ENCOMPASS™ Property Management



182 Goulet Street

For Lease

182 Goulet Street is a high-visibility retail property located at the corner of Kenny Street and Goulet Street in the heart of St. Boniface. With prominent street frontage, a full front parking lot, and close proximity to key arterial roads, this property is well-positioned to attract both pedestrian and vehicle traffic throughout the day.

Surrounded by a mix of residential buildings and office spaces, the site is ideal for retail businesses, professional services, or medical tenants looking for strong exposure in one of Winnipeg's most recognizable and well-traveled neighbourhoods.

Neighbourhood

Situated in the vibrant and historic St. Boniface district, 182 Goulet Street benefits from its close connection to downtown Winnipeg and major routes like Main Street and Portage Avenue. The property is just minutes from The Forks—one of the city's top destinations—helping to drive both local and tourist traffic to the area.

With nearby schools, restaurants, parks, and health facilities, the surrounding neighbourhood offers a dynamic blend of residential charm and commercial activity. The site's accessibility and visibility make it an excellent choice for businesses seeking to establish a presence in a community known for its culture, connectivity, and ongoing urban vibrancy.

Building Area: 7,403 Sq Ft

Lease Rates:	Please Contact Agent
Address:	182 Goulet Street
Parking:	Front Facing Lot
Traffic Count:	15,400 Cars Per Day
Utilities:	Separately Metered

Property Highlights And Features

- Building Signage
- Customization
- High Exposure Location
- Mixed Use Space
- Retail Space
- Office Space
- On Major Bus Route
- Professionally Managed
- Pylon Signage

Area Demographics (St. Boniface)

- Population: 58,520
- Average Household Income: $74,669
- Average Household Net Worth: $458,288

Nearby Services

- Retail & Shopping
- Dining
- The Forks
- St. Boniface Hospital



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