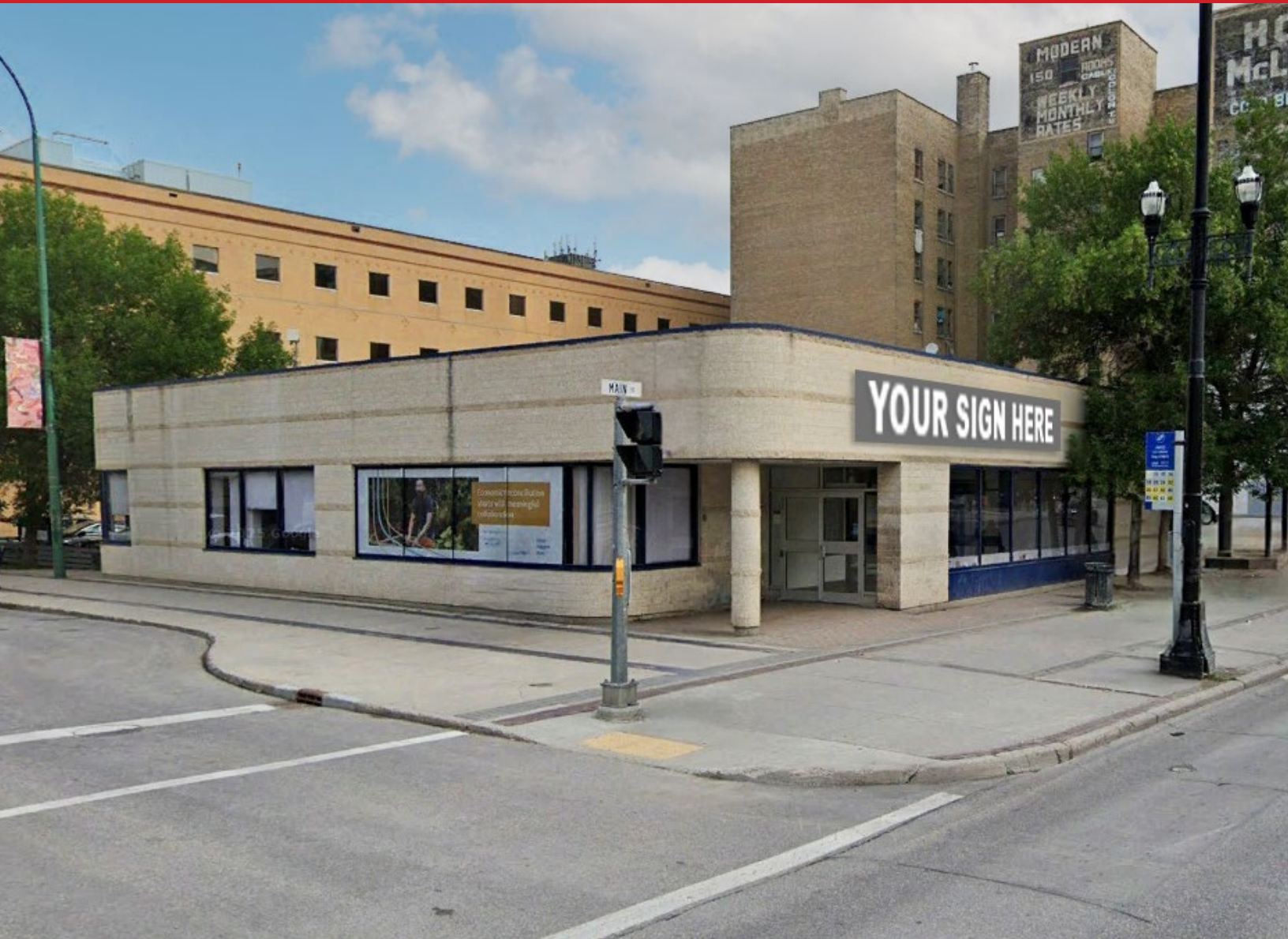


FOR LEASE

Freestanding Building in the Heart of Downtown

540 Main Street, Winnipeg, Manitoba



**10 PARKING
STALLS**



**WALKERS
PARADISE**

Source: walkscore.com



