

**NEW LISTING!**  
ACROSS FROM KILDONAN PARK



Starting at  
**\$13.50**  
PSF

**FOR LEASE | 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  
PROFESSIONALS**

1601 Buffalo Place  
Winnipeg, MB R3T 3K7  
o. 204-987-9800  
remaxexecutivesrealty.ca

**RE/MAX**  
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**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

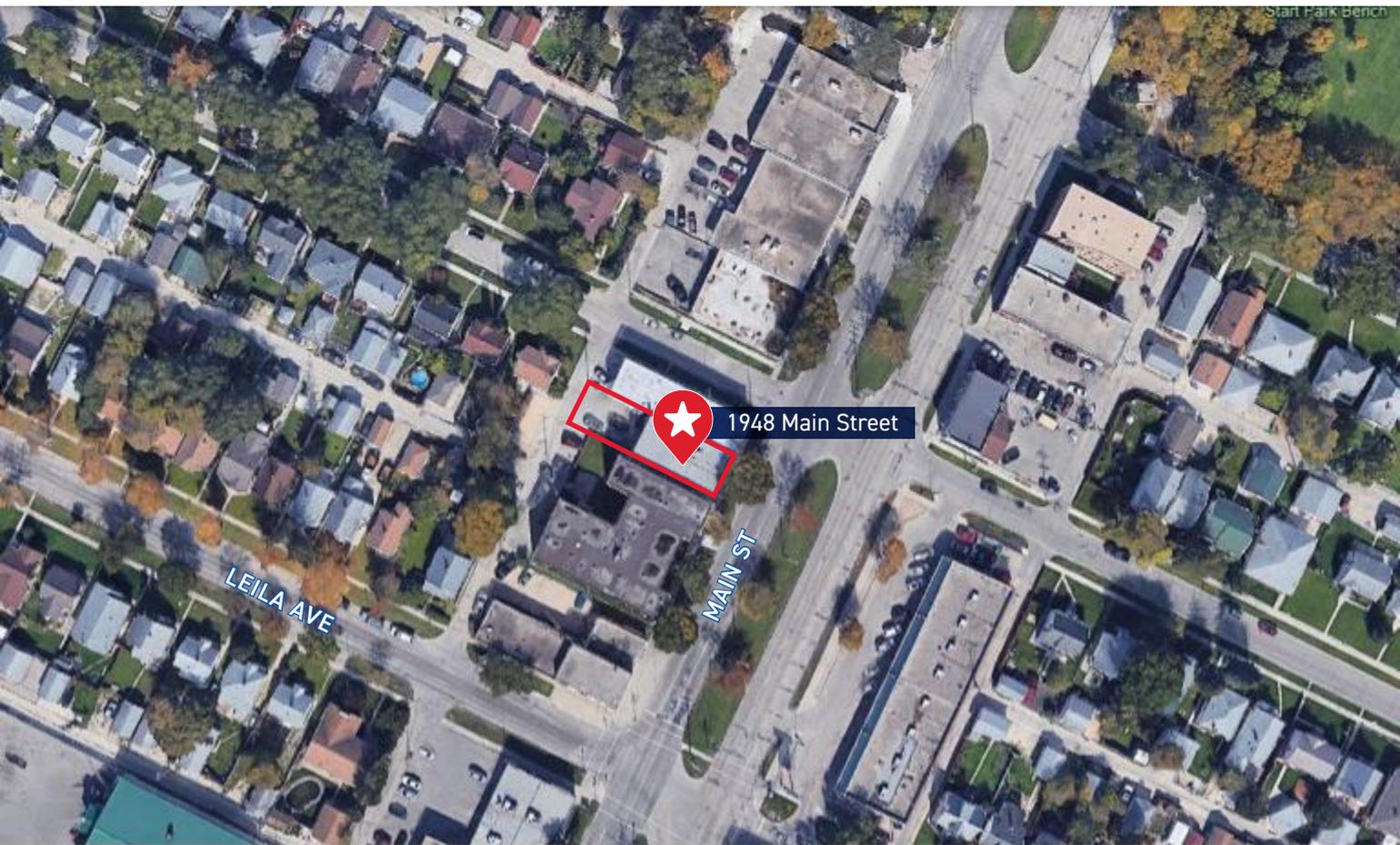


Some transit  
stops

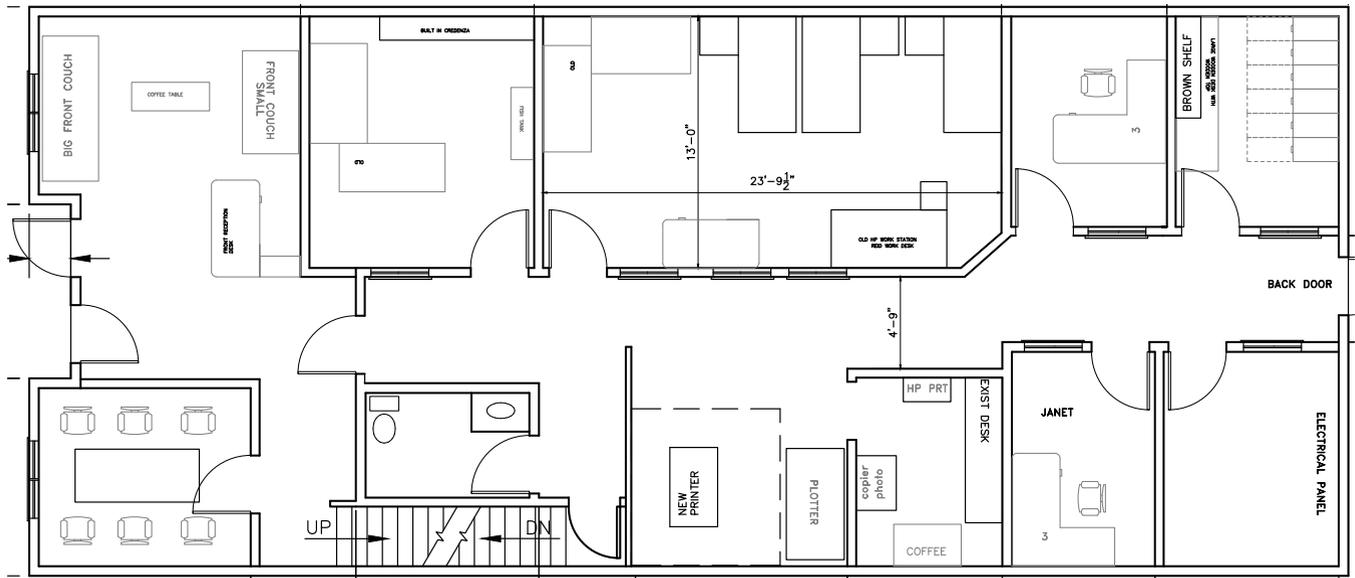


