

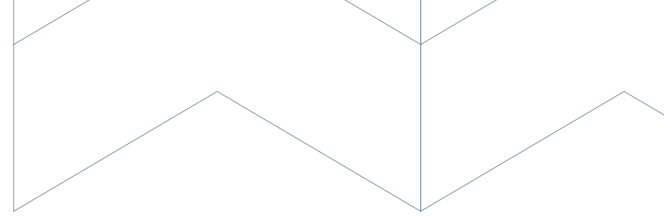


1100 Corydon Avenue, Winnipeg, Manitoba

Rarely Available Retail in New Corydon Development

For Lease





Property Details

+/- 1,200 - 3,693 sq. ft.

MAIN FLOOR

\$32.00/sq. ft.

NET RENT

TBD

ADDITIONAL RENT

C2 - Commercial

ZONING

Q4 2024

AVAILABILITY DATE

Location

- Located on the South side of Corydon Avenue at the corner of Wilton Street servicing the Crescentwood community
- High profile redevelopment project in close proximity to a mix of single family homes and multi-family buildings throughout the Corydon Village, one of Winnipeg's most densely populated areas
- Ease of access to a range of neighborhoods including Downtown, Osborne Village, Corydon Village, Fort Garry, and River Heights
- Adjacent to several amenities including grocery, medical, banks, trendy retailers and restaurants

Demographics*

215,534

POPULATION

324,228

DAYTIME POPULATION

39.1

MEDIAN AGE

97,910

TOTAL HOUSEHOLDS

\$89,546

AVG. HOUSEHOLD INCOME

\$88,162

AVG. HOUSEHOLD EXPEND.

*WITHIN 5 KM | ENVIRONICS ANALYTICS © 2024

Features

- Rare retail & office redevelopment in high traffic node
- Multiple configurations and unit sizing available for flexible tenant uses
- Eye-catching signage opportunity
- Ample onsite parking at rear of property and generous street parking in the area

