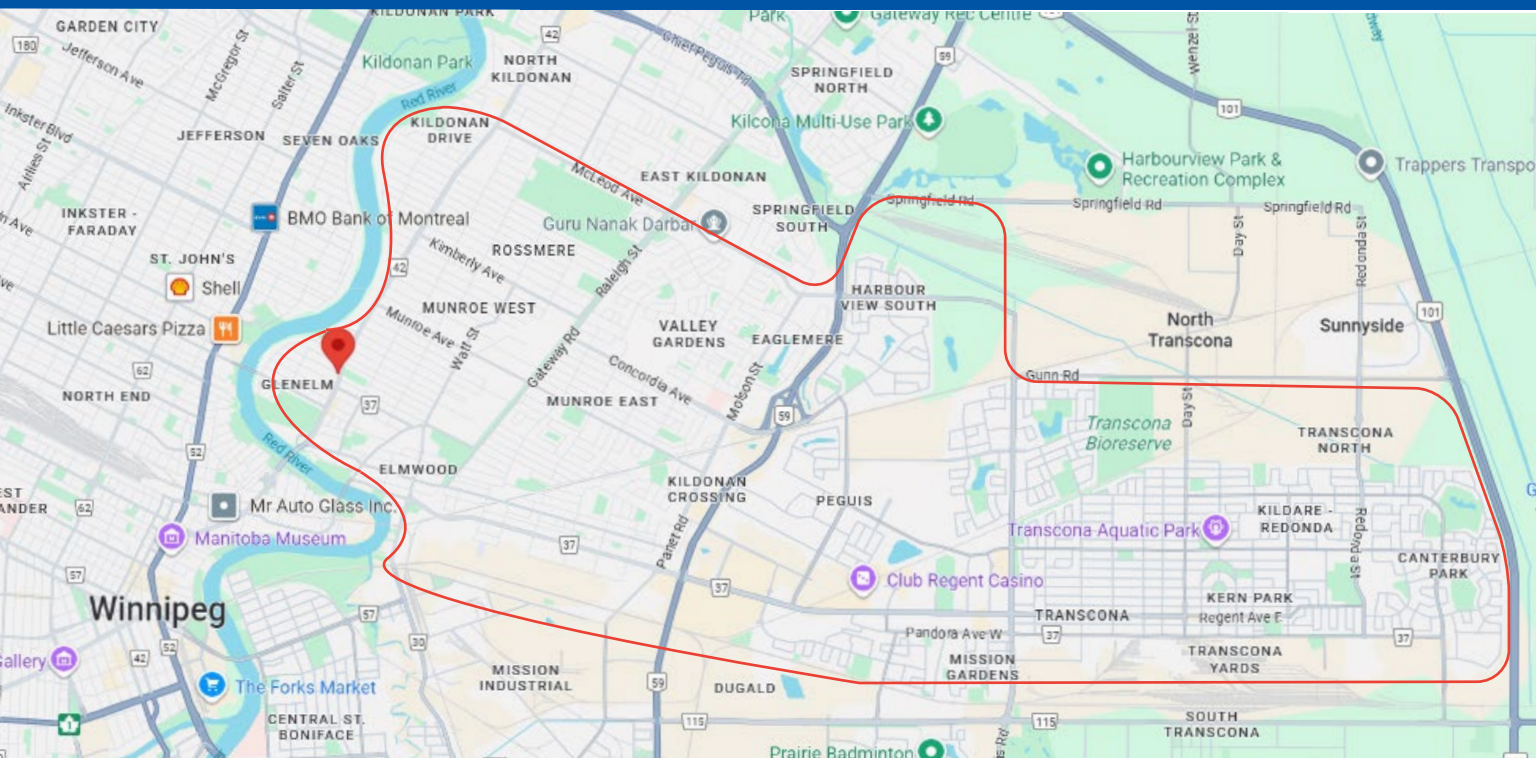
Suite	Square Footage	Monthly Rate	CAM & Tax (2024)	Availability Date
1	See page 3	\$300.00	Included	Immediately
2	See page 3	\$600.00	Included	Immediately
3	See page 3	\$300.00	Included	Immediately
4	See page 3	\$500.00	Included	Immediately
5	See page 3	\$300.00	Included	Immediately
6	See page 3	\$300.00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