**6+ BUS ROUTES
NEARBY**



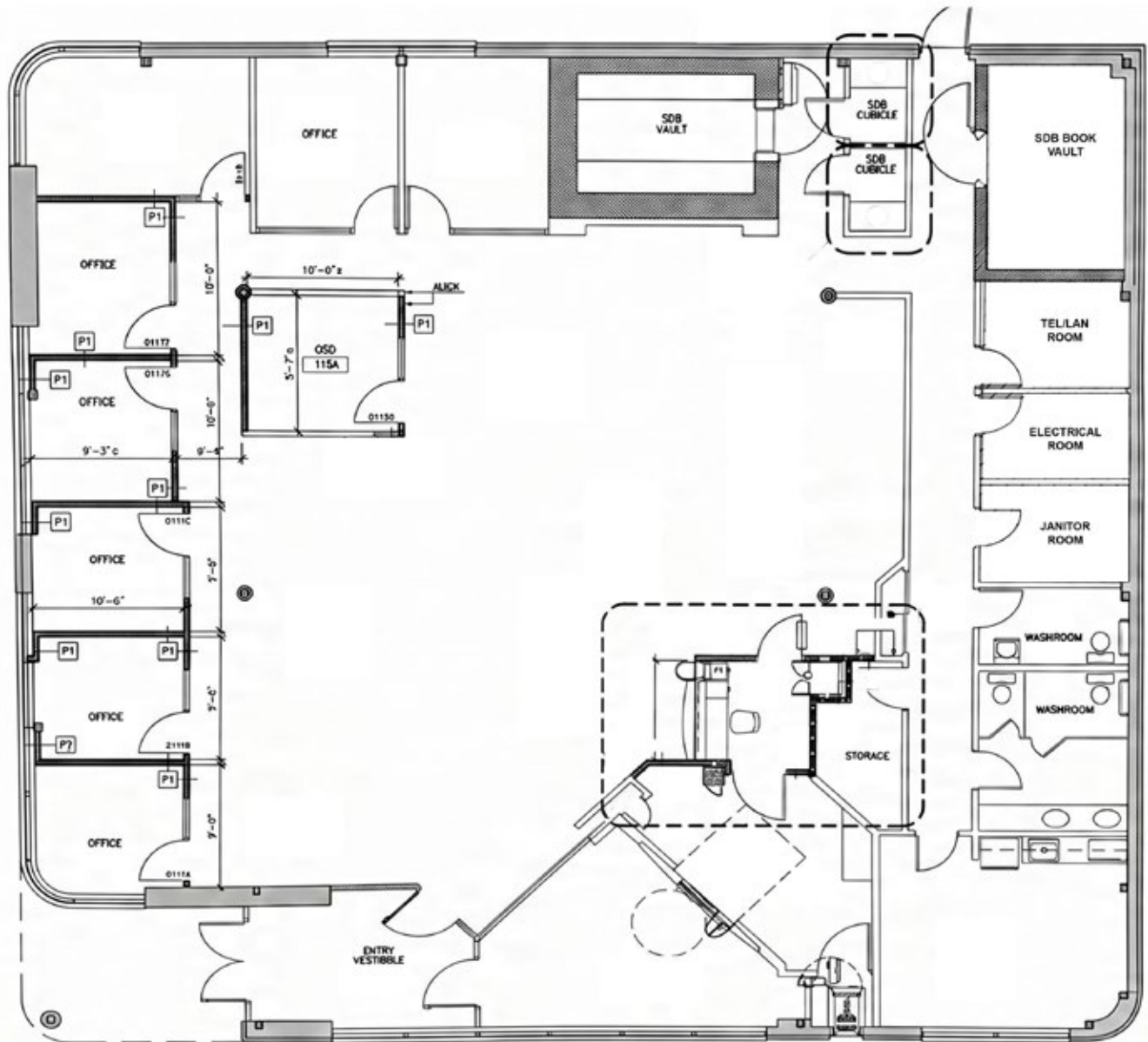
**89,600 VEHICLES
PER DAY**

Main Street (2024)

FOR LEASE

540 Main Street, Winnipeg, Manitoba

FLOOR PLAN



360° [CLICK HERE TO TAKE A VIRTUAL TOUR](#)

