

# FOR SALE

Freestanding Office Building in Corydon Village

520 Corydon Avenue, Winnipeg, Manitoba



**DOMINANT  
BUILDING  
SIGNAGE**



**HIGH  
TRAFFIC  
CORNER**



**VERY  
WALKABLE**

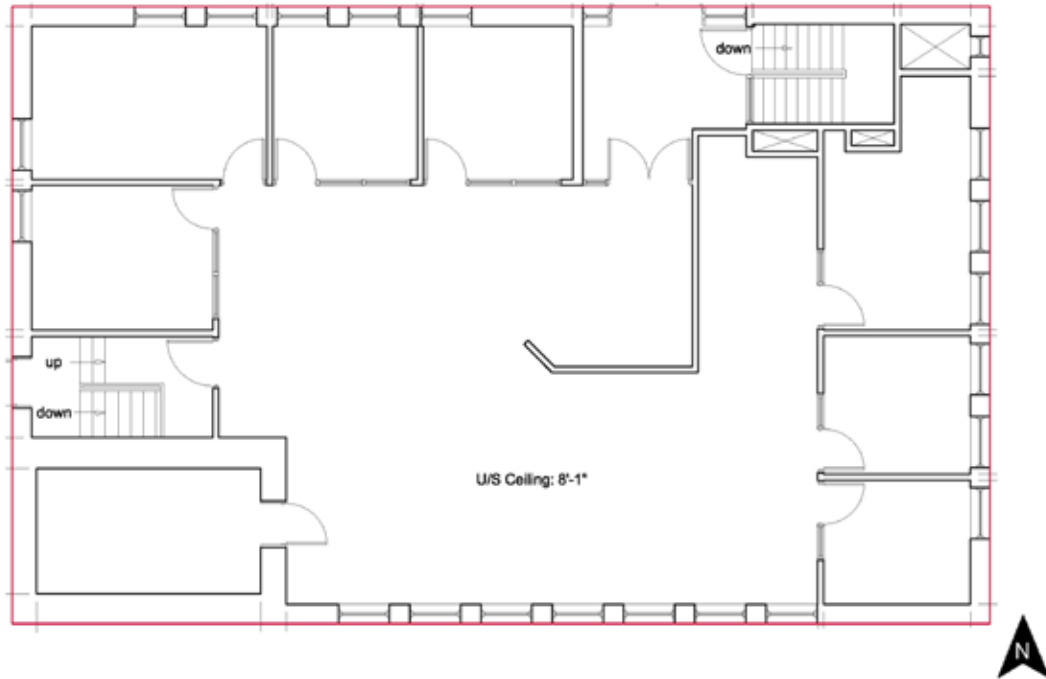


**ACCESS TO  
TRANSIT**

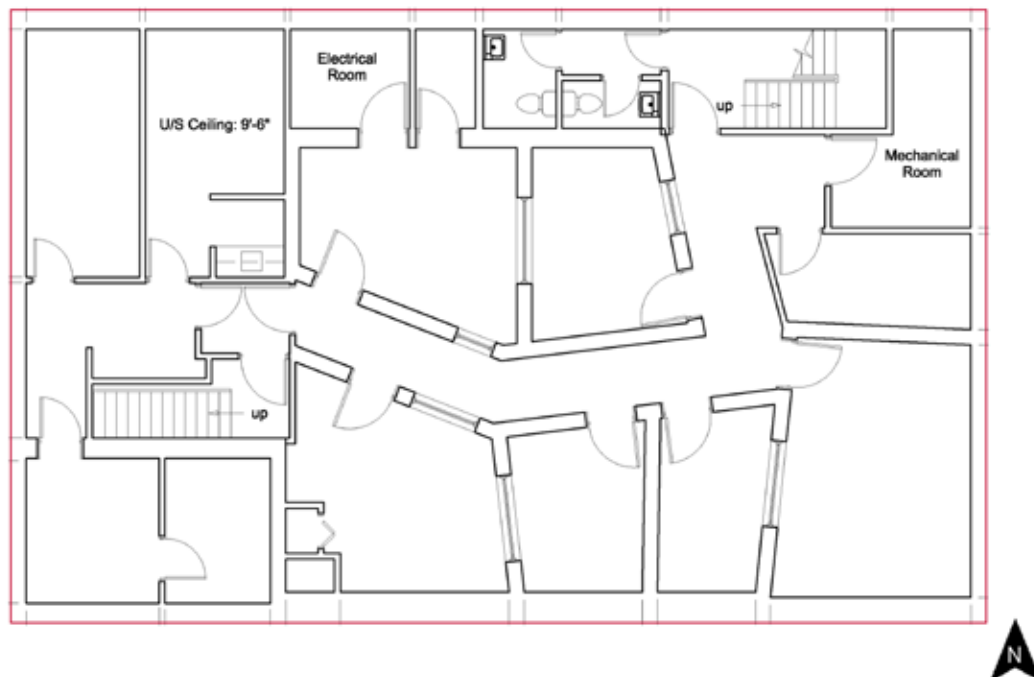
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## MAIN LEVEL



## LOWER LEVEL



204.474.2000

**Shindico**

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## PROPERTY SUMMARY

Main Level	+/- 2,570 SF
Lower Level	+/- 2,570 SF
<b>Total Building Area</b>	<b>+/- 5,140 SF</b>

Land Area	+/- 10,890 SF
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Sale Price	\$1,100,000
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Property Taxes (2021)	\$15,416.38
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Zoning	C2 - Commercial
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## FEATURES

- Substantial natural light to several private offices and meeting spaces as building has windows on all sides
- Dominant signage with fascia and pylon facing east/west Corydon traffic
- Ample parking at the rear of the building with +/- 15 surface parking stalls
- Easily accessible from a variety of areas with close proximity to the Winnipeg Rapid Transit System

## LOCATION

- Located on the south side of Corydon Avenue at the corner of Pembina Highway
- In close proximity to a mix of single family homes and multi-family buildings throughout Corydon Village, one of Winnipeg's most densely populated areas
- Significant connectivity to a range of neighbourhoods and well positioned at the edge of Downtown Winnipeg
- Adjacent to several amenities including grocery, medical, trendy retailers and restaurants in both the Corydon and Osborne Village

## TRAFFIC

- 27,100 vehicles per day on Corydon Avenue and Pembina Highway.

City of Winnipeg Public Works Department 2018



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## DEMOGRAPHICS

	5 km. Radius	10 km. Radius
Total Population	233,050	649,600
Daytime Population	315,962	700,474
Households	102,522	255,823
Median Age	37.6	38.0
Avg. Household Income	\$88,403	\$100,694

Source: Environics Analytics ©2021

**520  
Corydon**



FOR MORE INFORMATION, PLEASE CONTACT:

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\*Services provided by Jared Kushner Personal Real Estate Corporation

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# Shindico

*Succeeding by Helping Others Succeed*



*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

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