

FOR LEASE

Rare Opportunity in River Heights

1450 Corydon Avenue, Winnipeg, Manitoba



**EXCELLENT
TRANSIT**



**DOMINANT
SIGNAGE**



**GREAT
ACCESS**



**ON-SITE
PARKING**

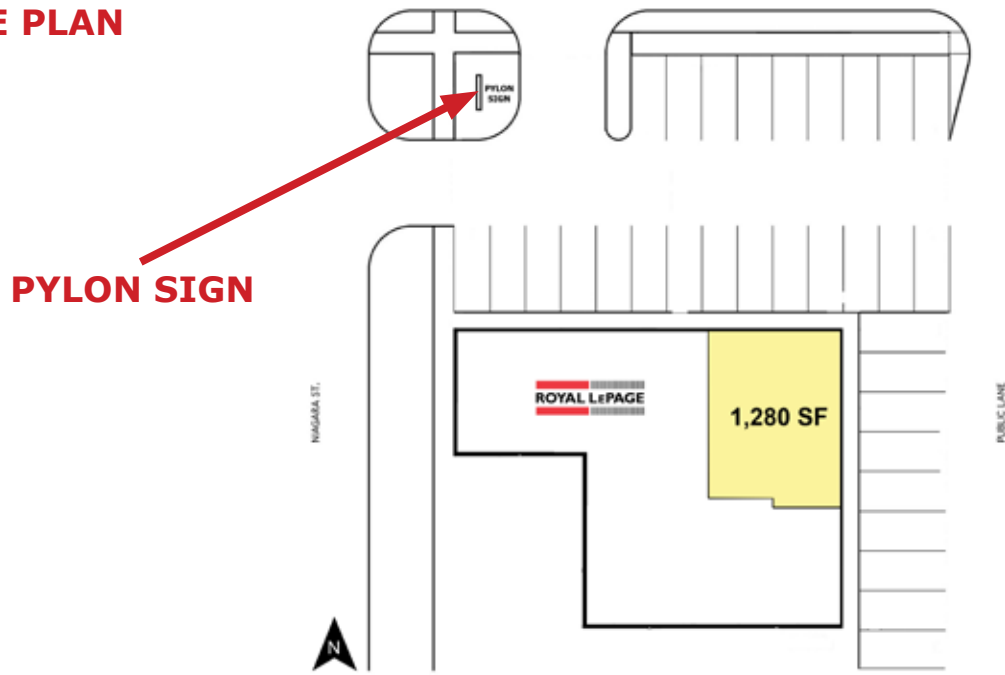
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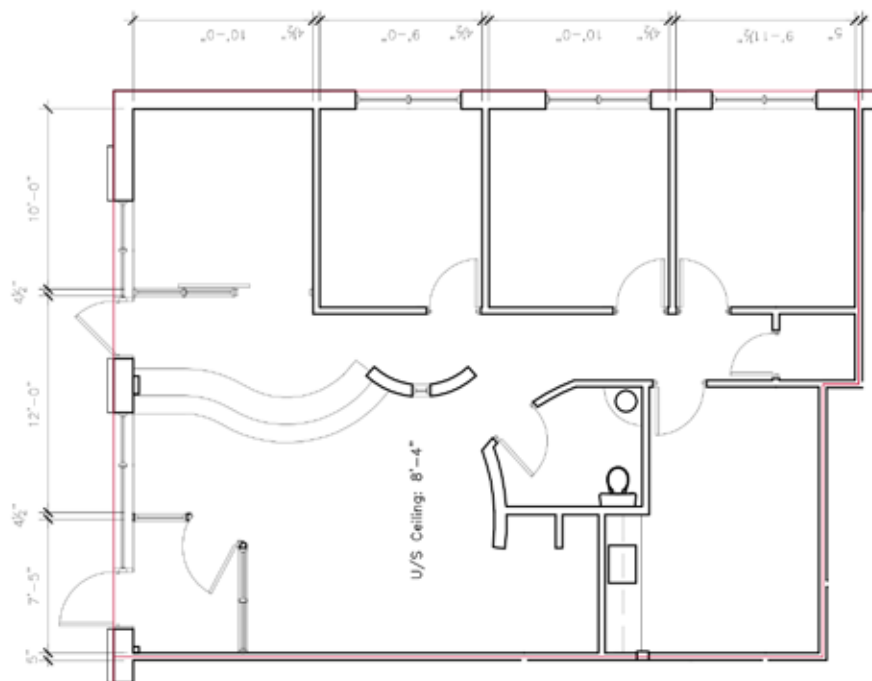
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SITE PLAN



FLOOR PLAN

[!\[\]\(339a16584d5da0f0a3ca4e9ec17bf6a1_img.jpg\) CLICK HERE TO TAKE A VIRTUAL TOUR](#)



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PROPERTY SUMMARY

Available (July 1, 2024)	1,280 SF
Property Taxes (est.)	\$5.40/SF
CAM (est.) (plus management fee)	\$6.15/SF
Utilities	Water is included in CAM Hydro is separately metered
Zoning	C1

FEATURES

- Main floor end-cap opportunity in professional building.
- Excellent access from all directions of traffic.
- Dominant building signage and exposure to Corydon Avenue.
- Pylon signage available.
- Situated near various upscale restaurants and retail.

