

NEW LISTING!
ACROSS FROM KILDONAN PARK



For Sale
3420 SF
total area
Contact Agent
for Pricing

WAYNE SATO

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

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FOR SALE | 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



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RE/MAX
PROFESSIONALS

96 Nature Park Way

Winnipeg, MB R3P 0X8

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f. 204-452-4359

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REMAX
COMMERCIAL

The Area



Convenient
location



Food and Drink
within Walking



Groceries and
Shopping



Amenities
within walking



Convenient bike
infrastructure

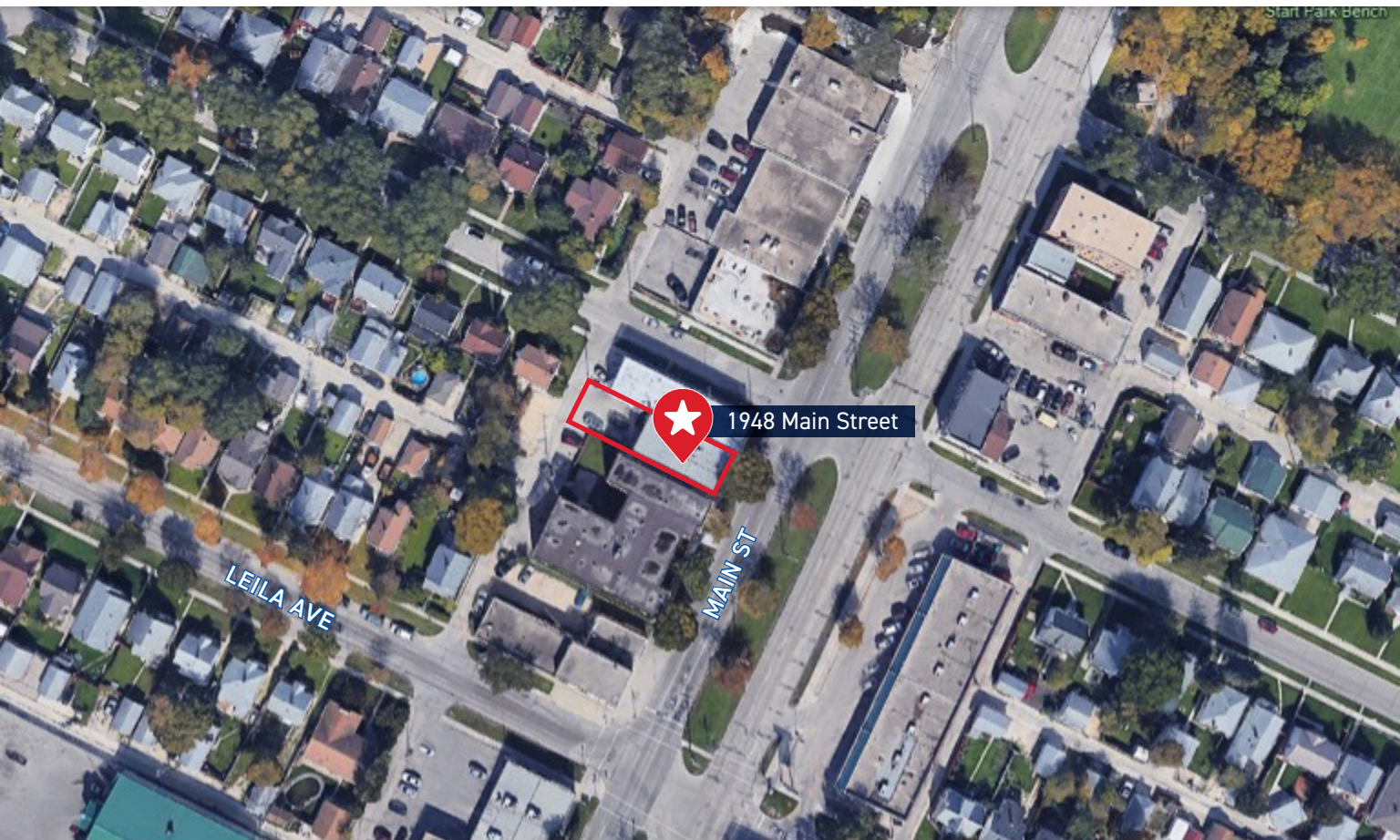


Excellent transit
stops



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.



Property Highlights



PROPERTY TAXES	\$24,511.35
TAX ROLL	11030809000
TITLE NUMBER	2149081
LEGAL DESCRIPTION	LBP 19 24249 14/16 K
PROPERTY USE CODE	CMOFF - Office
ASSESSED VALUE	\$1,035,000
ASSESSED LAND AREA	3,763 sq. ft.
WATER FRONTAGE MEASUREMENT	31.29 ft.
SEWER FRONTAGE MEASUREMENT	31.20 ft.
LOCAL IMPROVEMENT INFORMATION	
STREET RENEWAL	\$.00
SEWER RENEWAL	\$160.68
WATER RENEWAL	\$56.32

Tax Roll Assessment Map





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