

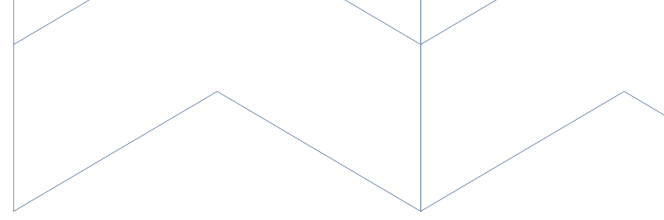


858 Corydon Avenue, Winnipeg, Manitoba

Freestanding Retail Building on Corydon Avenue

For Sale





Property Details

+/- 1,880 sq. ft.

BUILDING SIZE

+/- 5,768 sq. ft.

LAND SIZE

\$935,000

ASKING PRICE

\$15,466.49

PROPERTY TAXES (2025)

+/- 9 stalls at rear

PARKING

C2 - Commercial

ZONING

Demographics*

226,822

POPULATION

104,932

TOTAL HOUSEHOLDS

319,216

DAYTIME POPULATION

\$99,777

AVG. HOUSEHOLD INCOME

38.1

MEDIAN AGE

\$102,441

AVG. HOUSEHOLD EXPEND.

*WITHIN 5 KM | ENVIRONICS ANALYTICS © 2024

Features

- Exceptional opportunity to own a freestanding building on Winnipeg's vibrant Corydon Avenue
- Positioned in a thriving commercial area, this property is ideal for owner/occupier with turnkey former restaurant operation
- Main and second floors offer flexible layouts and functional space to accommodate a variety of retail or office uses
- Appealing signage potential just south of the signalized intersection
- Significant natural light with windows on multiple sides
- Uniquely designed brick patio and walkway fronting Corydon Avenue
- High visibility located midblock on the south side of Corydon between Lilac and Wentworth
- Well-positioned in the amenity rich Corydon Village, full of trendy retailers and local restaurants
- Corydon Avenue is renowned for its vibrant atmosphere and strong community presence, making it a sought-after destination for residents and visitors alike.
- Adjacent to several multi-family developments in one of Winnipeg's most densely populated areas
- Minutes away from the newly expanded Winnipeg Rapid Transit Route Network

