

FOR LEASE

1970 MAIN STREET

WINNIPEG, MANITOBA



EXCELLENT OFFICE/CLINIC SPACE

Property Summary

Lot Size	9,600 SF
Building Size	5,600 SF
Zoning	C2
Net Rent	\$8.50/SF

Location

- Heart of strong residential district.
- Located on Main Street across from Kildonan Park with Rainbow Stage and Kildonan Golf Course.
- Close proximity to Cheif Peguis Trail.

Features

- Parking area at rear of building
- Easy access to downtown and lake country.
- Close proximity to retail and services.

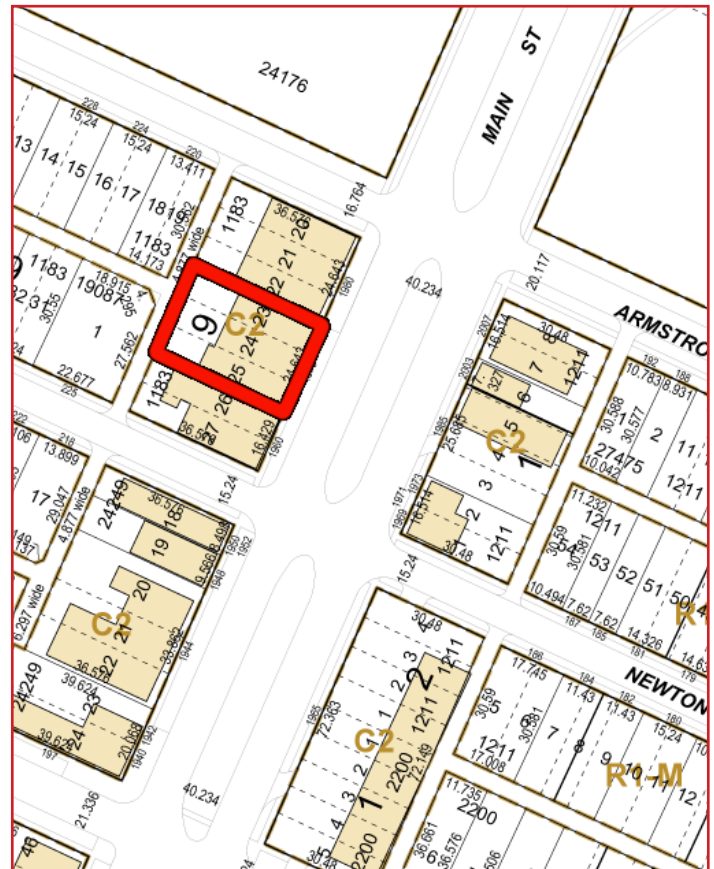
Demographics

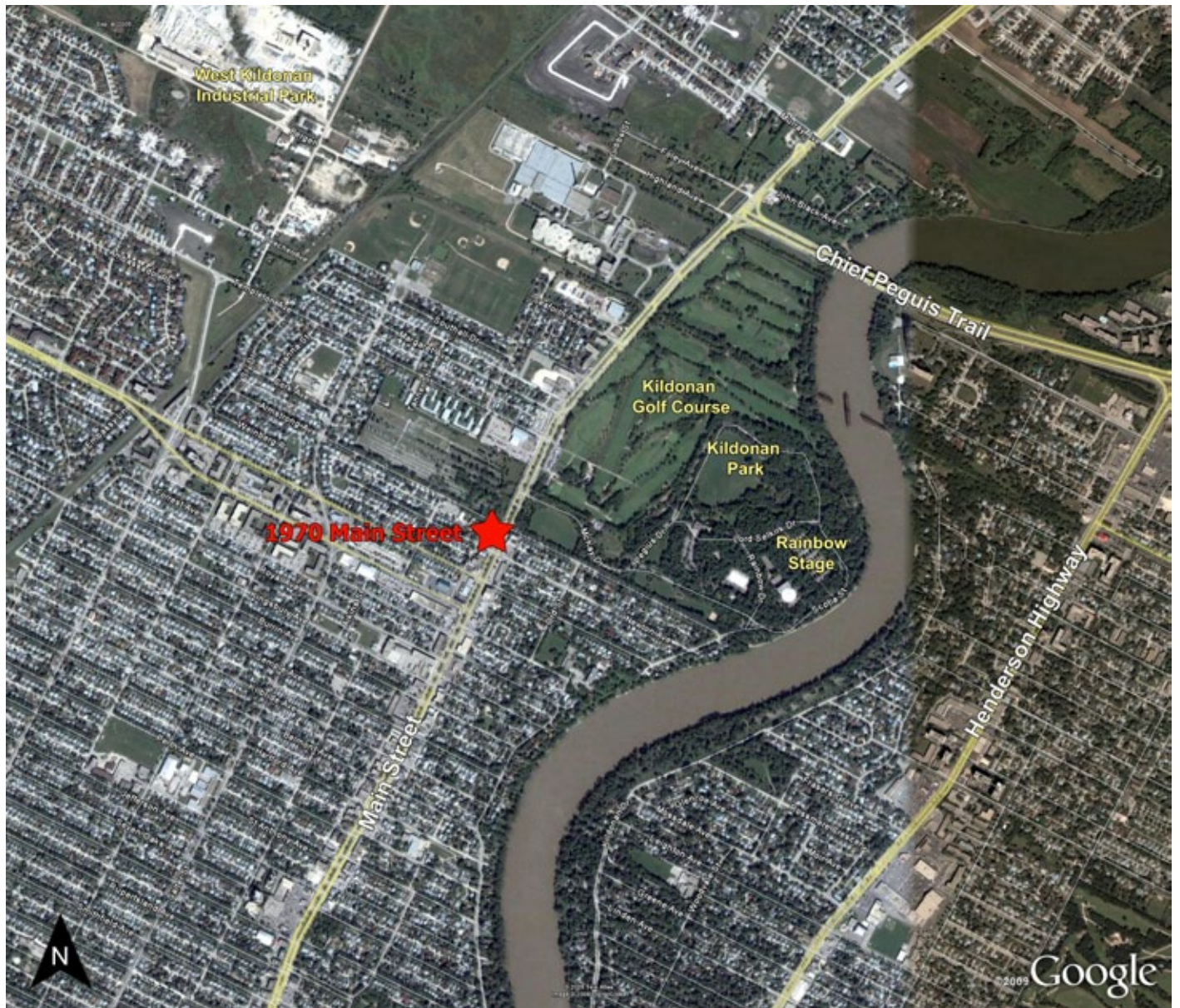
	3 Mile Radius	5 Mile Radius
Total Population	157,009	307,038
Private Households	64,189	126,929
Average Age	39.4	38.5
Avg Household Income	\$53,904	\$52,854

(Reference: Statistics Canada 2006 Census)

Traffic

- 46,200 vehicles per day at the intersection of Main Street & Leila Avenue.
(Reference: City of Winnipeg Public Works Department, 2008)





1970 MAIN STREET
LEASING INQUIRIES
SHINDICO REALTY INC.
BOB DOWNS

200-1355 Taylor Avenue
Winnipeg, Manitoba R3M 3Y9
Direct: (204) 928-8227
Mobile: (204) 795-8651
Phone: (204) 474-2000 - Fax: (204) 284-7115
Email: bdowns@shindico.com
www.shindico.com

Shindico

Succeeding By Helping Others Succeed

The information contained herein is based upon materials secured from sources that we believe to be reliable, however Shindico Realty Inc. and any other parties affiliated or associated with it make no representations or warranties, express or implied, as to the accuracy of the information including as to size, age or exact location and such parties assume no responsibility for any errors and/or omissions with respect thereto. The reader shall be responsible to assure itself as to the accuracy of any information contained herein and bears all risk with respect to any inaccuracies. 011110