

NEW LISTING!
ACROSS FROM KILDONAN PARK



For Sale
3420 SF
total area
Contact Agent
for Pricing

WAYNE SATO

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

c. 204-510-3311

o. 204-957-0500

wayne@waynesato.ca

www.waynesato.ca

FOR SALE | 1948 MAIN STREET

FULLY DEVELOPED OFFICE BUILDING

- Efficient floorplan packs a lot into 3,420 SF!
- 9 Offices, meeting room, boardroom, reception
- Parking in rear for up to 6 vehicles
- Close to transit



Scan QR code to
view website

RE/MAX
PROFESSIONALS

96 Nature Park Way

Winnipeg, MB R3P 0X8

o. 204-957-0500

f. 204-452-4359

wpgproperty.ca

REMAX
COMMERCIAL

The Area



Convenient
location



Food and Drink
within Walking



Groceries and
Shopping



Amenities
within walking



Convenient bike
infrastructure

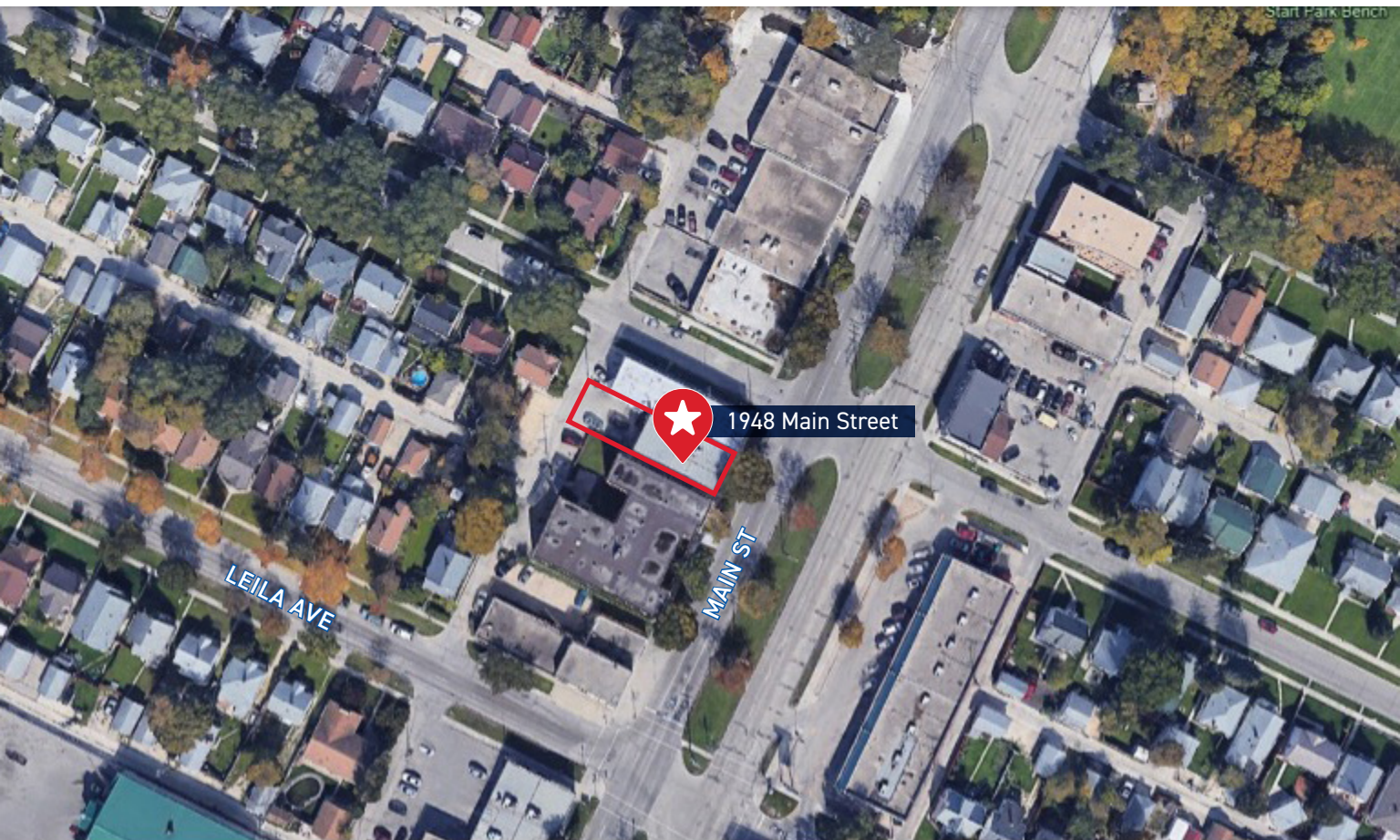


Excellent transit
stops



Culture &
Entertainment
nearby

1948 Main Street located near the intersection of Leila and Main Street. This location offers an excellent street presence with a high volume of daily traffic and high frequency transit service. Businesses servicing West Kildonan, Garden City and North Kildonan – via the Chief Peguis Trail will appreciate the convenience and visibility of this address.



Property Highlights



PROPERTY TAXES	\$24,511.35
TAX ROLL	11030809000
TITLE NUMBER	2149081
LEGAL DESCRIPTION	LBP 19 24249 14/16 K
PROPERTY USE CODE	CMOFF - Office
ASSESSED VALUE	\$1,035,000
ASSESSED LAND AREA	3,763 sq. ft.
WATER FRONTAGE MEASUREMENT	31.29 ft.
SEWER FRONTAGE MEASUREMENT	31.20 ft.
LOCAL IMPROVEMENT INFORMATION	
STREET RENEWAL	\$.00
SEWER RENEWAL	\$160.68
WATER RENEWAL	\$56.32

Tax Roll Assessment Map



This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. Wayne Sato Personal Real Estate Corporation, RE/MAX Professionals / Each office is independently owned and operated.



CONTACT:

WAYNE SATO

WAYNE SATO PERSONAL REAL ESTATE CORPORATION

Sales and Leasing Executive

c. 204-510-3311

o. 204-957-0500

wayne@waynesato.ca

www.waynesato.ca



Scan QR code
to view website

This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. Wayne Sato Personal Real Estate Corporation, RE/MAX Professionals / Each office is independently owned and operated.

96 Nature Park Way | Winnipeg, MB | R3P 0X8 | o. 204-957-0500 | f. 204-452-4359 | wpgproperty.ca

REMAX
COMMERCIAL