

**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  
EXECUTIVES REALTY**

3-1919 Henderson Hwy  
Winnipeg, MB R2G 1P4  
o. 204-987-9800  
remaxexecutivesrealty.ca

**RE/MAX**  
COMMERCIAL

**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

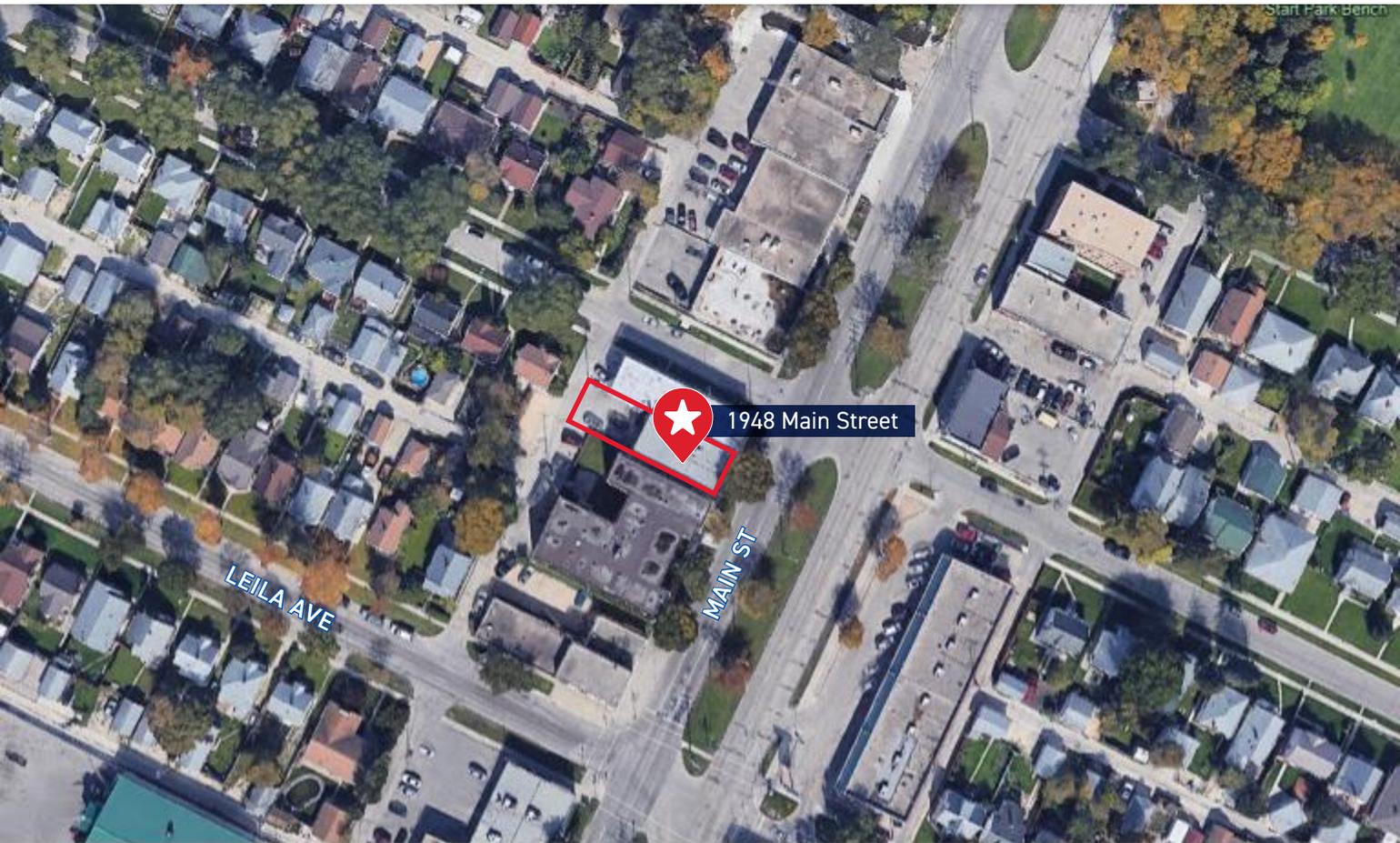


Some transit  
stops

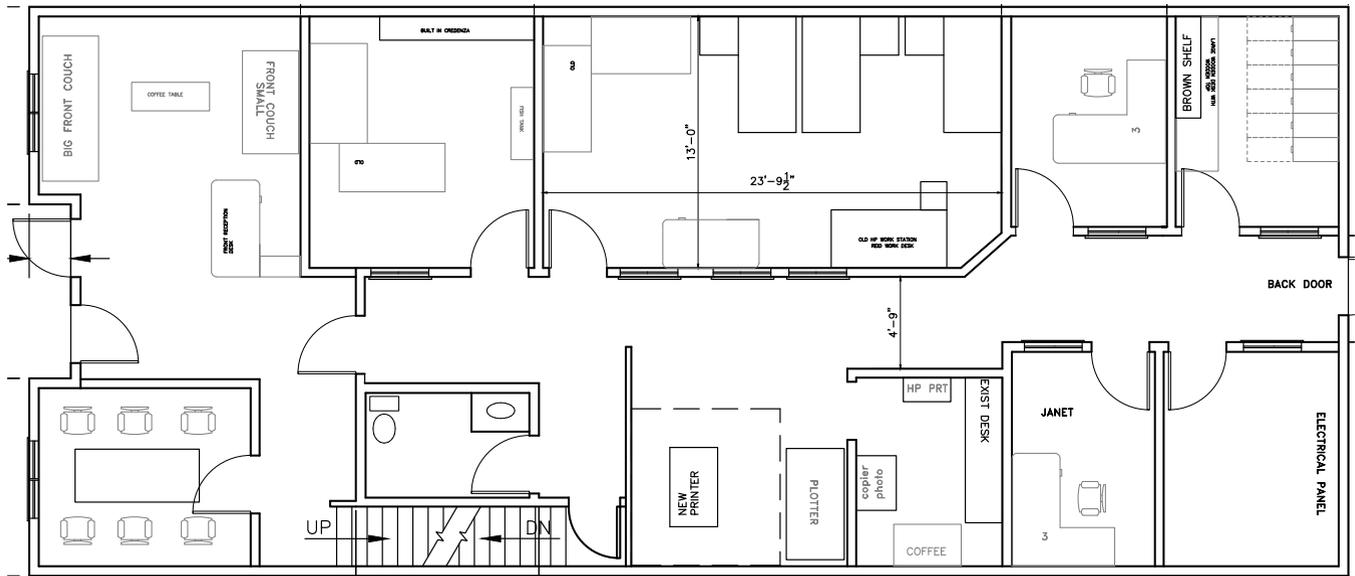


Few Culture &  
Entertainment  
nearby

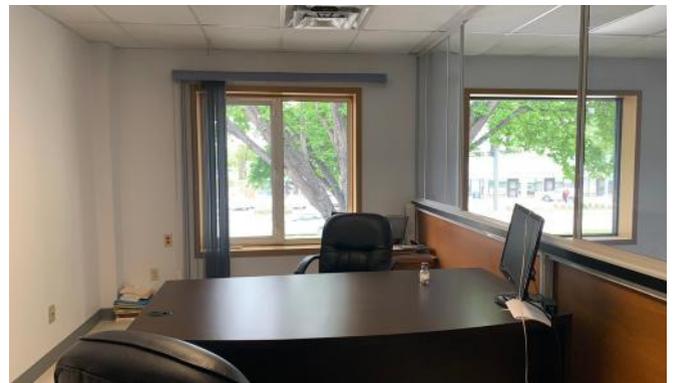
