

Building Upgrades / New Management



Location

- On Main Street and Hartford Avenue just north of downtown Winnipeg and just minutes from Chief Peguis Trail and Kildonan Park
- In the heart of a rejuvenated neighbourhood with a mature residential area
- High traffic area: 60,000+ vehicles pass by daily

Rate

- Net rent: \$10 - \$13 psf
- Management fee: 5% of gross rent (all spaces)
- Est. 2024 CAM / Tax – includes utilities
– 1st Floor: \$9.66 psf CAM / \$3.16 psf Tax

Building and Space Details

- Elevator serviced / Exterior signage
- New 2nd floor common areas
- Flexible lease term
- All units have existing improvements including private washroom and kitchenette
- **Unit 102 - 1,579 sf: \$10 psf:** shell space
- **Unit 104 - 823 sf: \$13 psf:** sublease – expires Jan. 31, 2026

Net Rent Starting At: \$10.00 PSF

Avison Young Commercial
Real Estate

185 Provencher Boulevard

Unit 200

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Be Part of the Main Street Action!



Transit

Excellent transit options right on Main Street



Amenities

Shops, restaurants and entertainment are within walking distance



Growth

Over 12% of population growth since 2011



Employment

Over 93% of people within a 5 min drive radius are employed



Population

Over 48,000 people live within a 5 min drive radius



\$75,000

Average household income within a 5 min drive radius



Households

20,000 households are within a 5 min drive radius

Area Legend

1 Kildonan Park

2 Kildonan Park Golf Course

3 A l'Epi de Ble French Bakery

4 Tim Hortons

5 IGA / MLCC / Dollarama

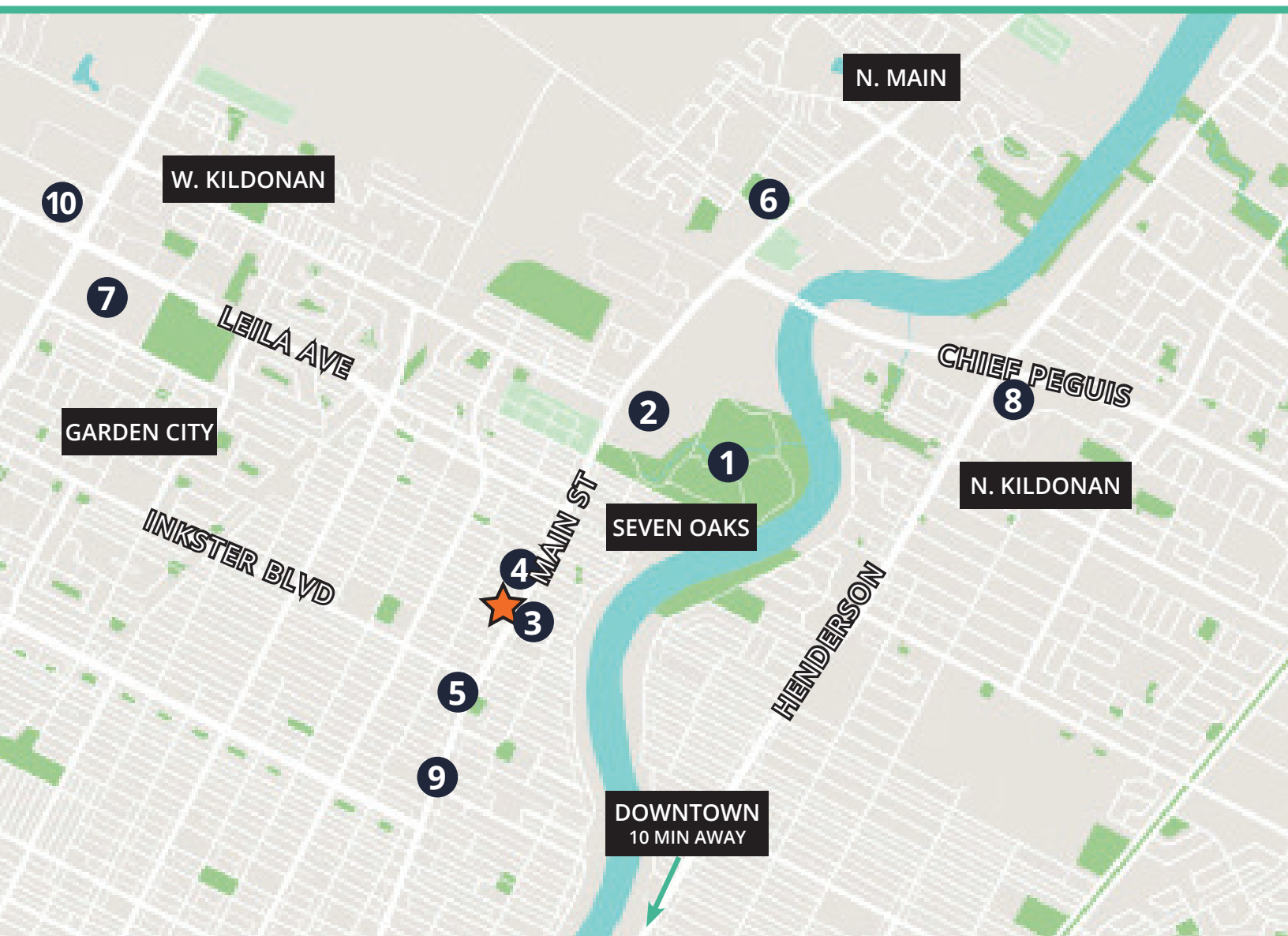
6 Red River Community Centre

7 Garden City Shopping Centre

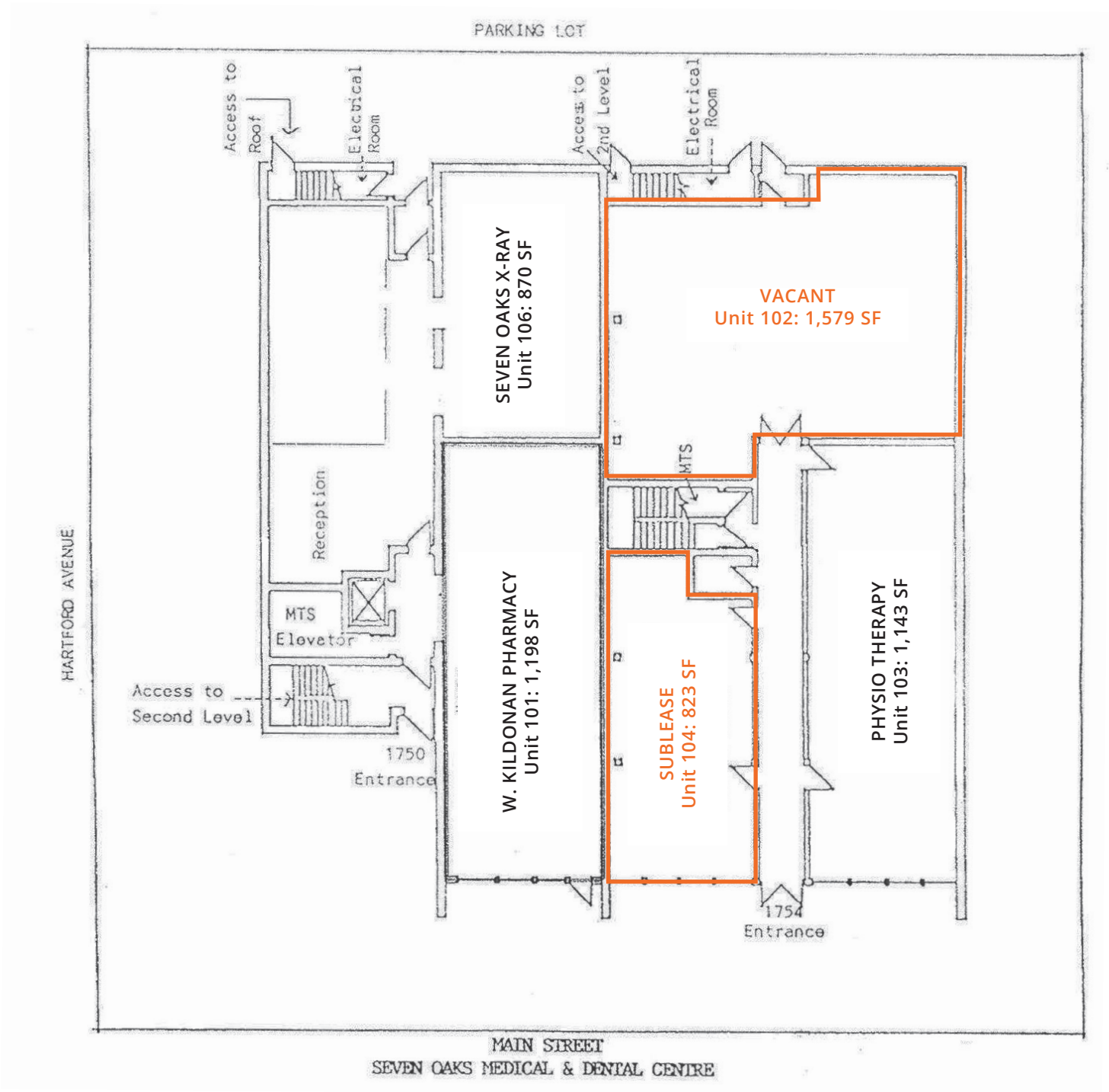
8 River East Plaza

9 Tenderloin Meat & Sausage

10 Seven Oaks General Hospital



Main Floor Units



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