Highlights



High Foot Traffic

AND VISIBILITY LOCATION
WITH PROMINENT BUILDING
SIGNAGE



Former Restaurant

IN FREESTANDING BUILDING



Great Access

TO PUBLIC TRANSIT



Excellent Parking

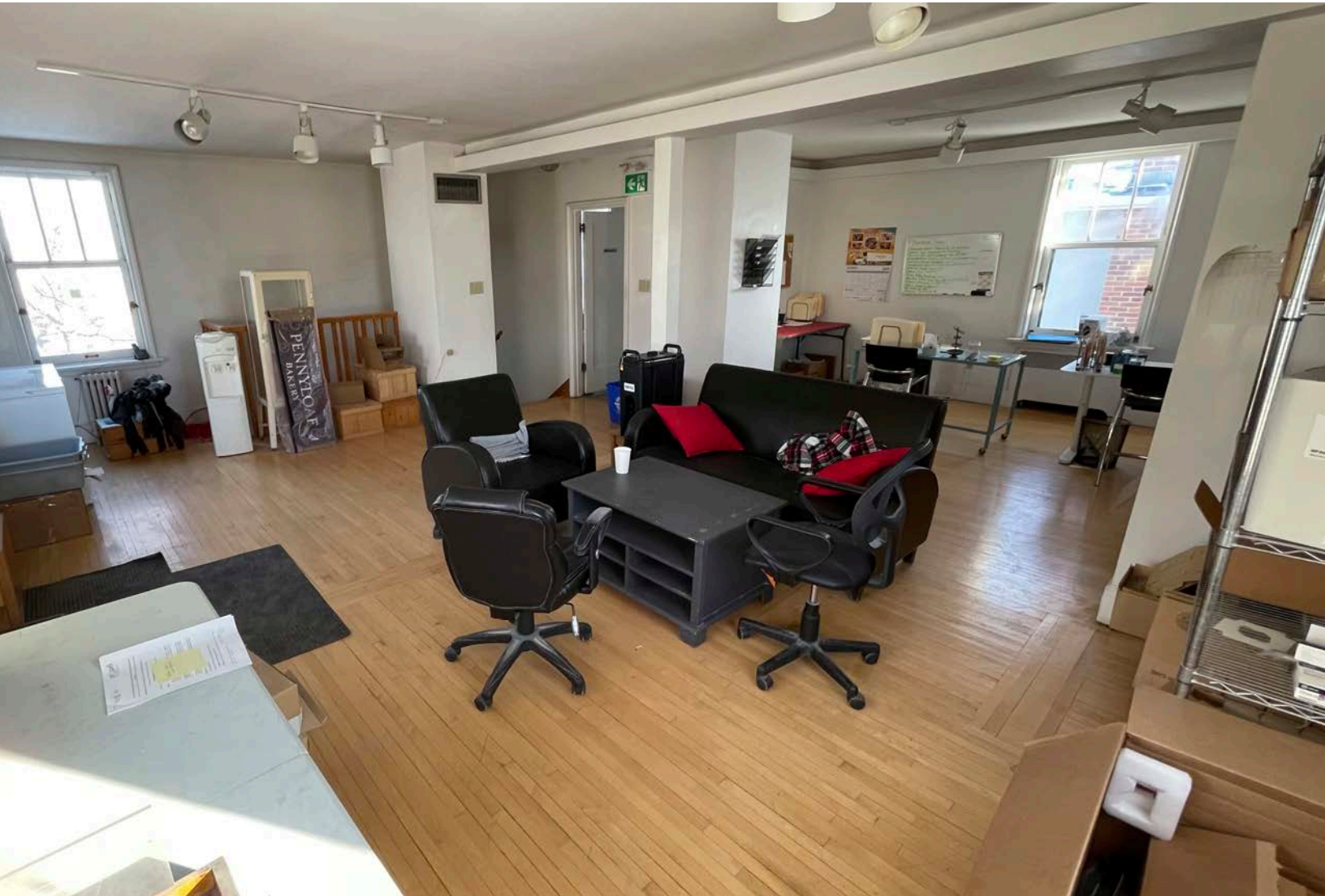
