

# FOR SUBLEASE

Retail/Office Opportunity on Main Street

1754 Main Street, Winnipeg, Manitoba

## TENANT RELOCATING



**CLOSE TO  
TRANSPORTATION  
ROUTES**



**EXCELLENT  
EXPOSURE**



**GREAT  
ACCESS**



**PARKING  
AVAILABLE**

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## PROPERTY SUMMARY

Available	823 SF
Lease Expires	January 31, 2026
Net Rent	\$13.00/SF
Property Taxes (est.)	\$2.93/SF
CAM* (est.)	\$8.66/SF
Zoning	C2 - Commercial Community

\*plus management fee

## LOCATION

- Located at the northwest corner of Main Street & Hartford Avenue at a signalized intersection.
- Excellent exposure to a high traffic thoroughfare.
- Just south of the Chief Peguis Trail Bridge, connecting Main Street to Henderson Highway and Lagimodiere Boulevard.

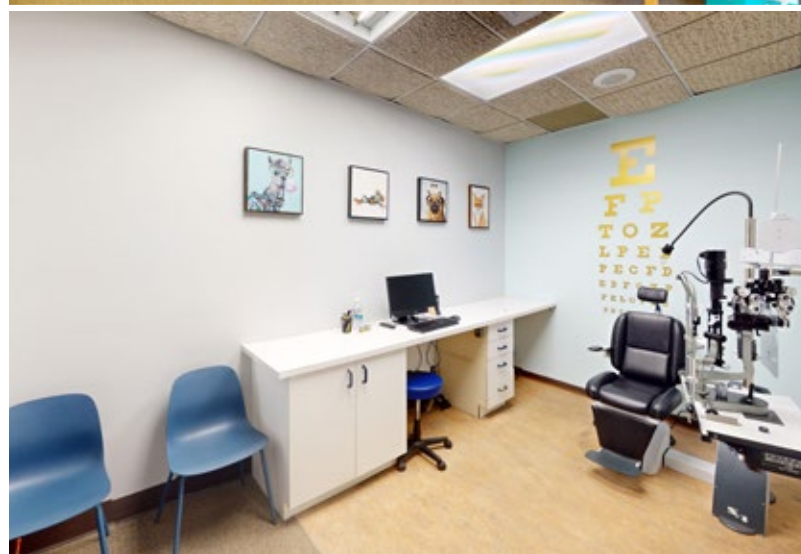
## FEATURES

- Join Cathedral Dental, West Kildonan Pharmacy, PhysioCare+ Physiotherapy, and Seven Oaks X-Ray.
- Ideal for a variety of uses including professional office and retail.
- Parking: Reserved stall at rear of building.
- Surrounded by dense residential neighborhoods.

## TRAFFIC

- 37,100 vehicles per day on Main Street between Inkster Boulevard and Leila Avenue

Reference: City of Winnipeg Public Works Department, 2022



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FOR MORE INFORMATION, PLEASE CONTACT:

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*Succeeding by Helping Others Succeed*



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