LOCATION

- Located on the southeast corner of Corydon Avenue & Niagara Street, in the heart of River Heights, servicing Tuxedo and Crescentwood.

DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	77,254	192,845
Daytime Population	77,278	283,314
Households	35,279	88,827
Median Age	41.0	38.9
Avg. Household Income	\$120,919	102,736

Source: Environics Analytics ©2023

TRAFFIC

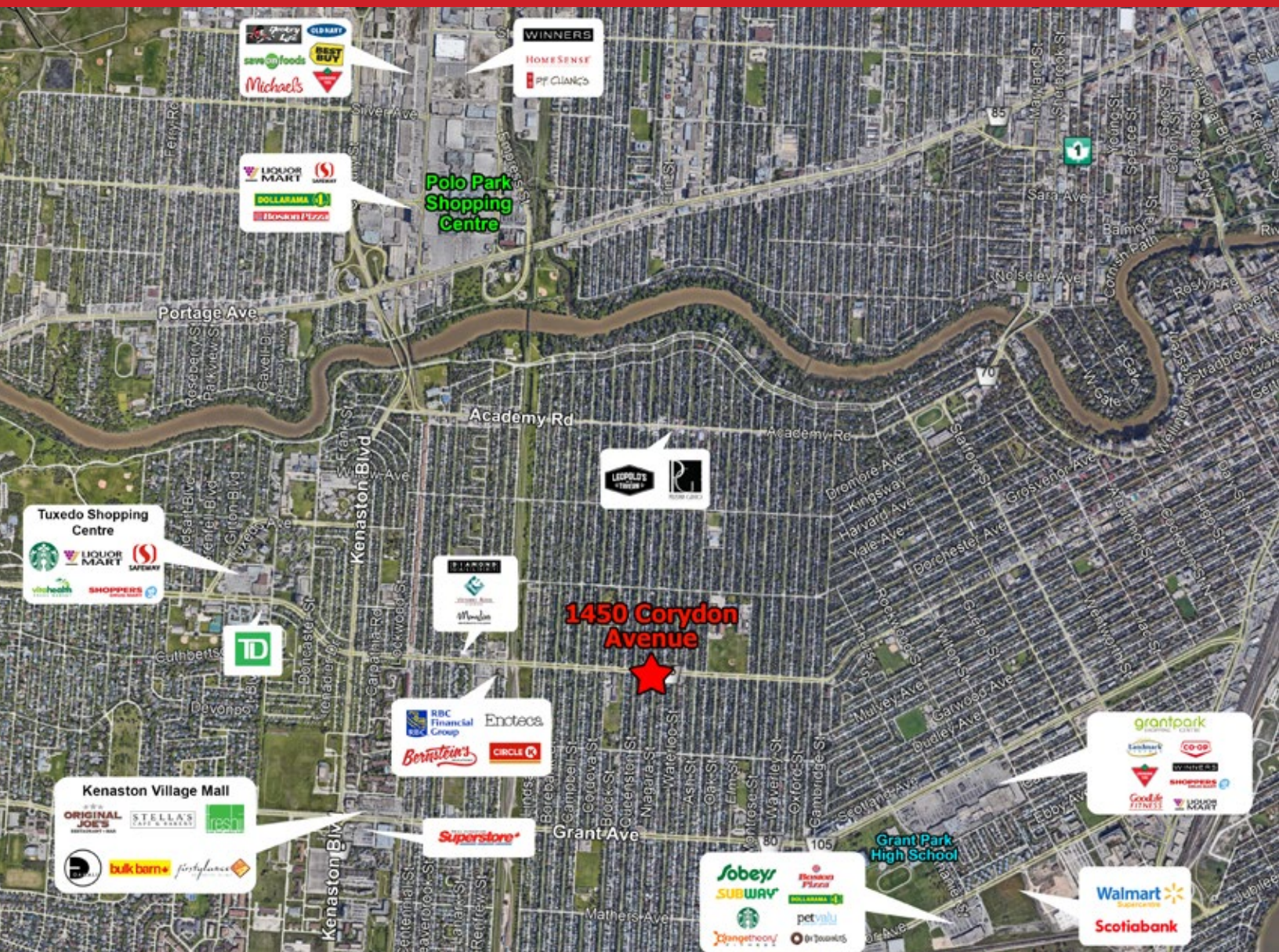
- 14,100 vehicles per day at Corydon Avenue and Niagara Street.

Reference: City of Winnipeg Public Works Department, 2022



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FOR MORE INFORMATION, PLEASE CONTACT:

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Succeeding by Helping Others Succeed



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