

LEASED
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
o. 204-987-9800
remaxexecutivesrealty.ca



WAYNE SATO
WAYNE SATO PERSONAL REAL ESTATE CORPORATION
Sales and Leasing Executive

c. 204.510.3311 o. 204-987-9800 wayne@waynesato.ca waynesato.ca



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



The Area



Convenient
location



Food and Drink
within Walking



Groceries and
Shopping



Amenities
within walking



Some bike
infrastructure

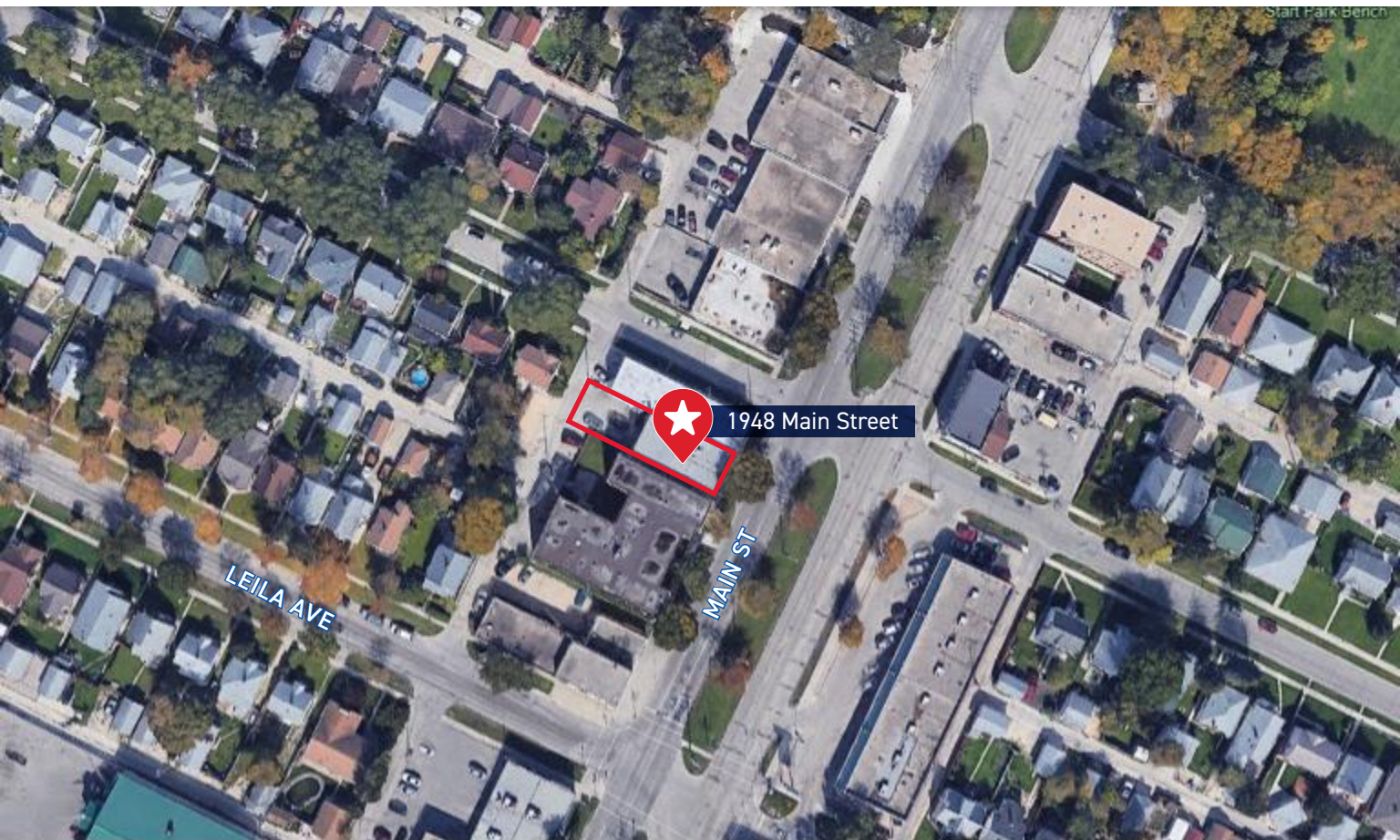


Some transit
stops