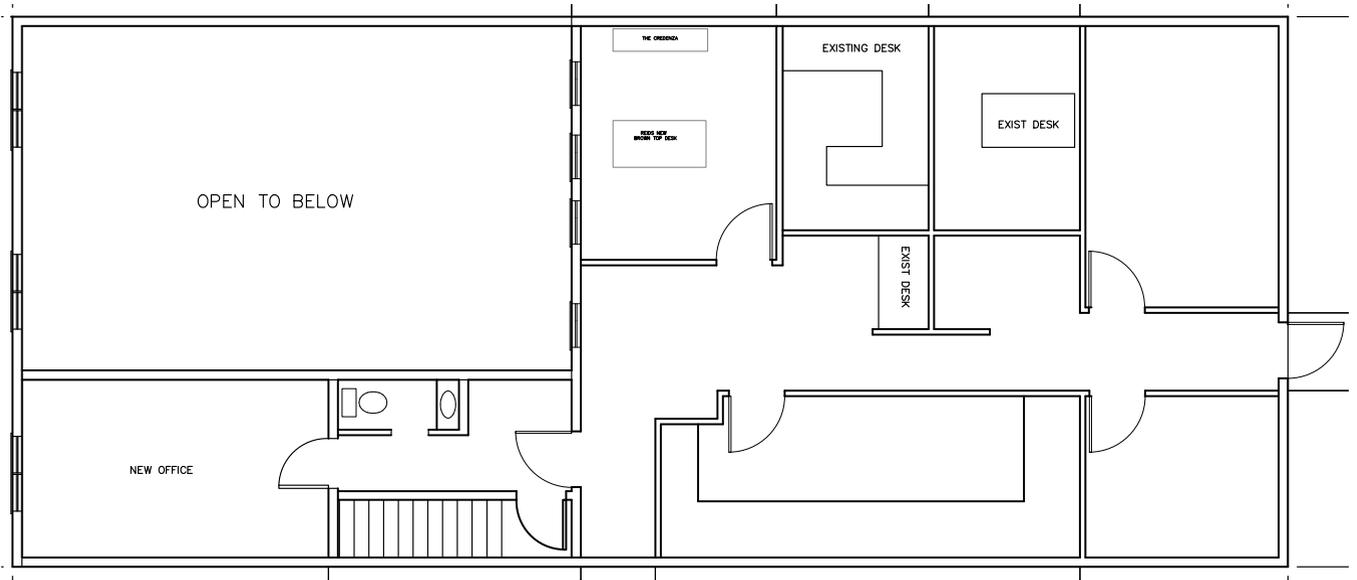
1948 Main Street located near the intersection of Leila and Main Street. This location offers an excellent street presence with a high volume of daily traffic and high frequency transit service. Businesses servicing West Kildonan, Garden City and North Kildonan – via the Chief Peguis Trail will appreciate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