ONSITE AND IN THE AREA

For Sale



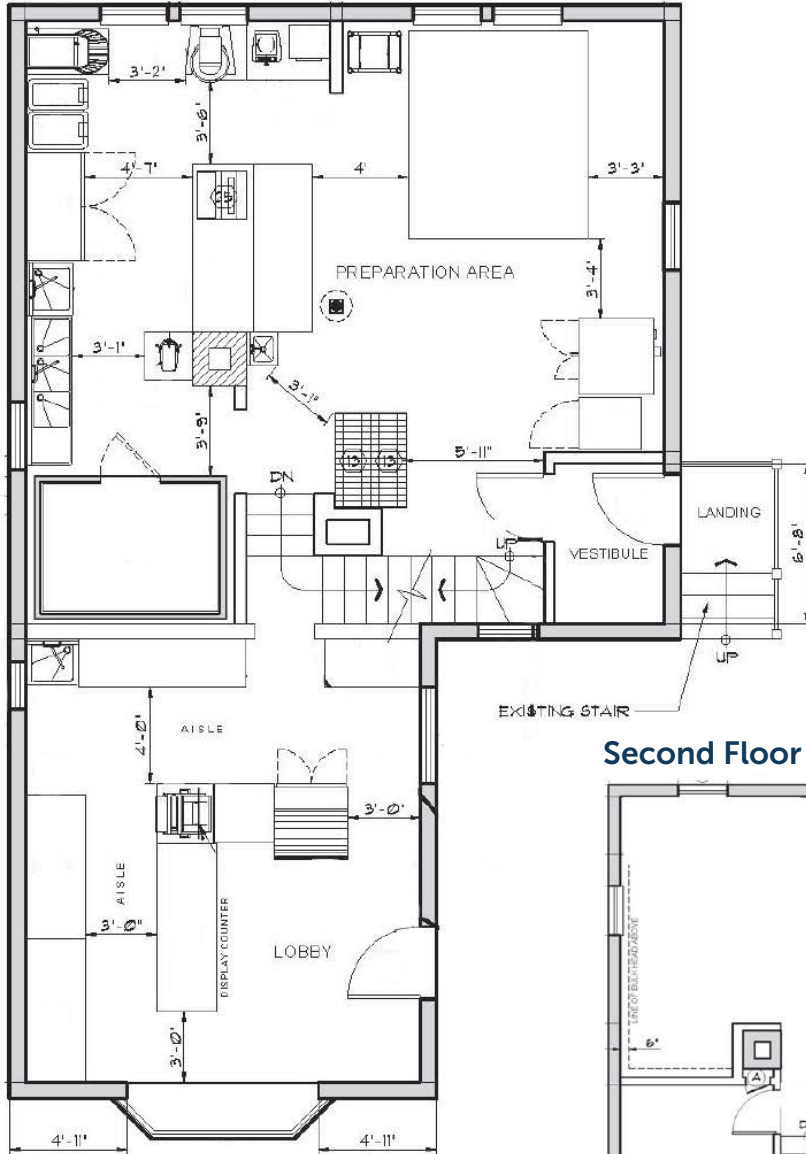
858 Corydon Avenue, Winnipeg, Manitoba
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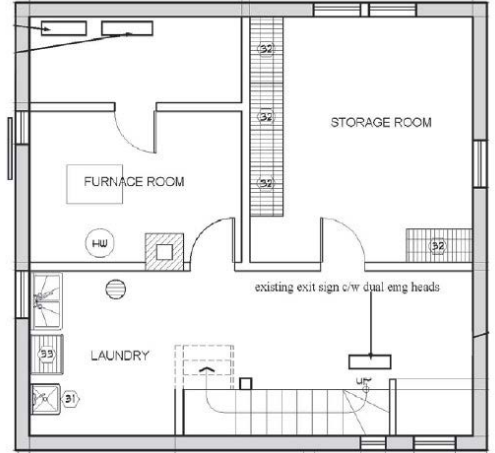
Floor Plan

