

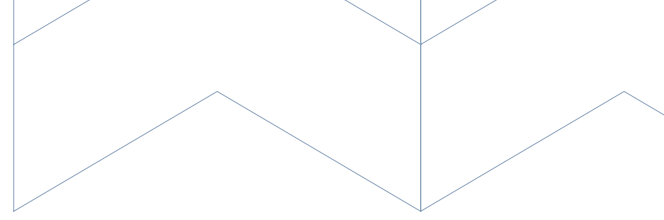


858 Corydon Avenue, Winnipeg, Manitoba

Freestanding Retail Building on Corydon Avenue

For Sale





Property Details

+/- 1,880 sq. ft.

BUILDING SIZE

+/- 5,768 sq. ft.

LAND SIZE

~~\$1,200,000~~ **\$1,150,000**

ASKING PRICE

\$14,039.15

PROPERTY TAXES (2023)

+/- 9 stalls at rear

PARKING

C2 - Commercial

ZONING

Demographics*

222,499

POPULATION

101,778

TOTAL HOUSEHOLDS

333,104

DAYTIME POPULATION

\$85,894

AVG. HOUSEHOLD INCOME

39.0

MEDIAN AGE

\$85,675

AVG. HOUSEHOLD EXPEND.

*WITHIN 5 KM | ENVIRONICS ANALYTICS © 2023

Features

- Freestanding two storey retail building ideal for owner/occupier with turnkey former restaurant operation
- Main and second floors can be separated for 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
- 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
- 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 Traffic

LOCATION WITH PROMINENT BUILDING SIGNAGE



Former Restaurant

IN FREESTANDING BUILDING



Great Access

TO PUBLIC TRANSIT



Excellent Parking

ONSITE AND IN THE AREA

For Sale



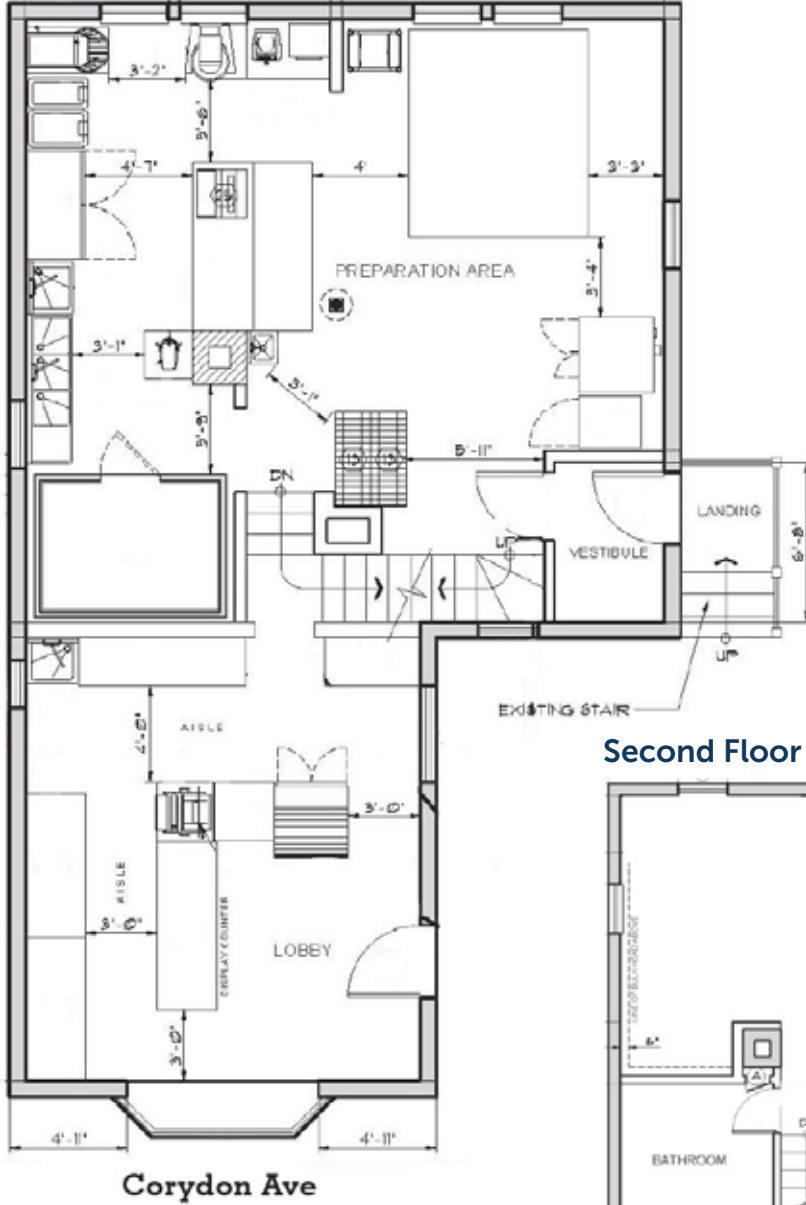
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Floor Plan