Few Culture &  
Entertainment  
nearby

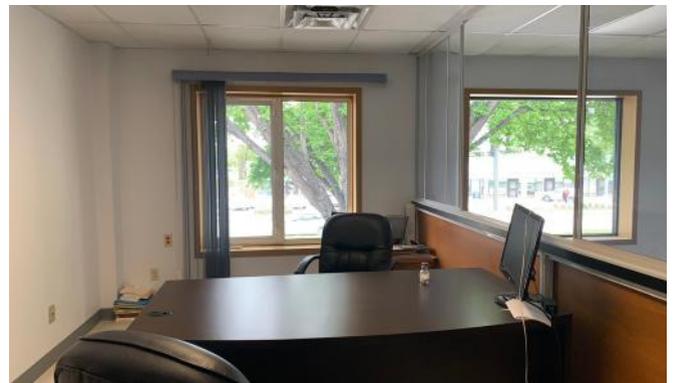
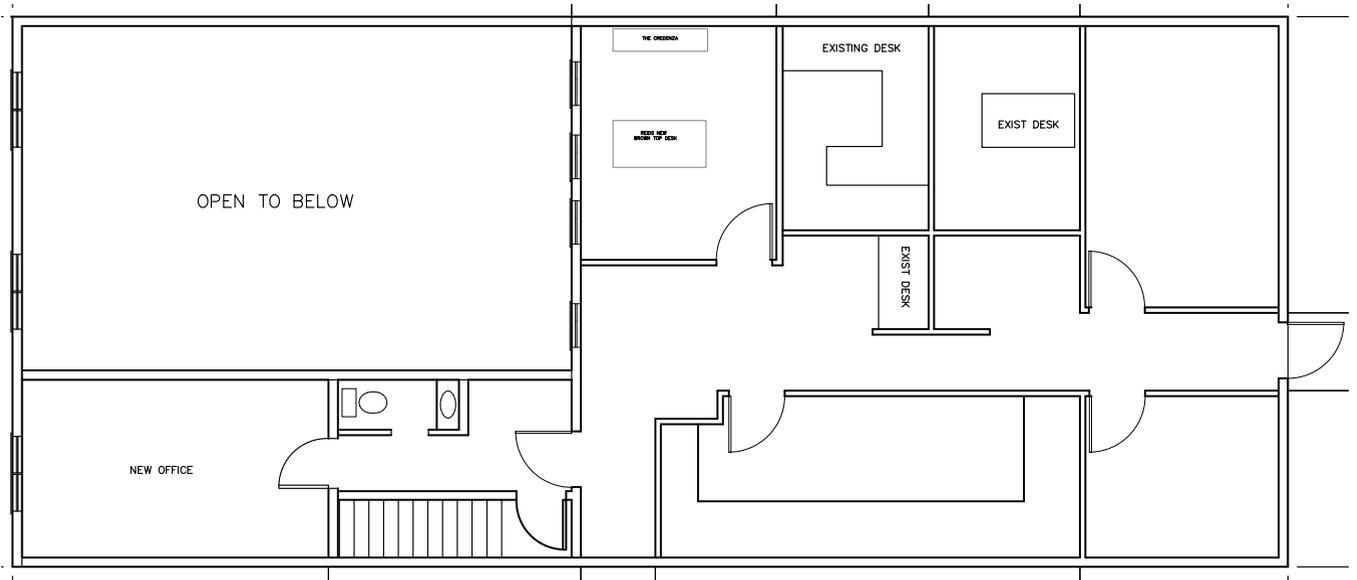
1948 Main Street located near the intersection of Leila and Main Street. This location offers an excellent street presence with a high volume of daily traffic and high frequency transit service. Businesses servicing West Kildonan, Garden City and North Kildonan – via the Chief Peguis Trail will appreciate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