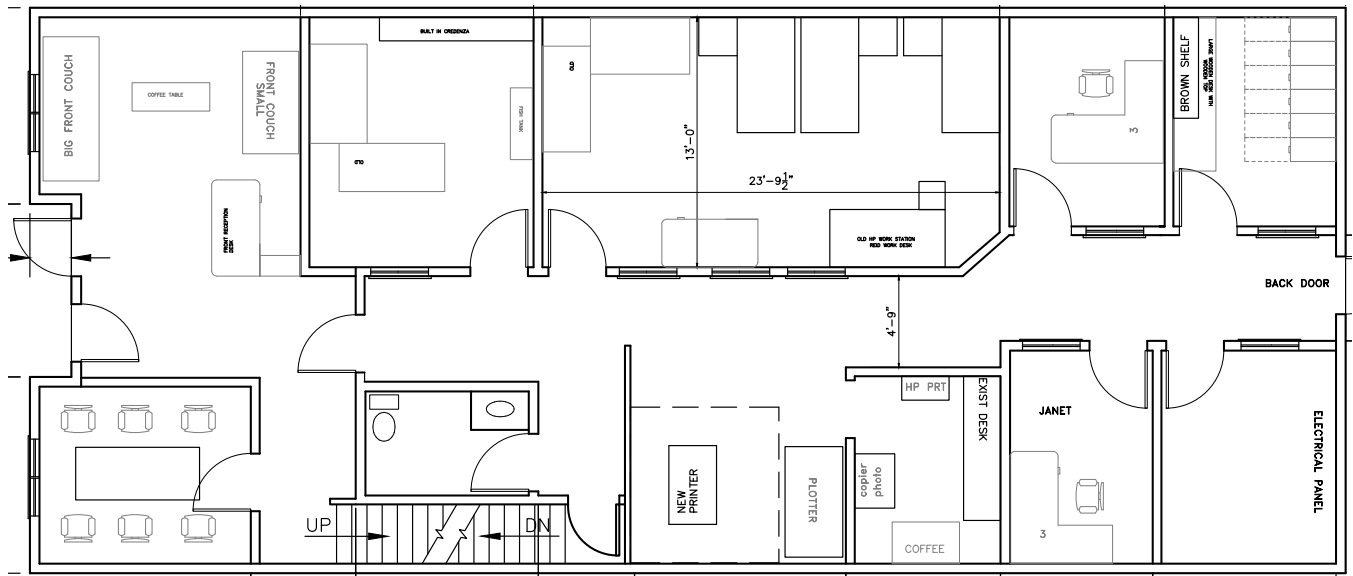


Few Culture &
Entertainment
nearby

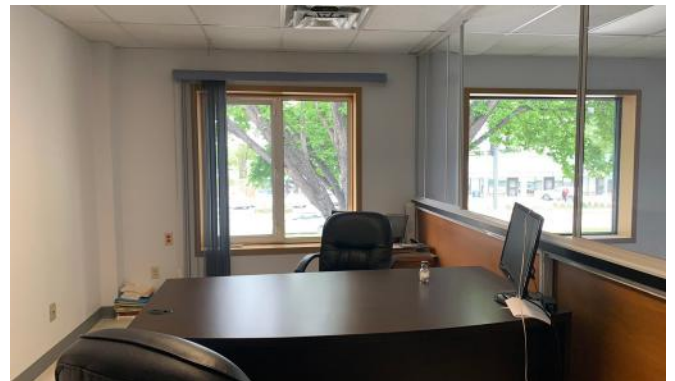
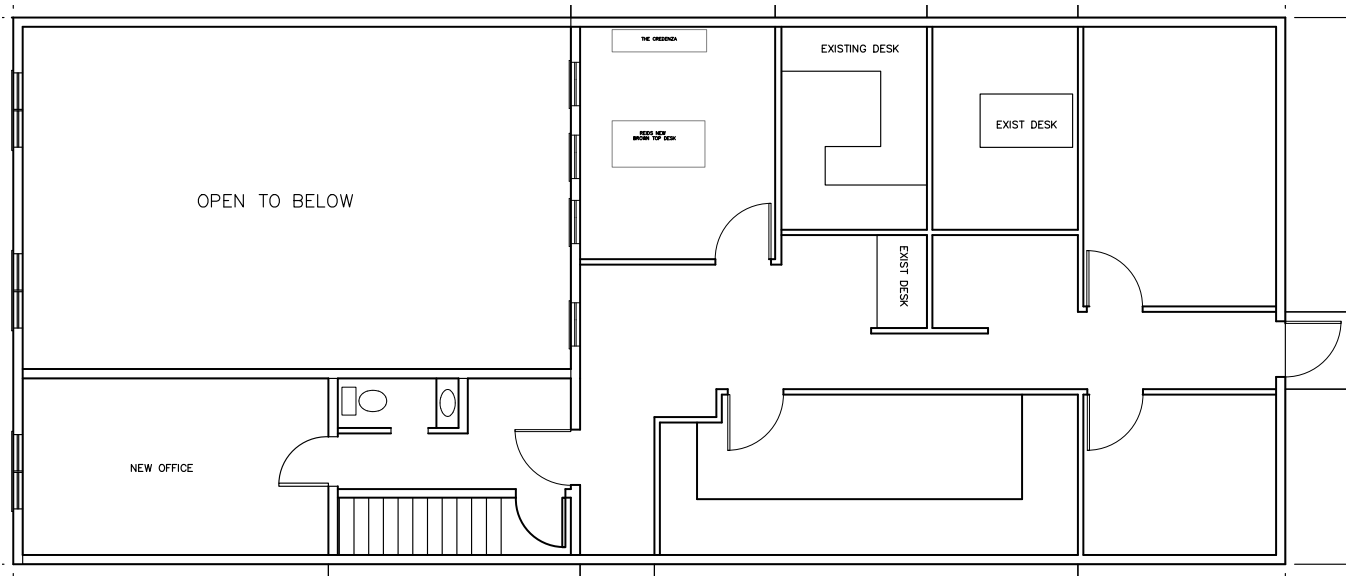
1948 Main Street located near the intersection of Leila and Main Street. This location offers an excellent street presence with a high volume of daily traffic and high frequency transit service. Businesses servicing West Kildonan, Garden City and North Kildonan – via the Chief Peguis Trail will appreciate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