Main Floor

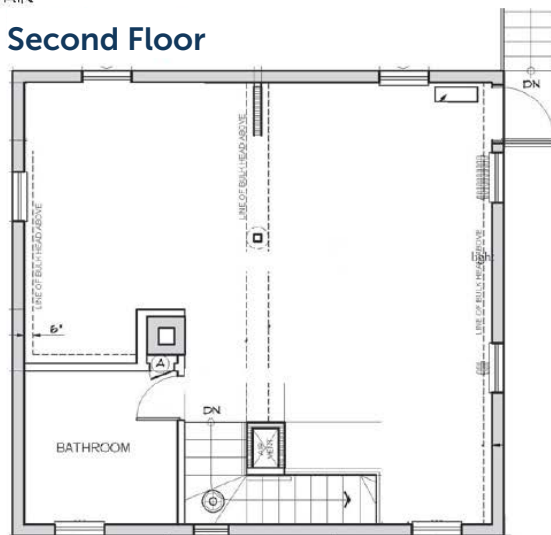


Corydon Ave

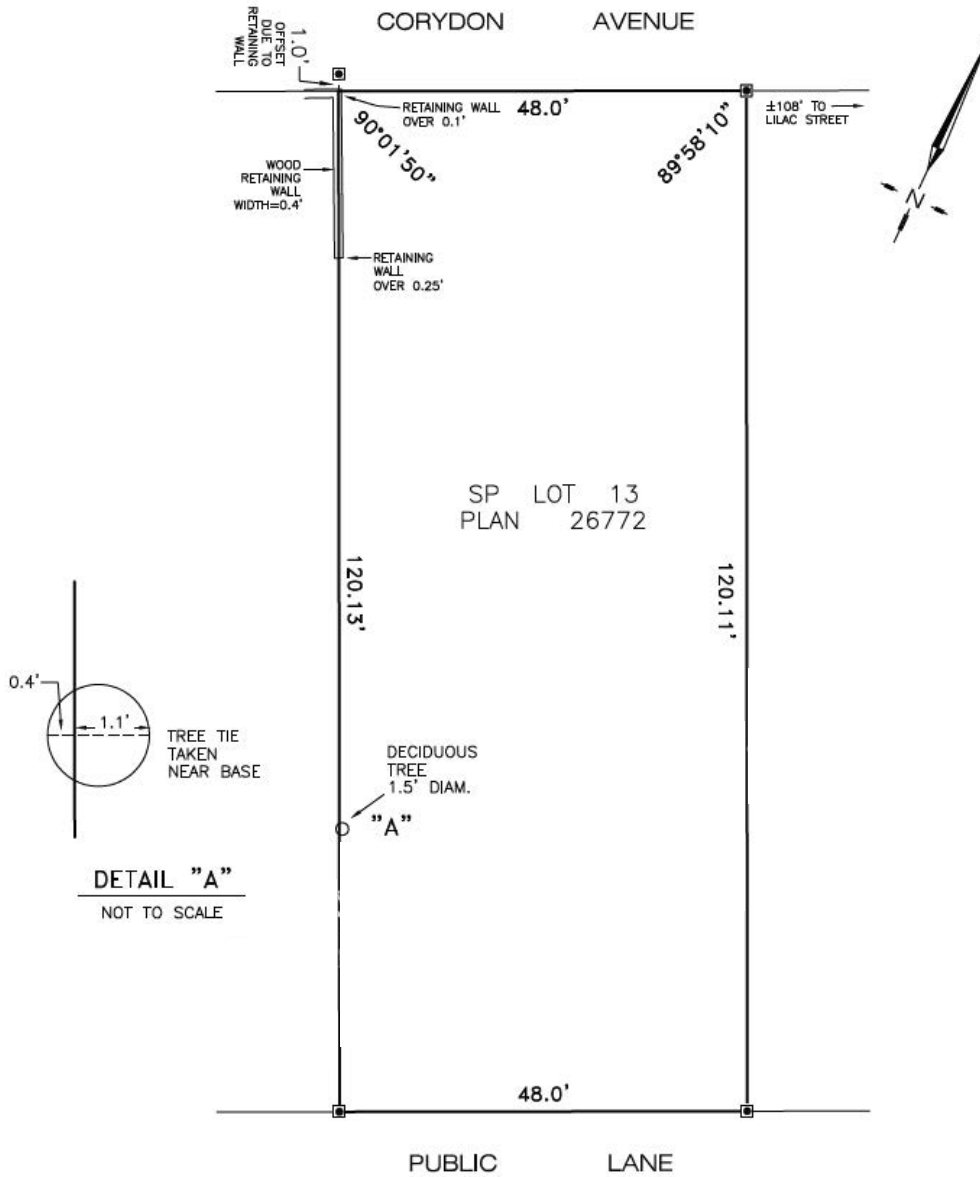
Lower Level



Second Floor



Site Survey



SKETCH - all distances are in feet and decimals of a foot.

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LEGEND

- 1. The Grove Pub & Restaurant
- 2. Rexall
- 3. Cafe Carlo
- 4. Passero
- 5. Thom Borgen
- 6. Saffron's
- 7. Sookram's Brewery
- 8. Low Life Barrel House
- 9. Quality Inn & Suites
- 10. Brazen Hall Kitchen & Brewery
- 11. Co-op Gas Bar
- 12. No Frills
- 13. Grant Park Shopping Centre:

- Smitty's
- Tim Horton's
- Gimli Fish Market
- Salisbury House
- Dollar Tree
- Co-op Grocery
- Liquor Mart
- Winners
- Landmark Cinema
- Shoppers Drug Mart
- Canadian Tire
- Fionns
- Applebees



Connect with us today!

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