

FOR LEASE

Second Floor Retail/Office

823 Corydon Avenue, Winnipeg, Manitoba



**NEARBY
AMENITIES**



**WALKERS
PARADISE**
Source: walkscore.com



**14,500
VEHICLES
PER DAY**
Corydon Ave (2024)



**5+ TRANSIT
ROUTES NEARBY**

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PROPERTY SUMMARY

Available	1,300 SF
Net Rent	\$30.00/SF
Additional Rent (Including Utilities) (2026 est.)	\$11.12/SF
Zoning	C3

FEATURES

- High profile opportunity offering substantial exposure and natural light.
- Street front parking on both sides of Corydon Ave.
- Open concept layout allows for a variety of different uses.
- Elevator Access.
- Access to rooftop patio amenity area.

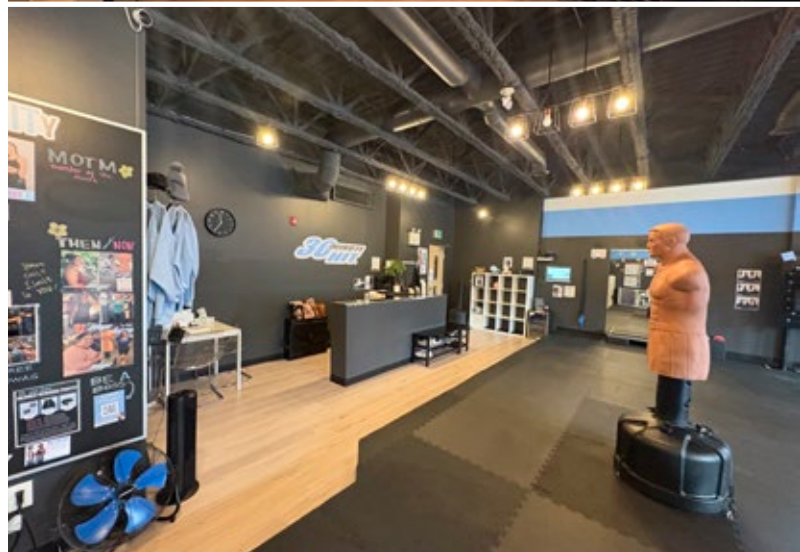
LOCATION

- Well situated 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.

TRAFFIC

14,500 vehicles per day on Corydon Avenue between Osborne Street and Kenaston Boulevard.

City of Winnipeg Public Works Department 2024



204.474.2000

Shindico

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DEMOGRAPHICS

	3 Min. Drive Time	5 Min. Drive Time	10 Min. Drive Time
Total Population	15,975	41,218	182,147
Daytime Population	14,592	38,064	247,179
Households	7,908	20,845	83,752
Median Age	37.7	37.3	37.7
Avg. Household Income	\$109,113	\$107,554	\$105,101

EnviroNics Analytics ©2025

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FOR MORE INFORMATION, PLEASE CONTACT:

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