



## 1070 Main Street

### For Lease

**1070 Main Street** is a well-located strip mall situated on one of Winnipeg's busiest commercial corridors. With excellent visibility along Main Street and direct access to a major bus route, this property offers strong exposure and convenient accessibility for both pedestrians and drivers.

A variety of unit sizes and layouts are available, making this location ideal for retail, service, or professional tenants looking to establish themselves in a well-traveled and diverse neighbourhood setting.

### Neighbourhood

Positioned in Winnipeg's North End, 1070 Main Street is surrounded by a vibrant mix of residential housing, businesses, and community amenities. The area features nearby parks, schools, restaurants, and local retail, generating steady traffic throughout the day. Just minutes from downtown Winnipeg, Kildonan Park, and area golf courses, the property is well-placed to draw from multiple customer bases.

This corridor offers a strong community presence with a mix of established and emerging businesses. Encompass Properties is committed to supporting entrepreneurs and business owners with flexible leasing options and a collaborative approach to commercial success.

### Building Area: 13,032 Sq Ft

<b>Lease Rates:</b>	Please Contact Agent
<b>Address:</b>	1070 Main Street
<b>Parking:</b>	Front Facing Lot
<b>Traffic Count:</b>	34,100 Cars Per Day
<b>Utilities:</b>	Separately Metered

### Property Highlights And Features

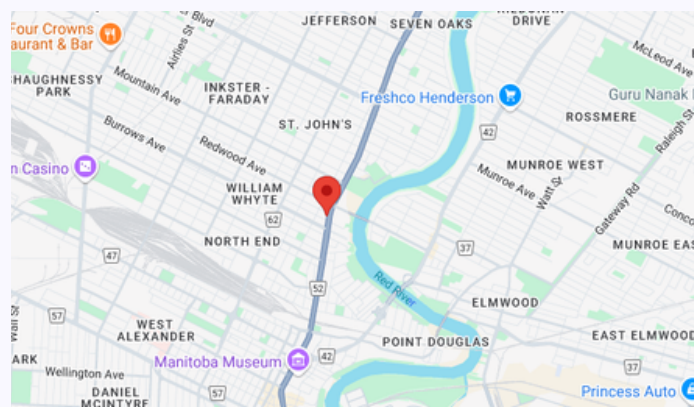
- Building Signage
- Customization
- High Exposure Location
- Mixed Use Space
- Retail Space
- Office Space
- On Major Bus Route
- Professionally Managed
- Pylon Signage

### Area Demographics (North End)

- Population: 55,240
- Average Household Income: \$30,523
- Average Household Net Worth: \$52,618

### Nearby Services

- Retail & Shopping
- Dining
- Kildonan Park
- Downtown Winnipeg



### Encompass Properties

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