

HIGH EXPOSURE OFFICE/RETAIL FOR LEASE ON MAIN STREET



FOR LEASE
1821 MAIN STREET

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PROPERTY HIGHLIGHTS

(+/-) 612 SF AVAILABLE

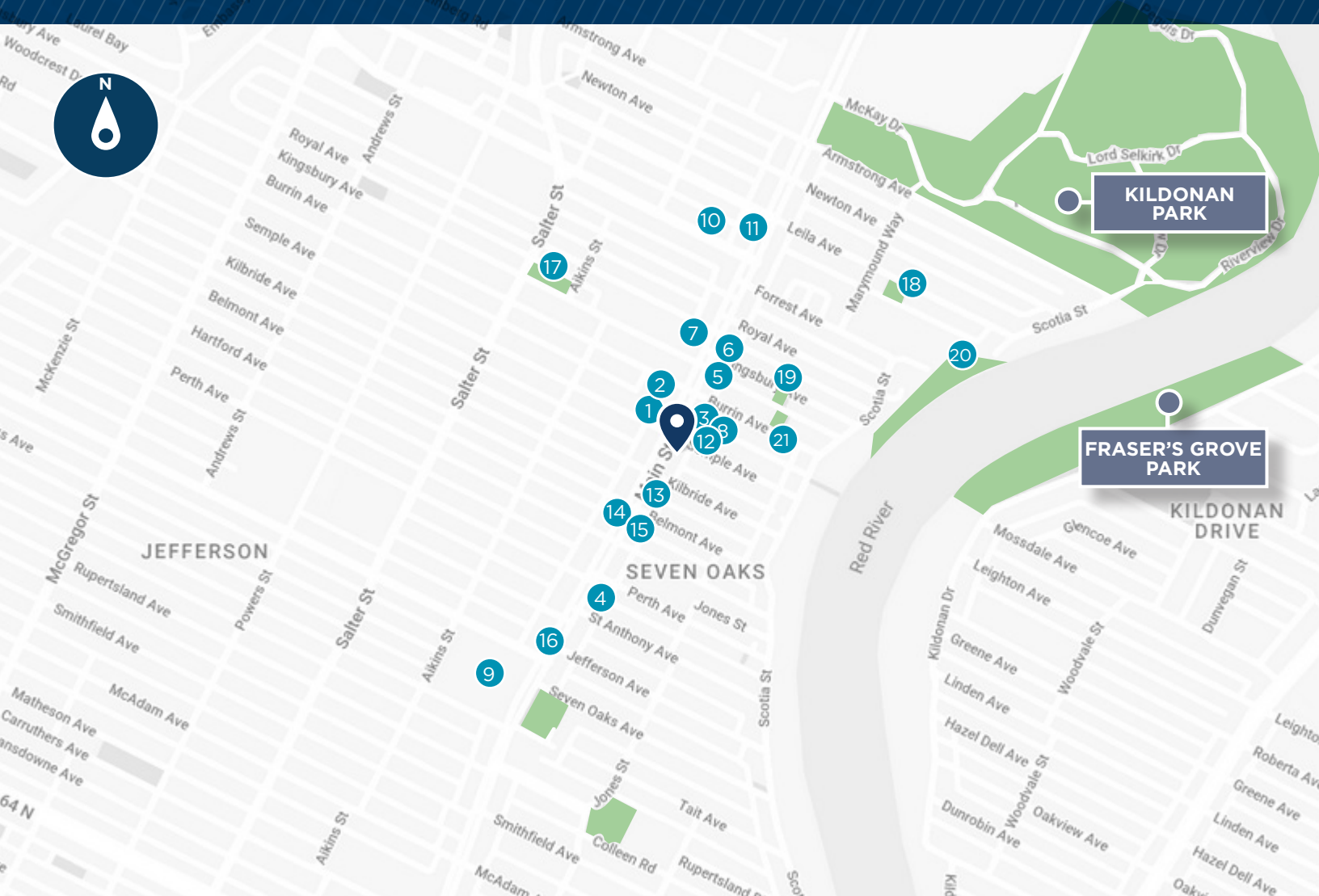
- Main floor Office/Retail opportunity located on Main Street between Jefferson Avenue and Leila Avenue
- Perfect location for professional services, including law offices, accounting firms, and more
- Space features an open floor plan along with common areas
- Two reserved parking stalls allocated at the rear of the property
- High-Profile signage available on the front of the building
- Minutes from Kildonan Park, close to numerous restaurants and shopping options

LEASE RATE:

\$1,600 Gross Monthly

**SUBJECT TO BASE YEAR FOR PROPERTY TAX AND OPERATING COSTS*





LOCAL AMENITIES

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





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GENERAL INSURANCE BROKERAGE

Stevenson Wakefield

Home Insurance
Business Insurance
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CUSHMAN & WAKEFIELD
Winnipeg

Stevenson

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