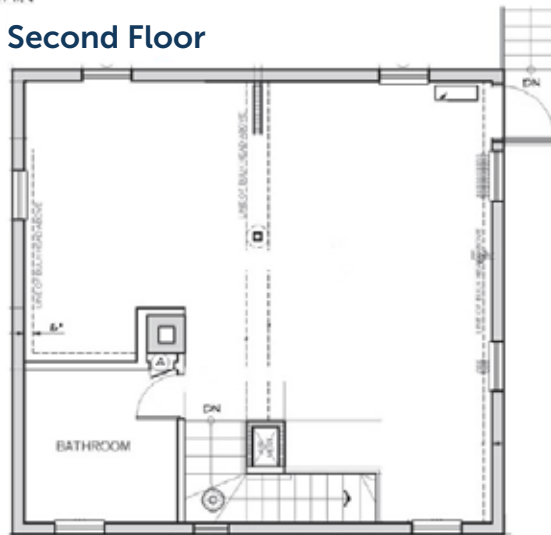
Main Floor



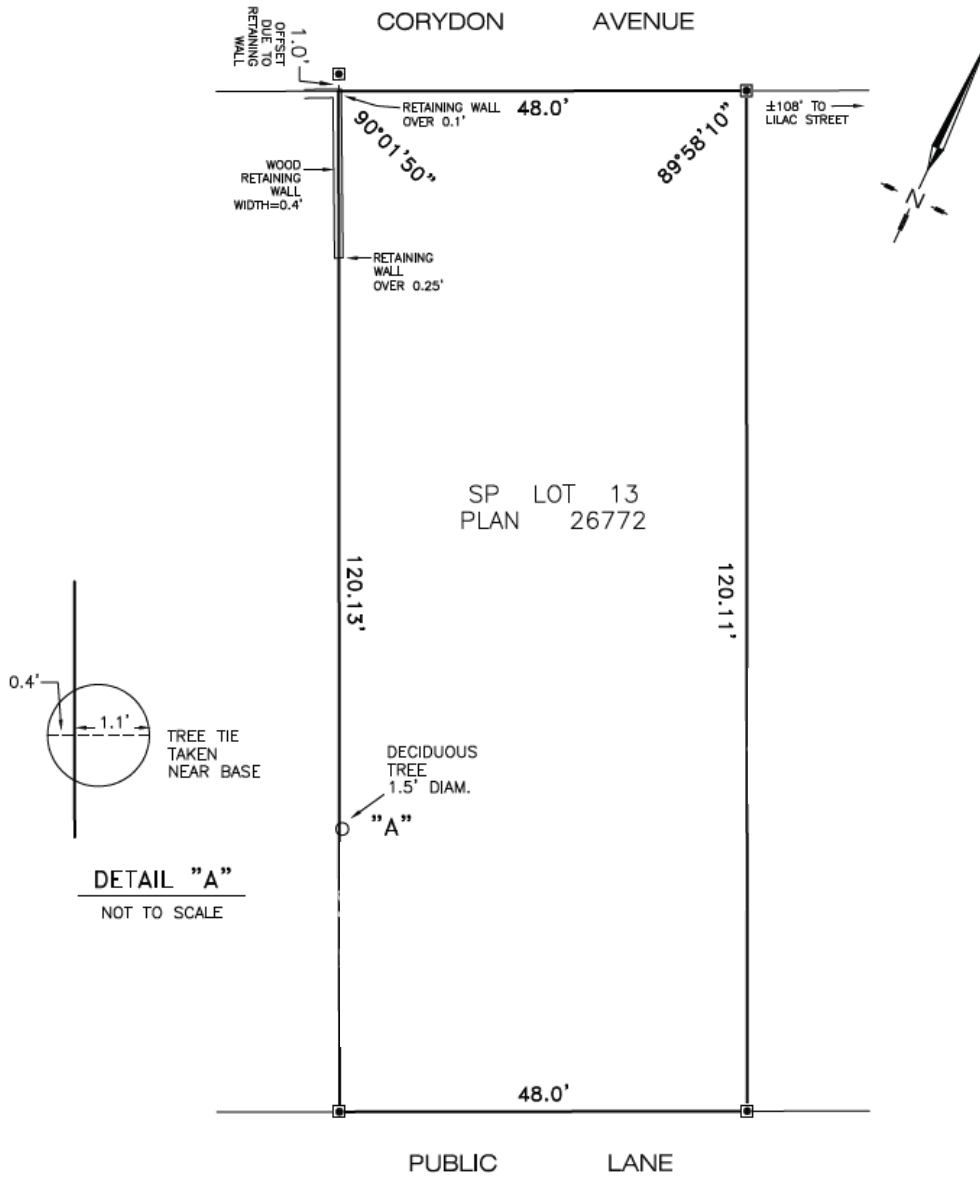
Lower Level



Second Floor



Site Survey



