

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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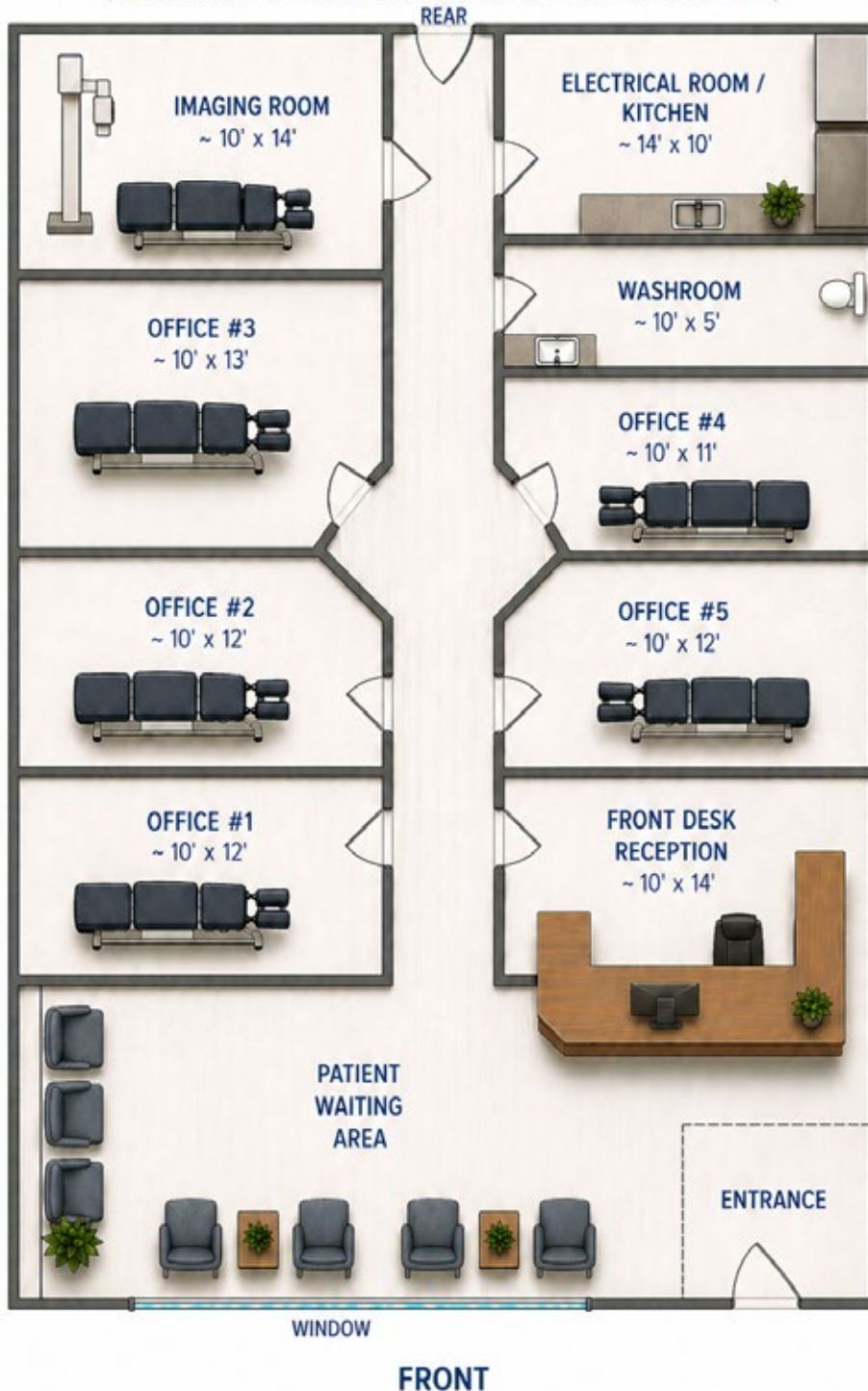
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1817 MAIN ST. (ACTUAL LAYOUT MAY NOT BE EXACTLY AS ILLUSTRATED)



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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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FOR MORE INFORMATION, PLEASE CONTACT:

Murray Goodman | (204) 928-8228 | mgoodman@shindico.com
Robert Scaletta | (204) 223-9777 | rscaletta@shindico.com
Mark Scaletta | (204) 510-3754 | mscaletta@shindico.com
Jordan Garber | (204) 806-2097 | jgarber@shindico.com

Shindico Realty Inc.
200-1355 Taylor Avenue
Winnipeg, Manitoba R3M 3Y9
P (204) 474-2000
inquire@shindico.com
www.shindico.com



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