

JOIN MONA LISA

1699 Corydon Avenue, Winnipeg, Manitoba



**EXCELLENT
TRANSIT**



**DOMINANT
SIGNAGE**



**PARKING
AVAILABLE**



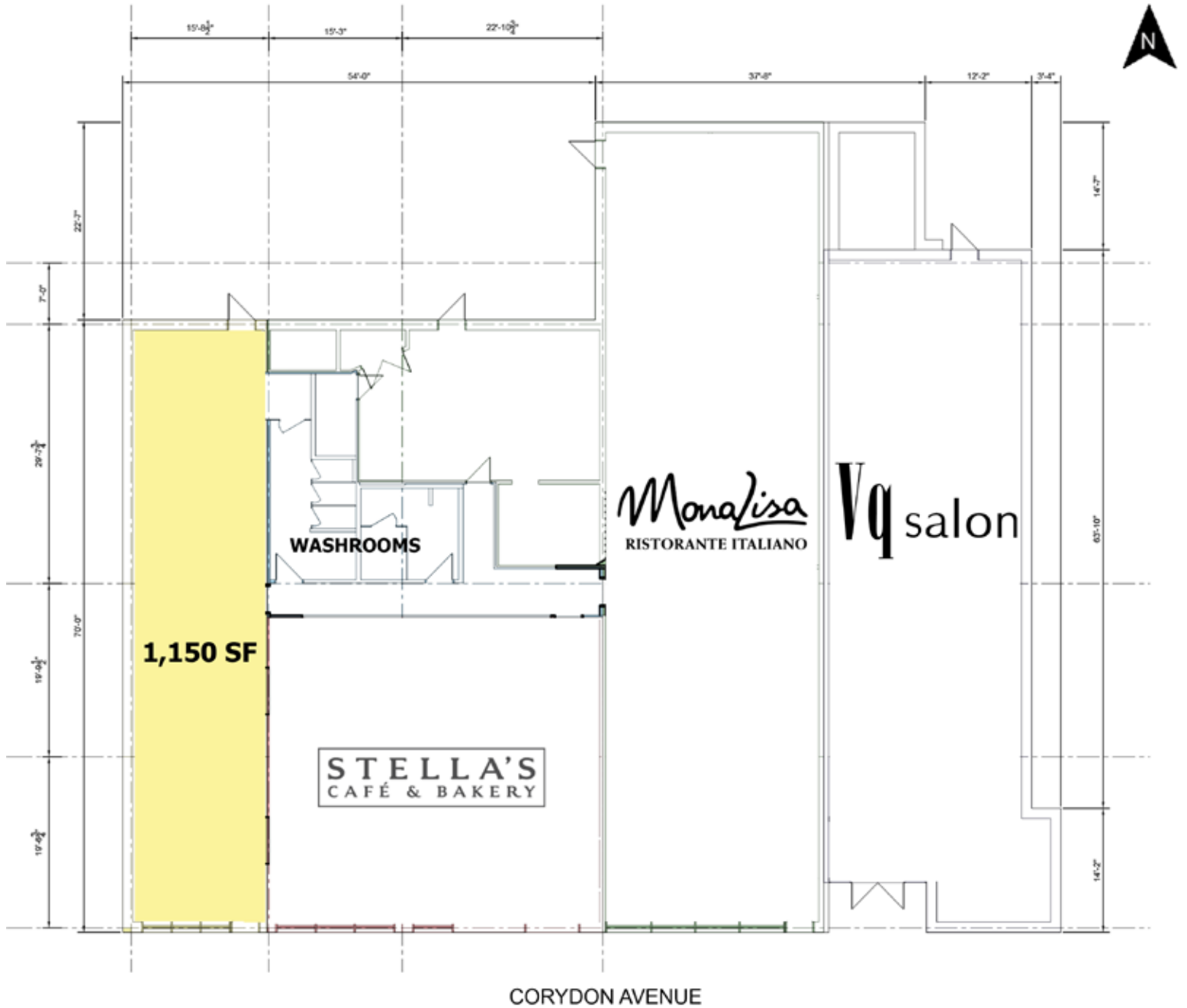
**188,000+
POPULATION**

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FOR LEASE

1699 Corydon Avenue, Winnipeg, Manitoba



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PROPERTY SUMMARY

Available	1,150 +/- SF
Net Lease Rate	\$25.00 - 27.00/SF
Additional Rent (est.)	\$8.90/SF
Zoning	C1 - Commercial

FEATURES

- Building signage available on two sides.
- Opportunity for representation on prominent digital readerboard.
- Potential to rent up to 6 designated stalls in adjacent lot.
- Ample street parking on both sides of Corydon Avenue and nearby side streets.
- **Ideally suited for retail, medical, professional office and service uses.**

LOCATION

- Located on Corydon Avenue, a couple blocks east of Kenaston Boulevard/Route 90.
- Minutes from the Winnipeg International Airport and the Polo Park area, Winnipeg's largest retail node.
- Located in the heart of River Heights, servicing Tuxedo and Crescentwood.

TRAFFIC

- 66,000 vehicles per day at Corydon Avenue & Kenaston Boulevard.

Reference: City of Winnipeg Public Works Department, 2019



Parking



Digital Readerboard

FOR LEASE

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DEMOGRAPHICS	3 km. Radius	5 km. Radius
Total Population	68,806	188,334
Daytime Population	68,441	236,059
Households	28,845	81,746
Median Age	40.7	38.4
Avg. Household Income	\$134,677	\$106,168

Environics Analytics ©2021

FOR MORE INFORMATION, PLEASE CONTACT:

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*Services provided by Dino Alevizos Personal Real Estate Corporation

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Succeeding by Helping Others Succeed



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