

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

c. 204-510-3311

o. 204-987-9800

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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



Scan QR code to
view website

RE/MAX
EXECUTIVES REALTY

3-1919 Henderson Hwy

Winnipeg, MB R2G 1P4

o. 204-987-9800

remaxexecutivesrealty.ca

REMAX
COMMERCIAL

The Area



Convenient location



Food and Drink within Walking



Groceries and Shopping



Amenities within walking



Convenient bike infrastructure

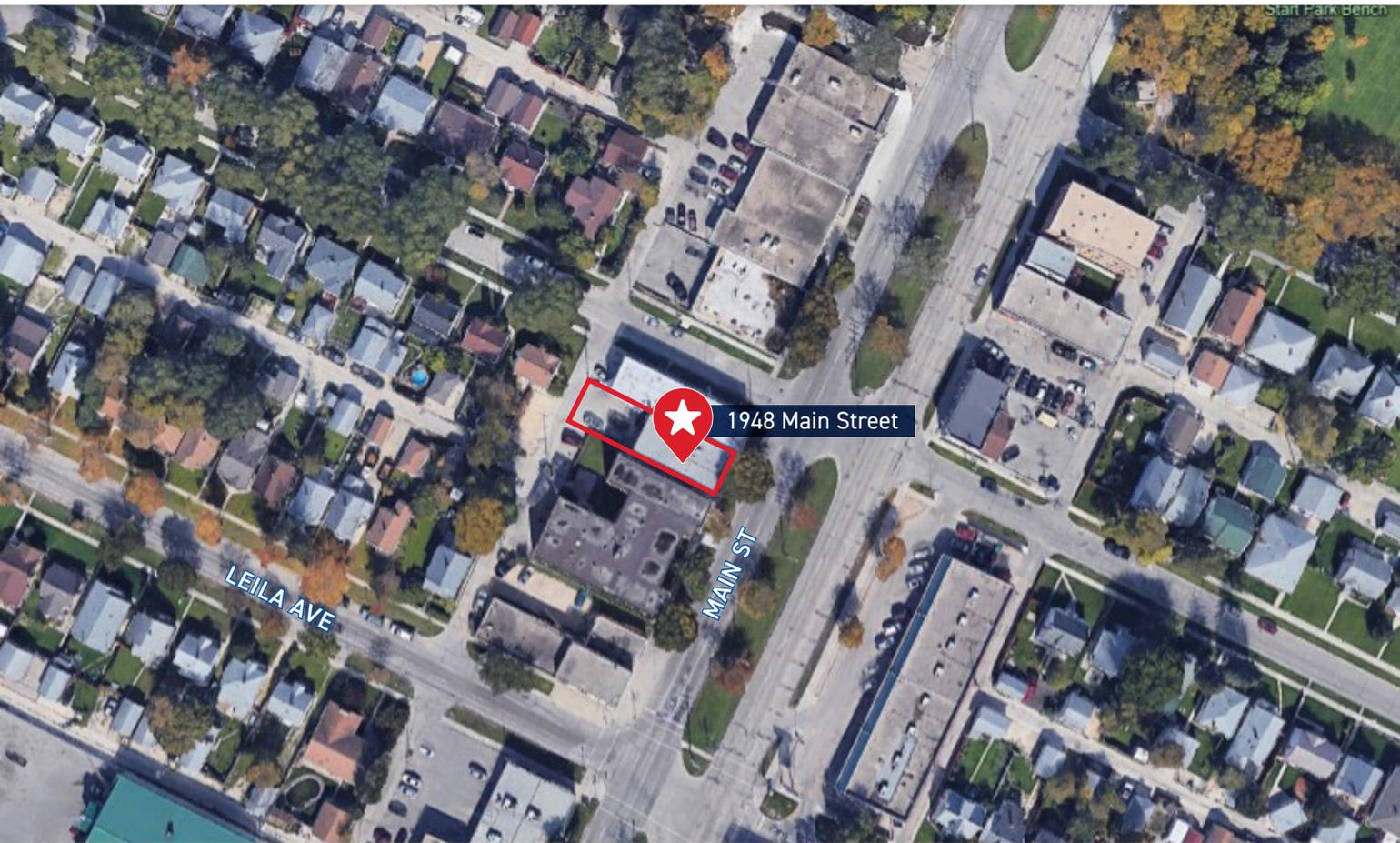


Excellent transit stops



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.



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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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