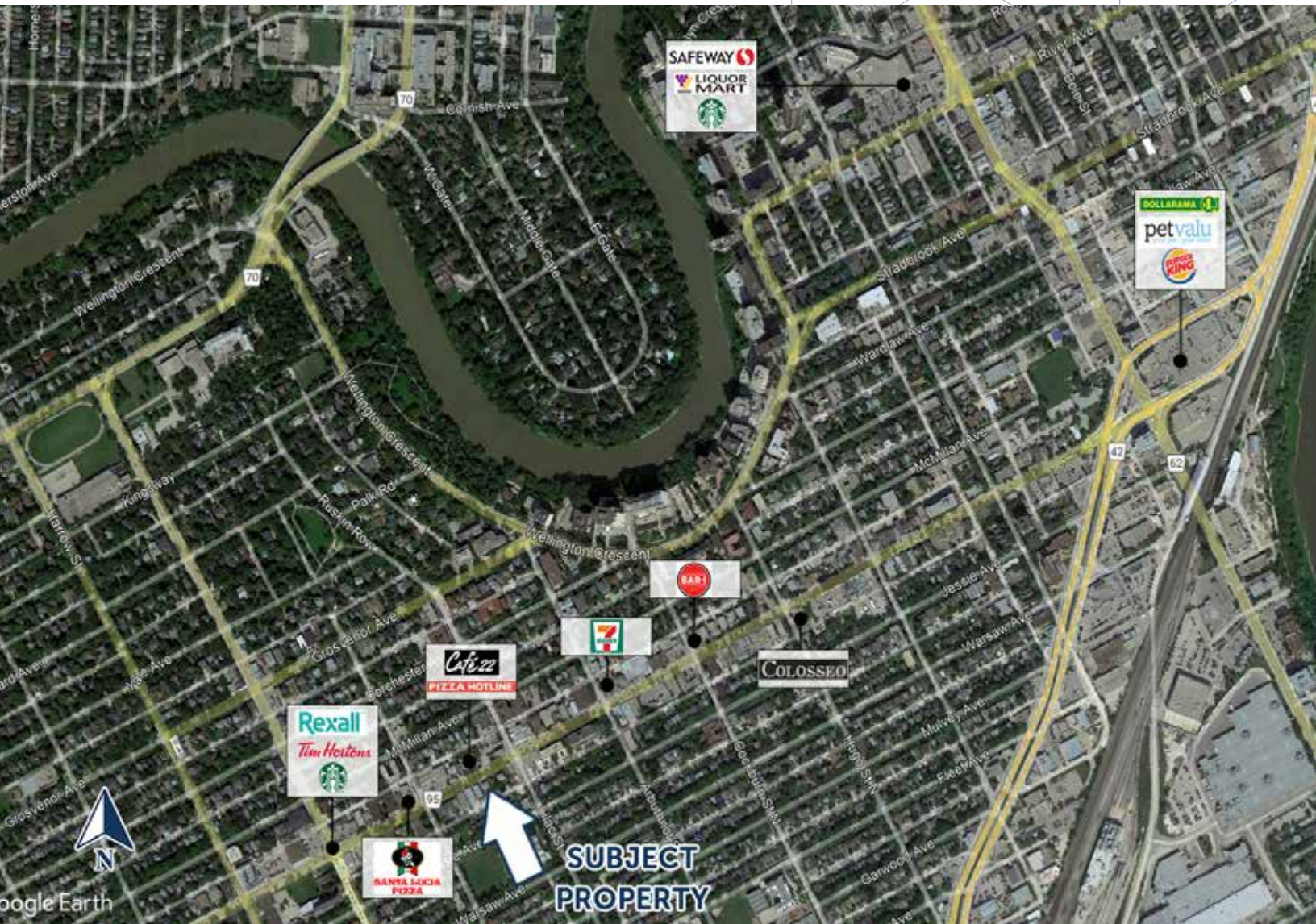
SKETCH - all distances are in feet and decimals of a foot.

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