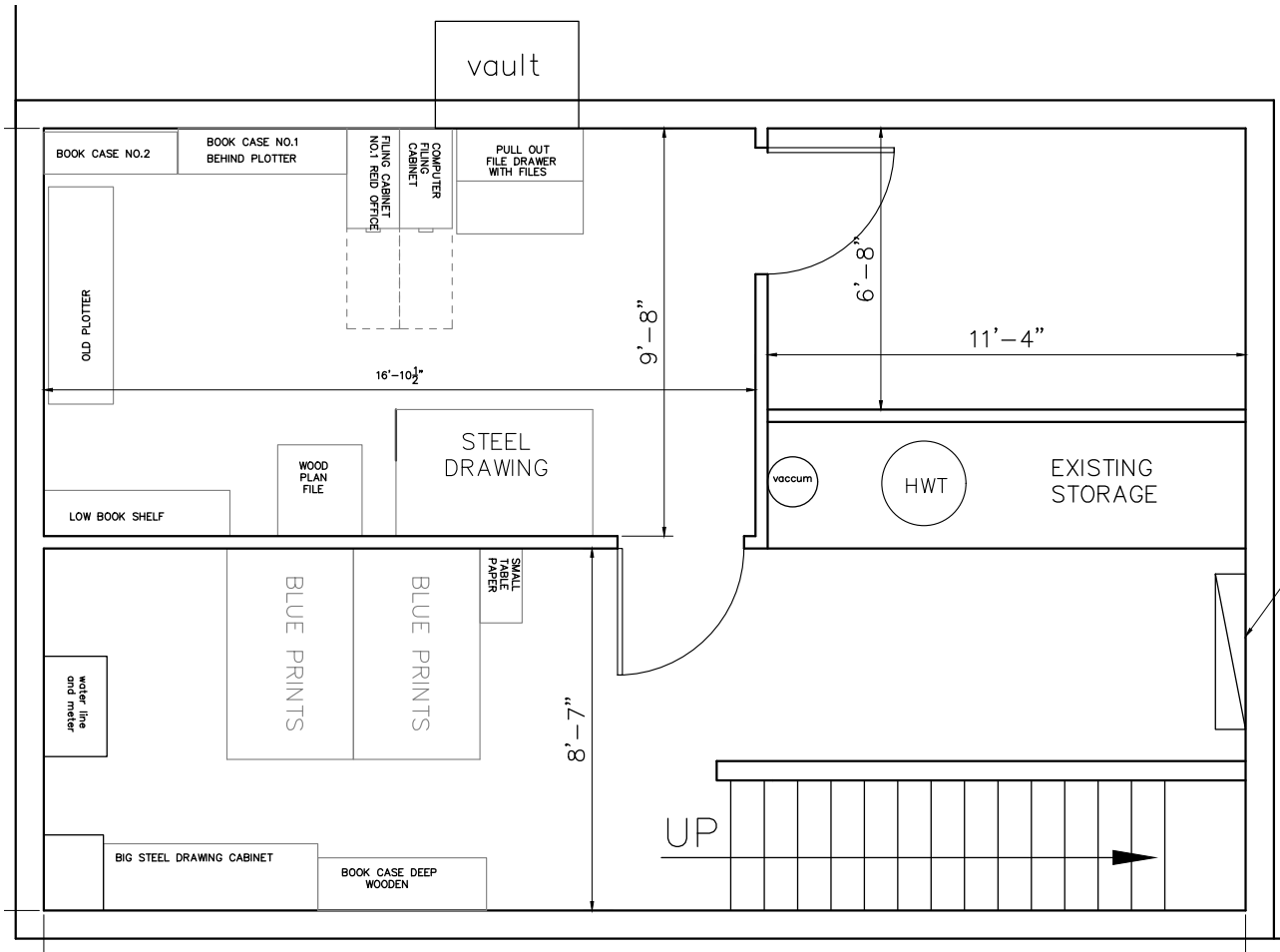
MAIN FLOOR 1,994 SF



SECOND FLOOR 1,426 SF



BASEMENT 528 SF





CONTACT:

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