

# FOR LEASE

Office/Medical Space in High-Traffic Area

1817 Main Street, Winnipeg, Manitoba



**4 BUS ROUTES**  
NEARBY



**213,000+**  
POPULATION  
Based on 5 km radius



**36,600 VEHICLES**  
PER DAY  
Main Street. (2024)



**NEARBY**  
AMENITIES

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## PROPERTY SUMMARY

Available (June 1, 2026)	+/- 1,640 SF
Net Rent	\$19.00/SF
Additional Rent (2026 est.)	\$9.97/SF
Zoning	C2

## FEATURES

- 7 offices/exam rooms, front reception, 1 washroom and storage area.
- Ideal for medical offices, physiotherapy, massage therapy and salon/spa.
- Solid brick and concrete building with low common area costs.
- Parking available for 2 vehicles.
- Hydro, gas, and water are metered separately.

## LOCATION

- Excellent West Kildonan location on the going home side of Main Street.
- Located between Semple Avenue and Kilbride Avenue.
- Good visibility with great signage.

## DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	213,964	504,951
Daytime Population	218,404	567,700
Households	83,287	204,789
Median Age	37.3	37.4
Avg. Household Income	\$93,173	\$100,182

Environics Analytics ©2025





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