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540 Main Street, Winnipeg, Manitoba

PROPERTY SUMMARY

Available	+/- 5,286 SF
Net Rent	\$16.00/SF
Property Taxes (2026 est.)	\$6.81/SF
Zoning	C
Parking	10 stalls

FEATURES

- Former RBC bank building
- Freestanding building at the corner of Main Street & Jame Avenue
- Ample signage opportunities
- Excellent access to Winnipeg Transit
- Steps from the Manitoba Museum, City Hall, and the Exchange District
- Located near several existing and planned multi-family developments

DEMOGRAPHICS

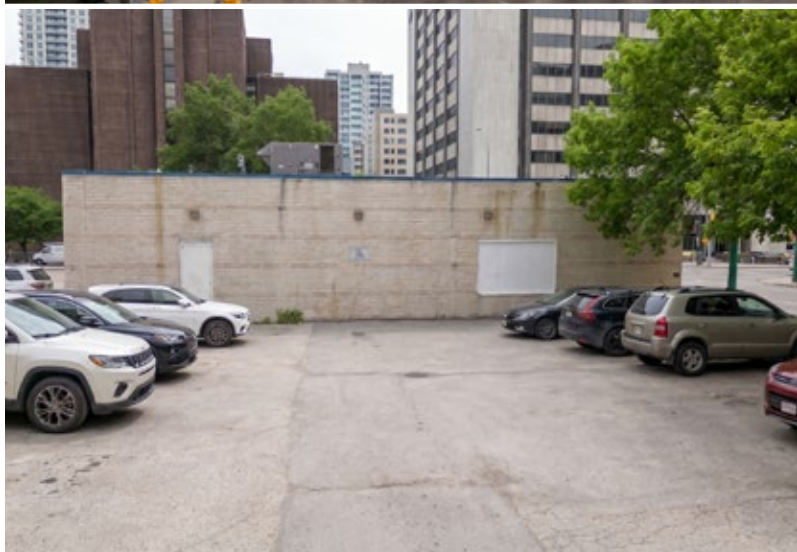
	3 Min. Drive Time	5 Min. Drive Time
Total Population	9,073	40,666
Daytime Population	29,961	94,224
Households	3,886	17,320
Median Age	33.6	34.9
Avg. Household Income	\$62,827	\$63,097

EnviroNics Analytics ©2025

TRAFFIC

89,600 vehicles per day on Main Street between William Avenue and Logan Avenue.

City of Winnipeg Public Works Department 2024

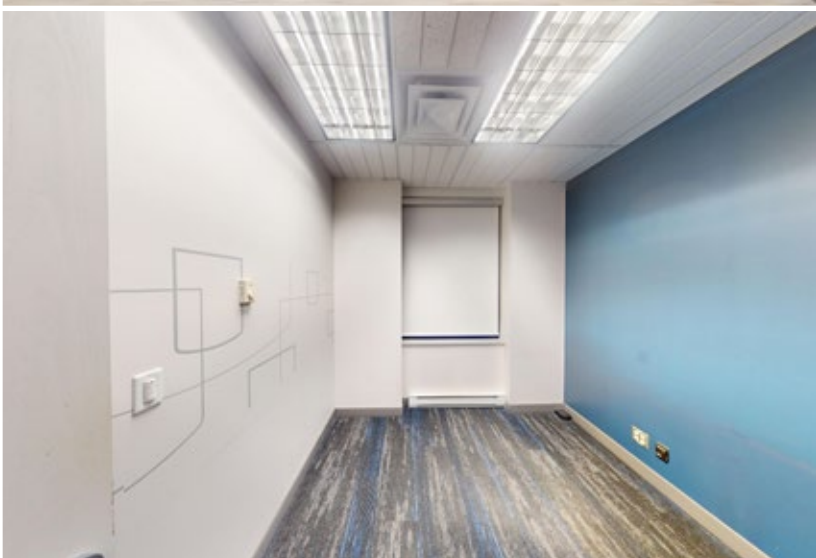


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Shindico
SUCCEEDING BY HELPING OTHERS SUCCEED



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