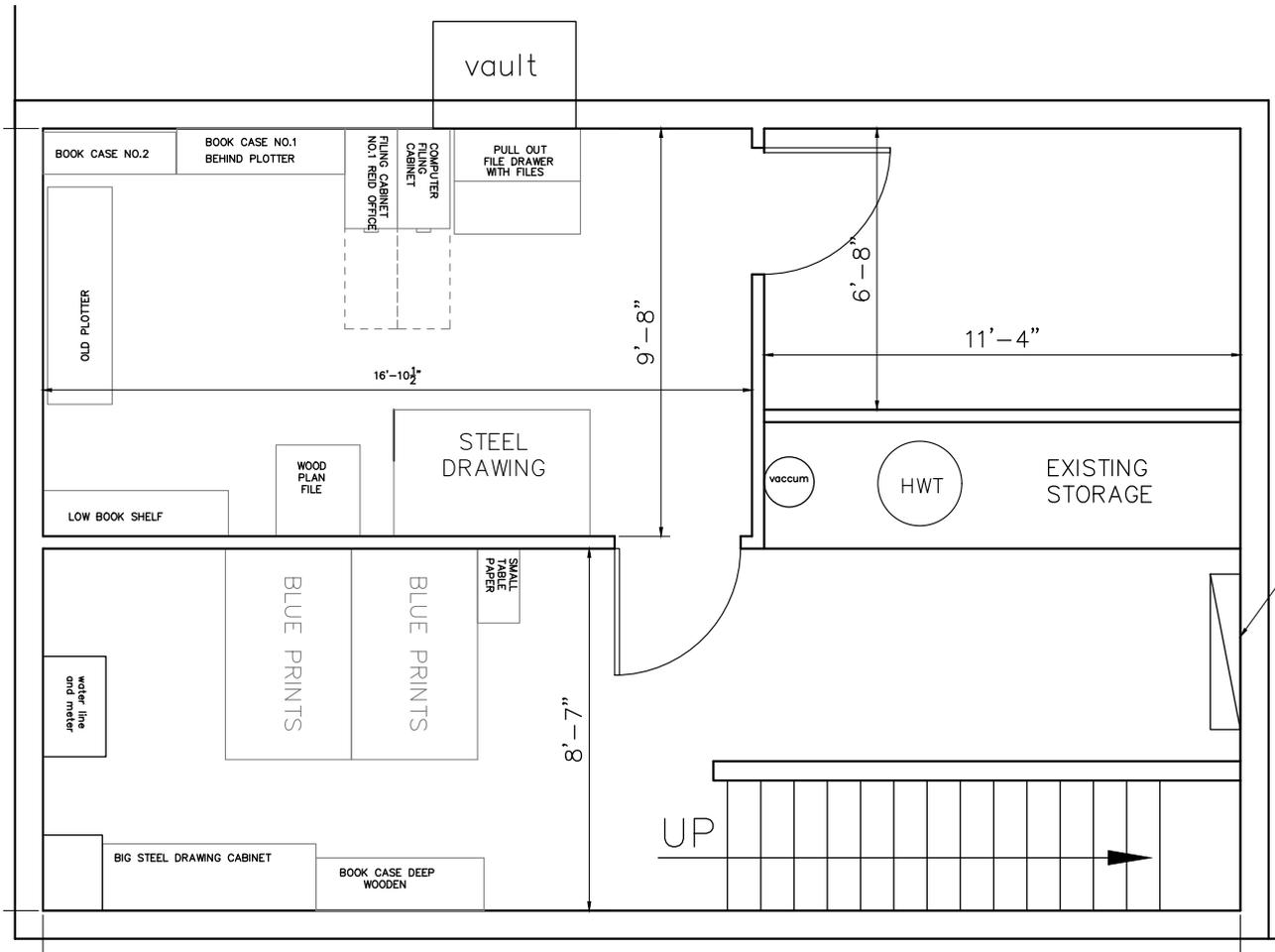
# MAIN FLOOR 1,994 SF



## SECOND FLOOR 1,426 SF



# BASEMENT 528 SF





## CONTACT:

### WAYNE SATO

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

c. 204-510-3311

o. 204-987-9800

wayne@waynesato.ca

www.waynesato.ca



Scan QR code  
to view website

This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. Wayne Sato Personal Real Estate Corporation, RE/MAX EXECUTIVES REALTY / Each office is independently owned and operated.

**RE/MAX**  
COMMERCIAL®

3-1919 Henderson Hwy | Winnipeg, MB | R2G 1P4 | o. 204-987-9800 | remaxexecutivesrealty.ca