

HIGH EXPOSURE OFFICE/RETAIL FOR LEASE ON MAIN STREET

1821 MAIN STREET



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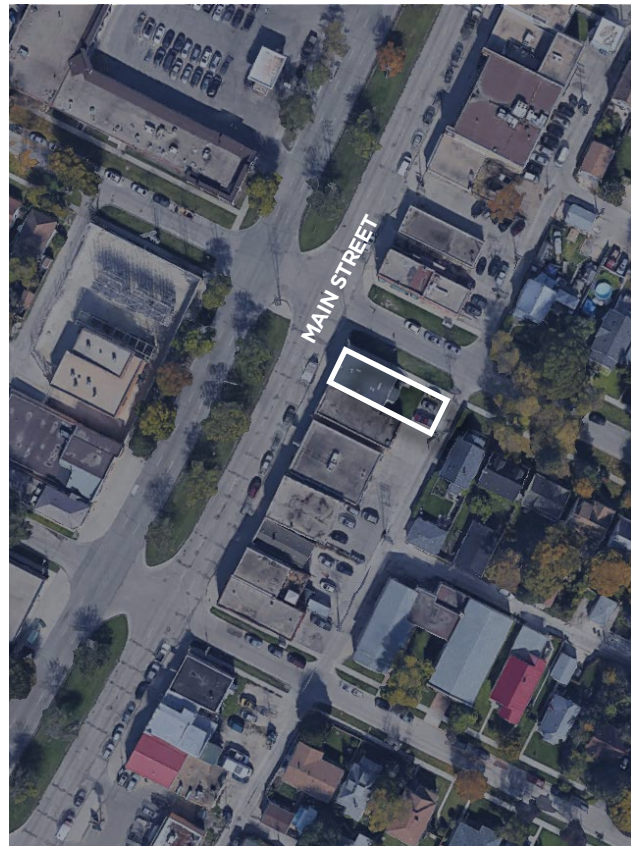
 **CUSHMAN &
WAKEFIELD**
Winnipeg



PROPERTY HIGHLIGHTS

(+/-) 612 SF AVAILABLE

- Main-floor office/retail opportunity located on Main Street, ideally positioned between Jefferson Avenue and Leila Avenue
- Well-suited for professional service users, including law firms, accounting practices, and similar businesses
- Functional layout offering an open-concept workspace with shared common areas
- Two reserved parking stalls available at the rear of the property
- Prominent, high-visibility signage opportunity on the building façade
- Conveniently located minutes from Kildonan Park and in close proximity to a variety of restaurants and retail amenities



LEASE RATE: \$1,600 GROSS (MONTHLY)
*SUBJECT TO BASE YEAR FOR PROPERTY TAX & OPERATING COSTS

LOCAL AMENITIES



- 1 SUBWAY
- 2 TIM HORTONS
- 3 DON'S PHOTO
- 4 L.O.V.E. LOCALLY OPERATED VENDOR EMPORIUM AND COMMUNITY WELLNESS
- 5 7-ELEVEN
- 6 MCDONALD'S
- 7 ROYAL FOREST
- 8 THE LITTLE EGGPLANT
- 9 IGA
- 10 THE DOLPHIN CAR WASH
- 11 DOBROM MARKET
- 12 FIRST ROW COLLECTIBLES
- 13 BARAKA PITA BAKERY & RESTAURANT
- 14 CATHEDRAL DENTAL CENTRE
- 15 A L'EPI DE BLÉ - FRENCH BAKERY
- 16 BDI ICECREAM
- 17 KINGSBURY SALTER TOT LOT
- 18 LEILA TOT LOT
- 19 KINGSBURY PARK
- 20 LOUIS GREENBURGH PLAZA
- 21 BURRIN TOT LOT

DEMOGRAPHICS

AREA IN KM	1	3	5
TOTAL POPULATION	9,757	85,888	194,626
MEDIAN AGE	41	41	41
AVG HOUSEHOLD INCOME	\$83,013	\$83,618	\$85,461
TOTAL HOUSEHOLDS	4,183	35,289	75,864

SCORES

WALK	82
TRANSIT	49
BIKE	81

PROPERTY IMAGES





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