



Property Information

Unit Size	1,254 sf
Co-Tenants	Medical Clinic, Pharmacy, Chiropractor, Nail Salon
Available	Immediately



Net Rent:

\$18.00 / PSF

CAM / Tax:

\$8.66 / PSF (2026 est.)

Property Overview

Excellent opportunity to lease C1 zoned, 1,254 sf space in a well-established neighbourhood strip mall on Main Street. This centre benefits from strong daily traffic and built-in customer flow generated by established medical and service-oriented co-tenants. The strip center tenancy mix creates consistent daytime traffic and strong synergy for health, wellness, beauty, and service-oriented businesses.

Ideal for professional or personal services, wellness, retail, specialty / takeout food restaurant or complementary medical uses.

Highlights

- High-visibility Main Street frontage
- Strong daily traffic counts
- Established neighbourhood customer base
- Convenient access to public transit
- Pylon and 2 fascia signage opportunities
- Ample surface parking

**Get more
information**

Wes Schollenberg
M 204 955 6860
wes.schollenberg@avisonyoung.com

Jason Abraham
M 204 960 4964
jason.abraham@avisonyoung.com

avisonyoung.com

Community Overview

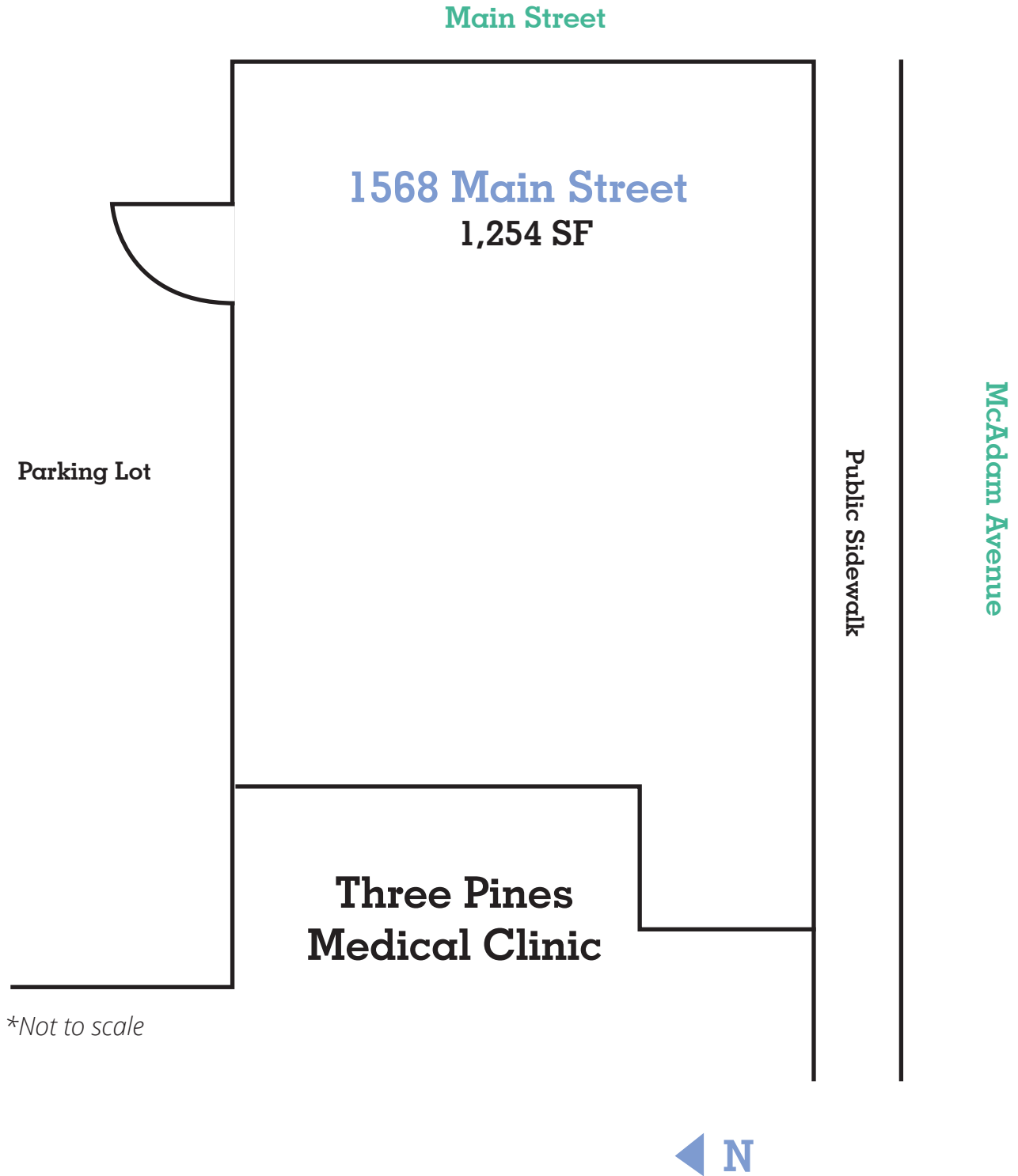
Situated along Main Street, one of Winnipeg's primary arterial routes, providing excellent exposure and accessibility. Surrounded by dense residential neighborhoods with strong local customer base.



Photos



Site Plan



**Not to scale*

Thank you for your interest!

Wes Schollenberg

Senior Vice President, Broker

M 204 955 6860

wes.schollenberg@avisonyoung.com

Jason Abraham

Associate

M 204 960 4964

jason.abraham@avisonyoung.com

Visit us online

avisonyoung.com

© 2026 Avison Young Commercial Real Estate (Manitoba) Inc. All rights reserved. E. & O.E.: The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties or representations as to the completeness or accuracy thereof and the Purchaser/Tenant should rely on its own due diligence investigations related thereto. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

**AVISON
YOUNG**