

FOR SALE

2 Storey Apartment Building on Corydon Avenue

665 Corydon Avenue, Winnipeg, Manitoba



6 UNIT
APARTMENT BUILDING



6 STALL
PARKING GARAGE



GREAT
ACCESS



249,000+
DAYTIME POPULATION

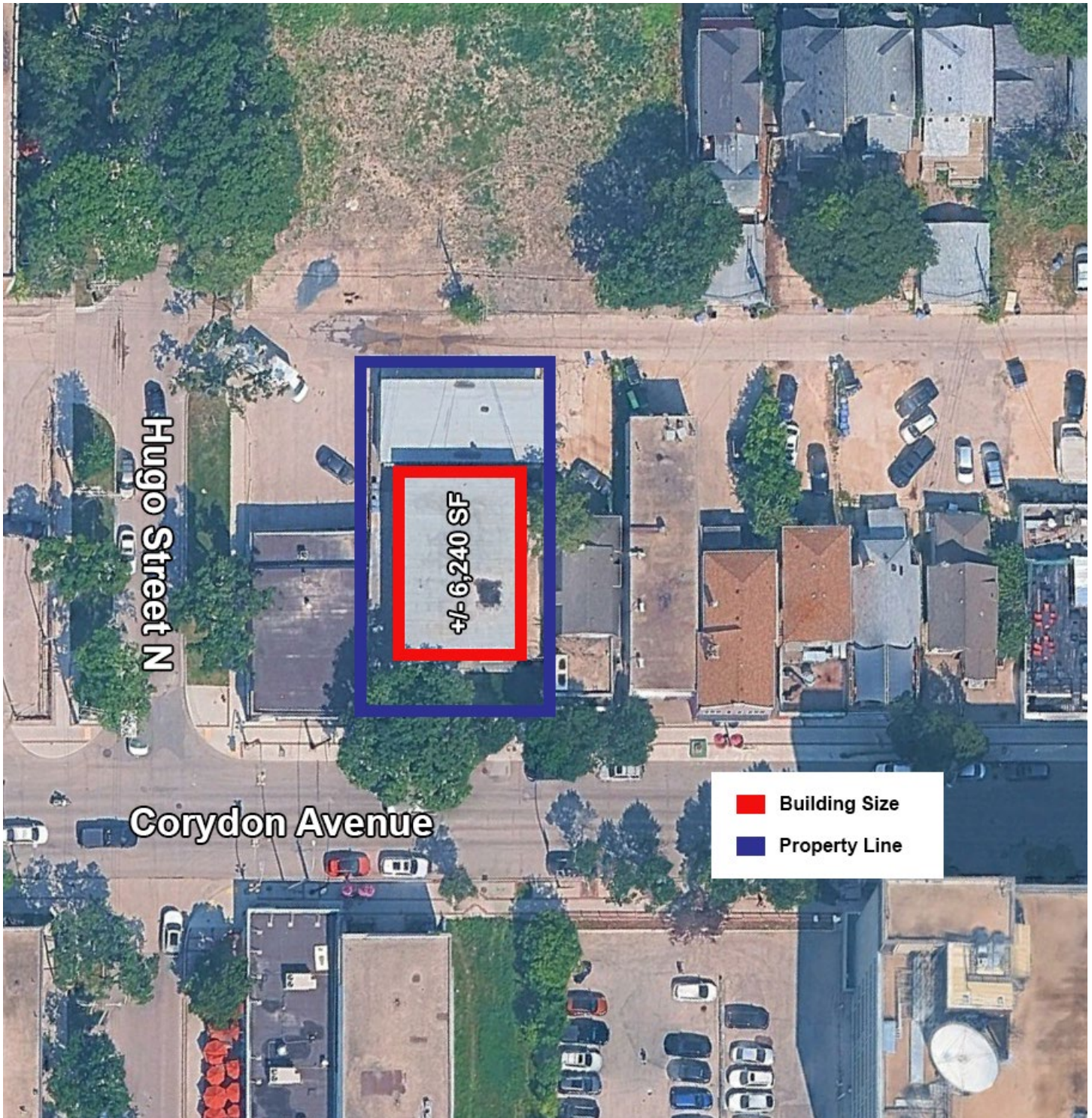
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665 Corydon Avenue, Winnipeg, Manitoba

SITE PLAN



204.474.2000

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PROPERTY SUMMARY

Building Size	+/- 6,240 SF
Land Area	+/- 7,197 SF
Parking Garage	+/- 880 SF
Sale Price	\$1,900,000
Property Taxes (2025 est.)	\$9,537
Zoning	C2
Year Built	
Building	1955
Parking Garage	2021

FEATURES

- Well-maintained/updated Apartment Building with easy access from Corydon Avenue and Wellington Crescent.
- Convenient bus service near the front of the property and surrounded by many amenities
- Rarely available garage parking included in the purchase price
- Stable in-place lease term offering investors certainty in an uncertain market
- Quick access to Pembina Hwy and downtown Winnipeg

LOCATION

- Excellent exposure on Corydon Avenue and right in the heart of Winnipeg's highly sought after Little Italy
- Corydon Avenue's "Little Italy" offers a vibrant mix of dining, shopping, and entertainment.
- Near Osborne Village, one of Winnipeg's most vibrant neighborhoods
- Minutes from downtown Winnipeg, The Forks, and the Assiniboine River



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DEMOGRAPHICS

	3 Min. Drive Time	5 Min. Drive Time	10 Min. Drive Time
Total Population	13,442	37,154	180,313
Daytime Population	12,017	39,907	249,678
Households	7,527	20,329	85,500
Median Age	37.4	36.8	37.8
Avg. Household Income	\$100,316	\$95,683	\$99,324

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THE OFFERING

Shindico Realty Inc. ("Shindico") is pleased to offer for sale a 100% freehold interest in 665 Corydon Avenue in Winnipeg, Manitoba (the "Property") on behalf the registered owner, 5046476 Manitoba Ltd. (the "Vendor").

The Property is presented on an "as is, where is" basis. The information herein is subject to errors, omissions, change of offering price/rental rates, or withdrawal without notice. All interest and offers will be reviewed and considered by the Vendor as received.

Further information on this opportunity is available upon execution of a **Confidentiality Agreement**.

INDEMNIFICATION AND DISCLAIMER STATEMENT

The information contained herein is presented solely for the purpose of review by prospective buyers of the Property. Buyers should consult with their own independent legal and accounting professionals. This information shall not be made available to any other person without the consent of the Vendor or Shindico.

Shindico makes no representation or warranty as to the accuracy or completeness of the information herein and no legal liability is assumed or shall be implied with respect thereto.

Additional Property information can be made available to prospective buyers by way of signed Confidentiality Agreement.



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TRAFFIC

13,500 vehicles per day on Corydon Avenue between Stafford Street and Osborne Street.

City of Winnipeg Public Works Department 2023

FOR MORE INFORMATION, PLEASE CONTACT:

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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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