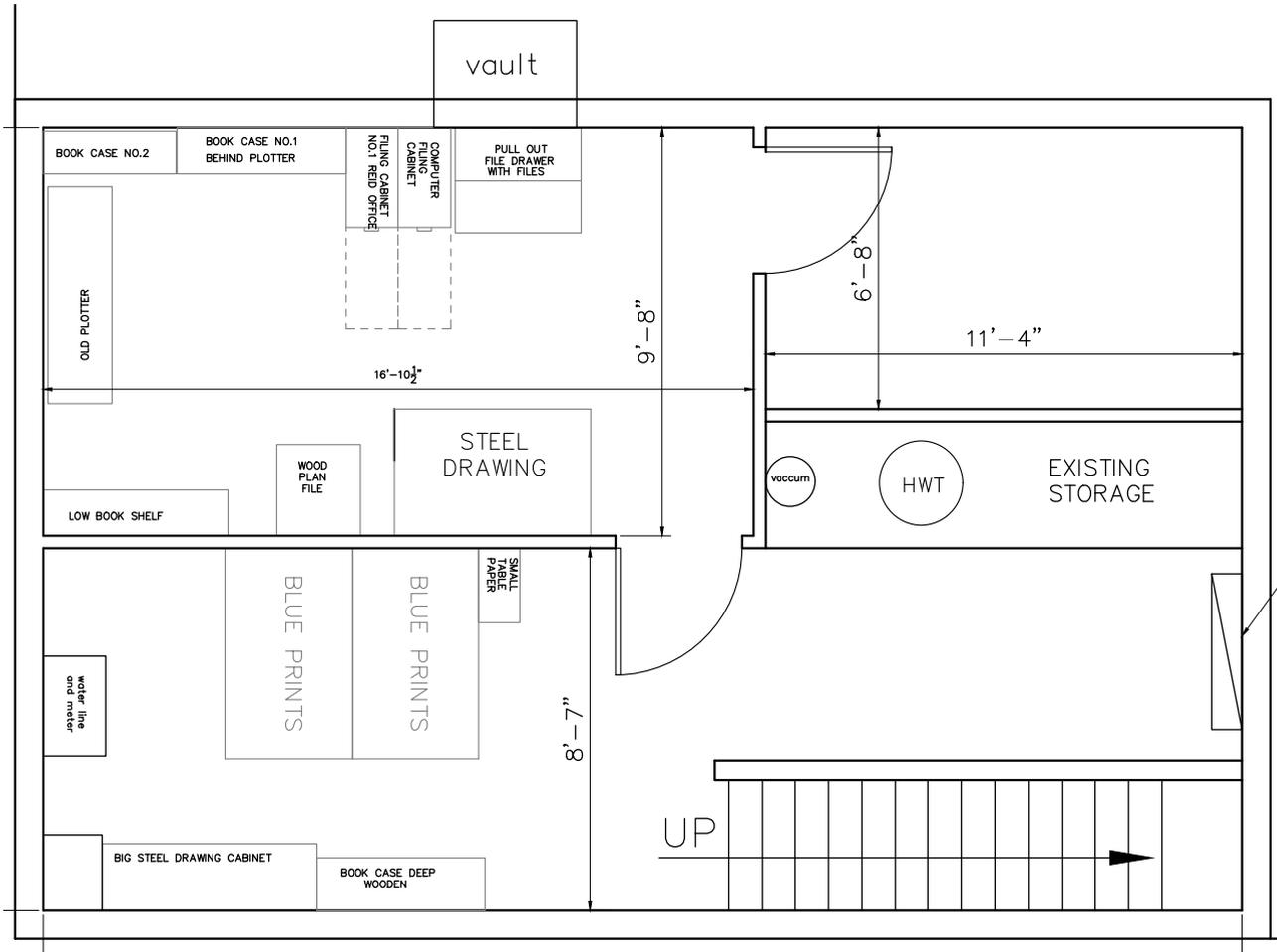
# MAIN FLOOR 1,994 SF



## SECOND FLOOR 1,426 SF



# BASEMENT 528 SF





## CONTACT:

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o. 204-987-9800

[wayne@waynesato.ca](mailto:wayne@waynesato.ca)

[www.waynesato.ca](http://www.waynesato.ca)



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3-1919 Henderson Hwy | Winnipeg, MB | R2G 1P4 | o. 204-987-9800 | [remaxexecutivesrealty.ca](http://remaxexecutivesrealty.ca)