

# FOR LEASE

Rare Retail Opportunity in Corydon Village

747 Corydon Avenue, Winnipeg, Manitoba



**VERY  
WALKABLE**



**SIGNAGE  
OPPORTUNITIES**



**HIGH  
TRAFFIC**



**ON-SITE  
PARKING**

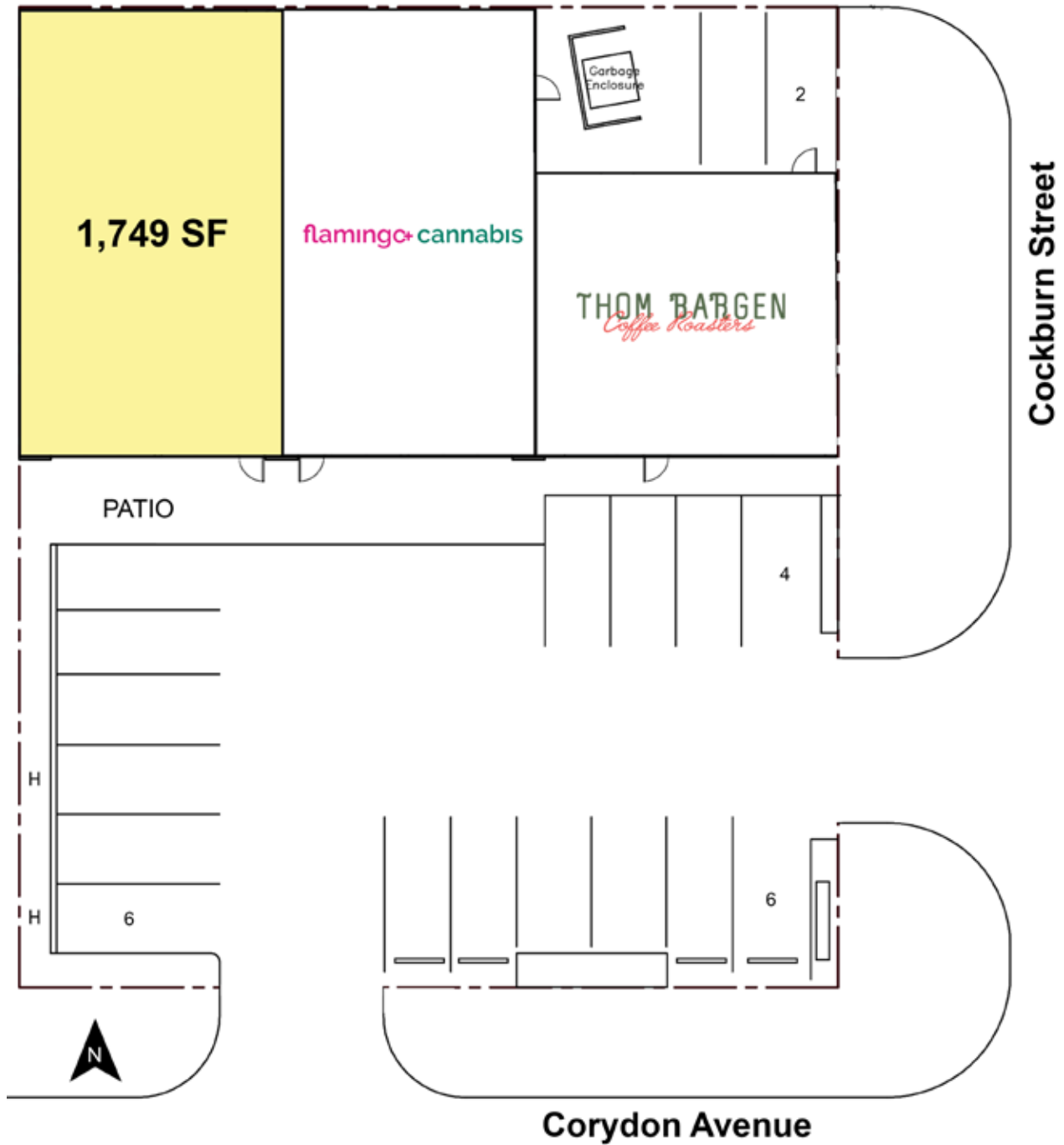


**GREAT  
TRANSIT**

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## SITE PLAN



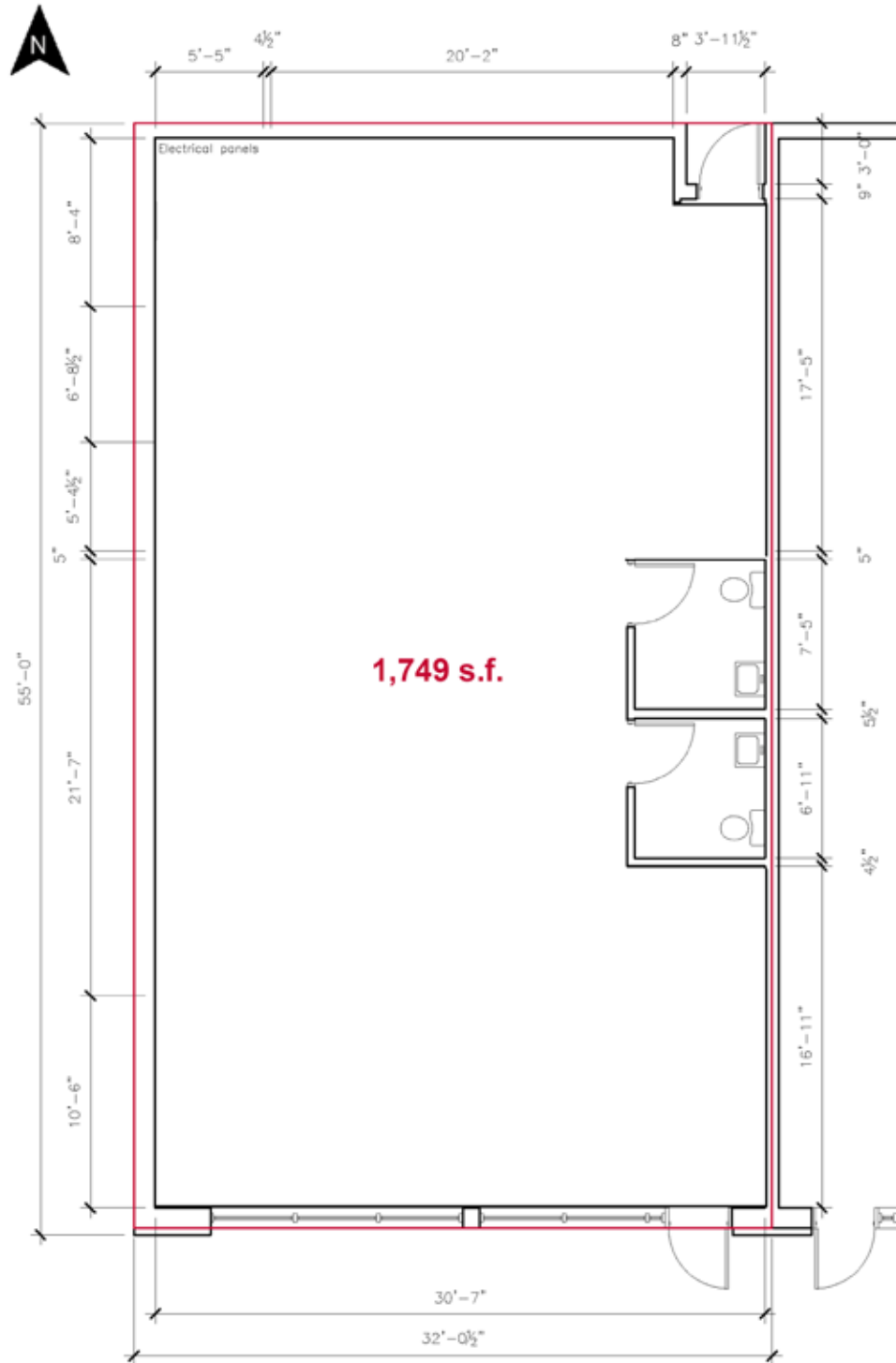
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## FLOOR PLAN



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## PROPERTY SUMMARY

Available	1,749 SF
Net Rent	TBN
Property Taxes (2025 est.)	\$8.32/SF
CAM* (2025 est.)	\$9.55/SF
Zoning	C2 - Commercial Community

\*plus management fee

## LOCATION

- Well situated on the busy corner of Corydon Avenue and Cockburn Street in Corydon Village, one of Winnipeg's most unique retail nodes.
- Located in one of Winnipeg's most densely populated areas with numerous multi-family developments within walking distance.
- High profile opportunity offering substantial exposure and natural light.
- One of the few retail opportunities in the area with parking on-site.
- Prominent pylon and fascia signage.
- Suitable for a variety of uses including: retail, medical and restaurant.

## TRAFFIC

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

City of Winnipeg Public Works Department 2023

## DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	113,131	226,576
Daytime Population	161,014	321,568
Households	56,079	104,724
Median Age	37.4	38.0
Avg. Household Income	\$92,642	\$97,913

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\*Services provided by Dino Alevizos Personal Real Estate Corporation

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*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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