

# FOR SALE/LEASE

Freestanding Building in Corydon Village

887 Corydon Highway, Winnipeg, Manitoba



**FULLY**  
DEVELOPED OFFICE



**EXCELLENT**  
TRANSIT



**DOMINANT**  
SIGNAGE



**HIGH**  
TRAFFIC



**ON-SITE**  
PARKING

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## PROPERTY SUMMARY

Building Size	4,618 +/- SF
Land Size	7,224 +/- SF
Sale Price	\$1,825,000
Net Rent	TBN
Property Taxes (2023)	\$28,303.83
Zoning	C2 - Commercial Community
Parking	7 stalls at rear (Plus ample street parking)

## FEATURES

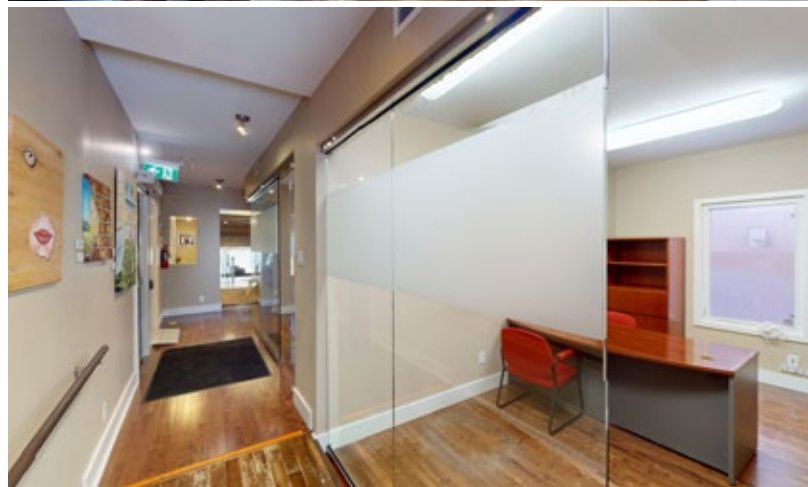
- Turnkey office space suitable for a variety of uses.
- Expansive covered rooftop patio.
- Wheel chair ramp at rear for accessibility.
- Lower level suitable for storage.
- Free standing pedestal sign with great exposure to Corydon Avenue.

## LOCATION

- Between Wentworth St. & Lilac St., on the north side of Corydon Avenue.
- Surrounded by dense residential.
- Significant connectivity to a range of neighbourhoods and well positioned near Downtown Winnipeg.
- Adjacent to several amenities including grocery, medical, trendy retailers and restaurants.

## TRAFFIC

- 24,000 vehicles per day on Corydon Avenue.  
Reference: City of Winnipeg Public Works Department, 2022



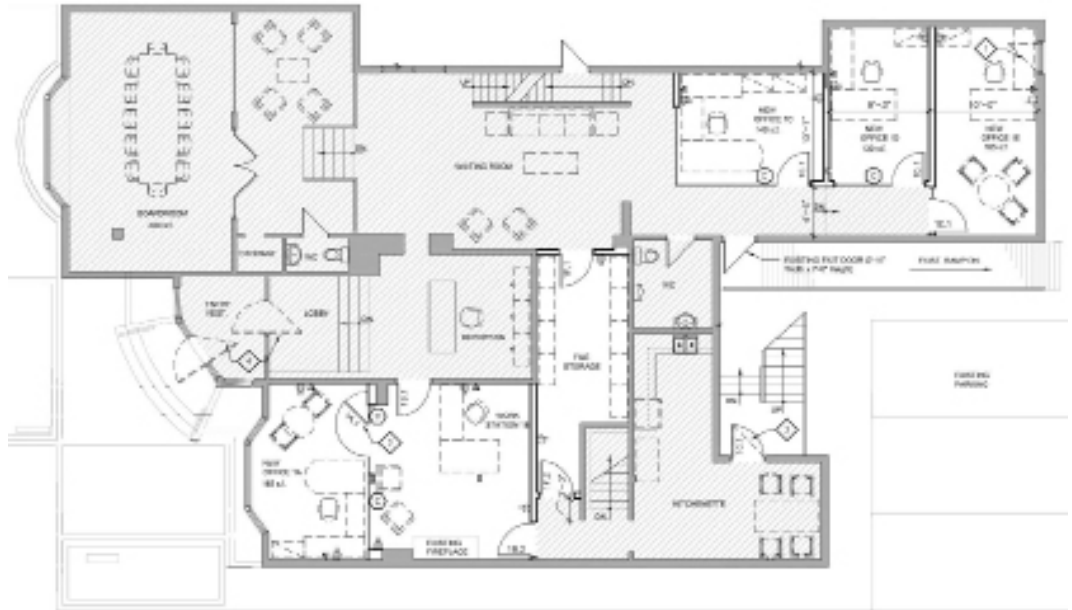
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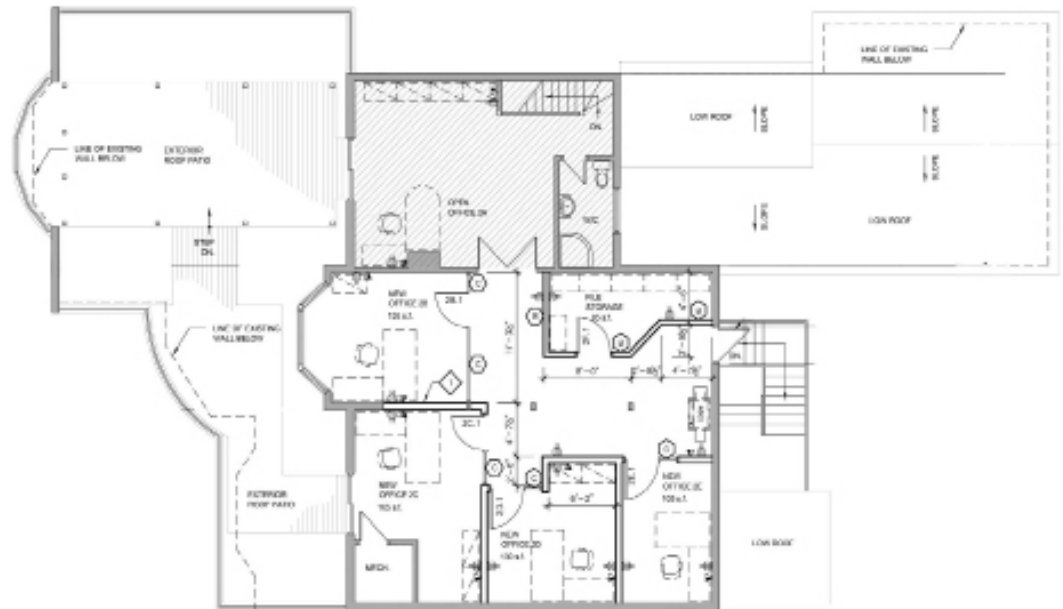
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## MAIN FLOOR



## SECOND FLOOR



[CLICK HERE TO TAKE A VIRTUAL TOUR](#)

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## DEMOGRAPHICS

	1 km. Radius	3 km. Radius
Total Population	13,318	107,169
Daytime Population	11,841	159,706
Households	6,700	52,814
Median Age	39.1	37.9
Avg. Household Income	\$110,587	\$94,241

Source: Environics Analytics ©2023



FOR MORE INFORMATION, PLEASE CONTACT:

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\*Services provided by Dino Alevizos Personal Real Estate Corporation

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# Shindico

*Succeeding by Helping Others Succeed*

**CORFAC**  
INTERNATIONAL



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

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