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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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139
CARMEN

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The Area



Convenient
location



Food and Drink
within Walking



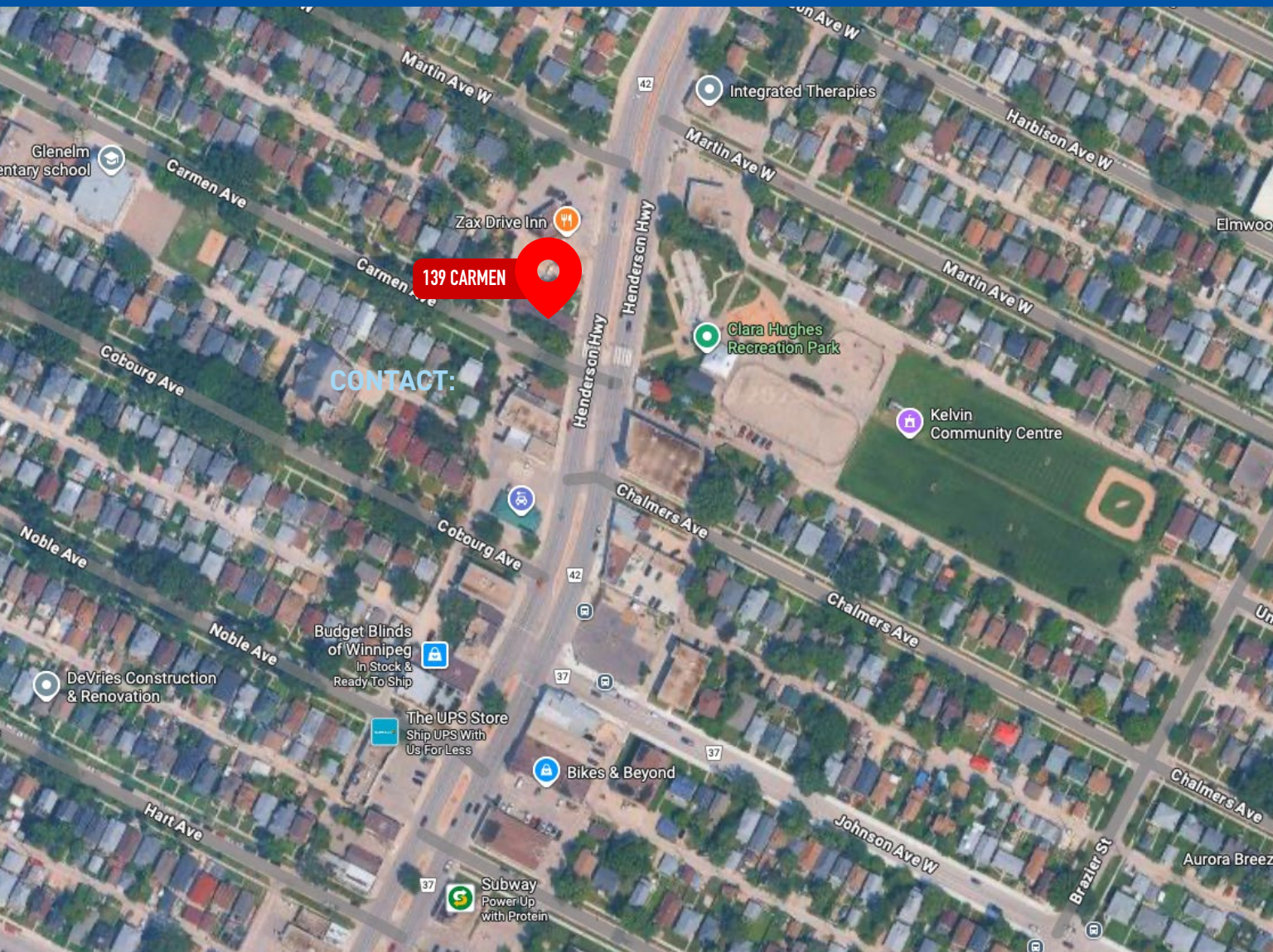
Groceries and
Shopping



Amenities
within walking



Excellent transit
stops



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