Highlights



High Traffic

LOCATION WITH PROMINENT BUILDING SIGNAGE



New Construction

WITH BLANK CANVAS FOR VARIETY OF TENTANT USES



Great Access

TO PUBLIC TRANSIT



Excellent Parking

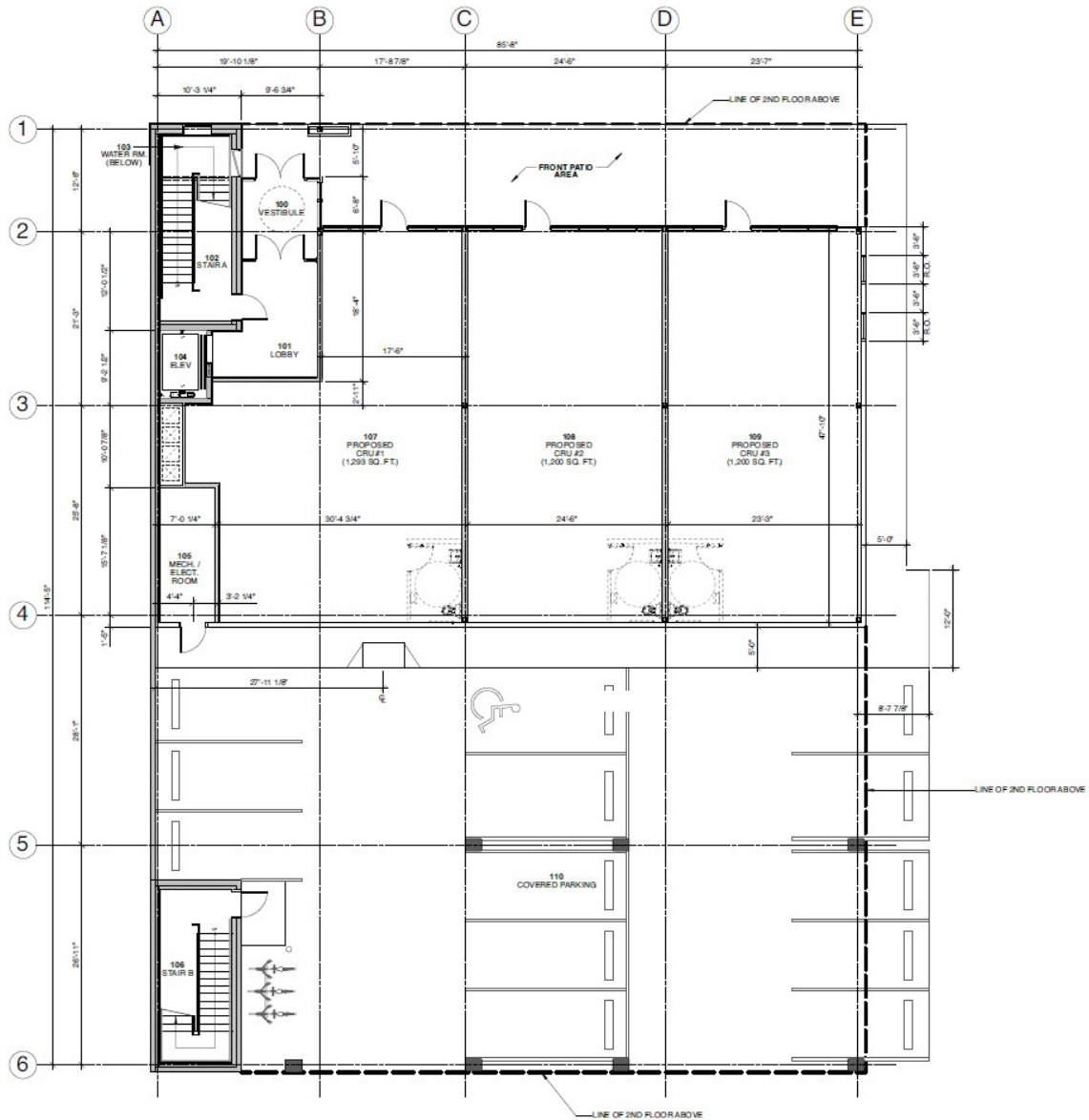
ONSITE AND IN THE AREA

For Lease



1100 Corydon Avenue, Winnipeg, Manitoba
iciproperties.com

Proposed Floor Plan

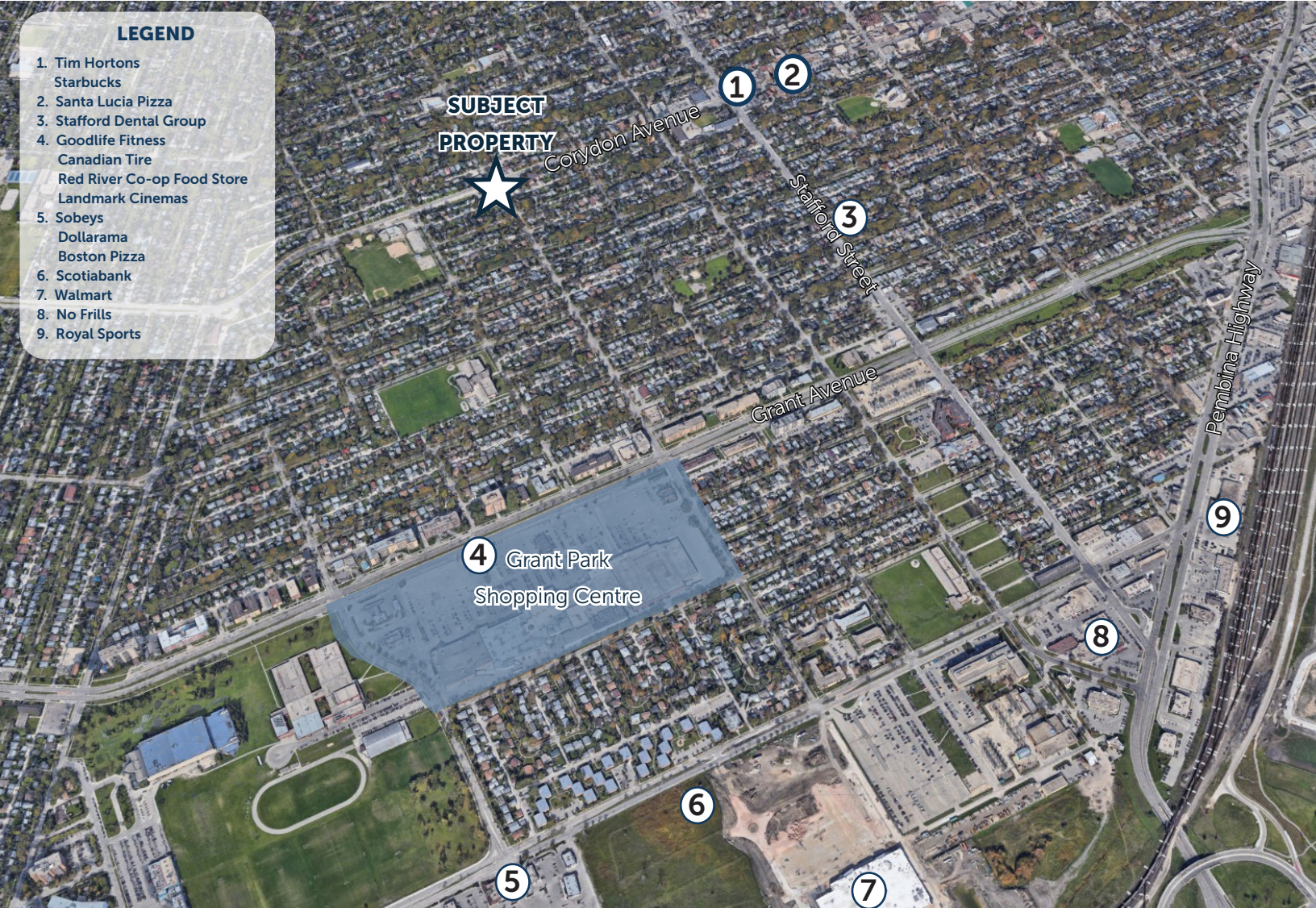


A PROPOSED MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 (A2.1 / A2.1)



LEGEND

- 1. Tim Hortons
Starbucks
- 2. Santa Lucia Pizza
- 3. Stafford Dental Group
- 4. Goodlife Fitness
Canadian Tire
Red River Co-op Food Store
Landmark Cinemas
- 5. Sobeys
Dollarama
Boston Pizza
- 6. Scotiabank
- 7. Walmart
- 8. No Frills
- 9. Royal Sports



Connect with us today!

iciproperties.com

Brennan Pearson

EXECUTIVE VICE PRESIDENT, PARTNER

bpearson@icproperties.com

204-814-9282

Tyson Preisentanz*

SENIOR VICE PRESIDENT

tpreisentanz@icproperties.com

204-782-6183

Jared Kushner*

VICE PRESIDENT

jkushner@icproperties.com

204-294-1087

DISCLAIMER Although information has been obtained from sources deemed reliable, neither Owner nor ICI Properties makes any guarantees, warranties or representations, expressed or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. Purchasers must perform their own due diligence. The Property may be withdrawn without notice. Neither Owner nor ICI Properties accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024. ICI Properties. All rights reserved.

**Services provided by 2003 Tyson Preisentanz Personal Real Estate Corporation*

**Services provided by Jared Kushner Personal Real Estate Corporation*

For Lease



1100 Corydon Avenue, Winnipeg, Manitoba
icproperties.com