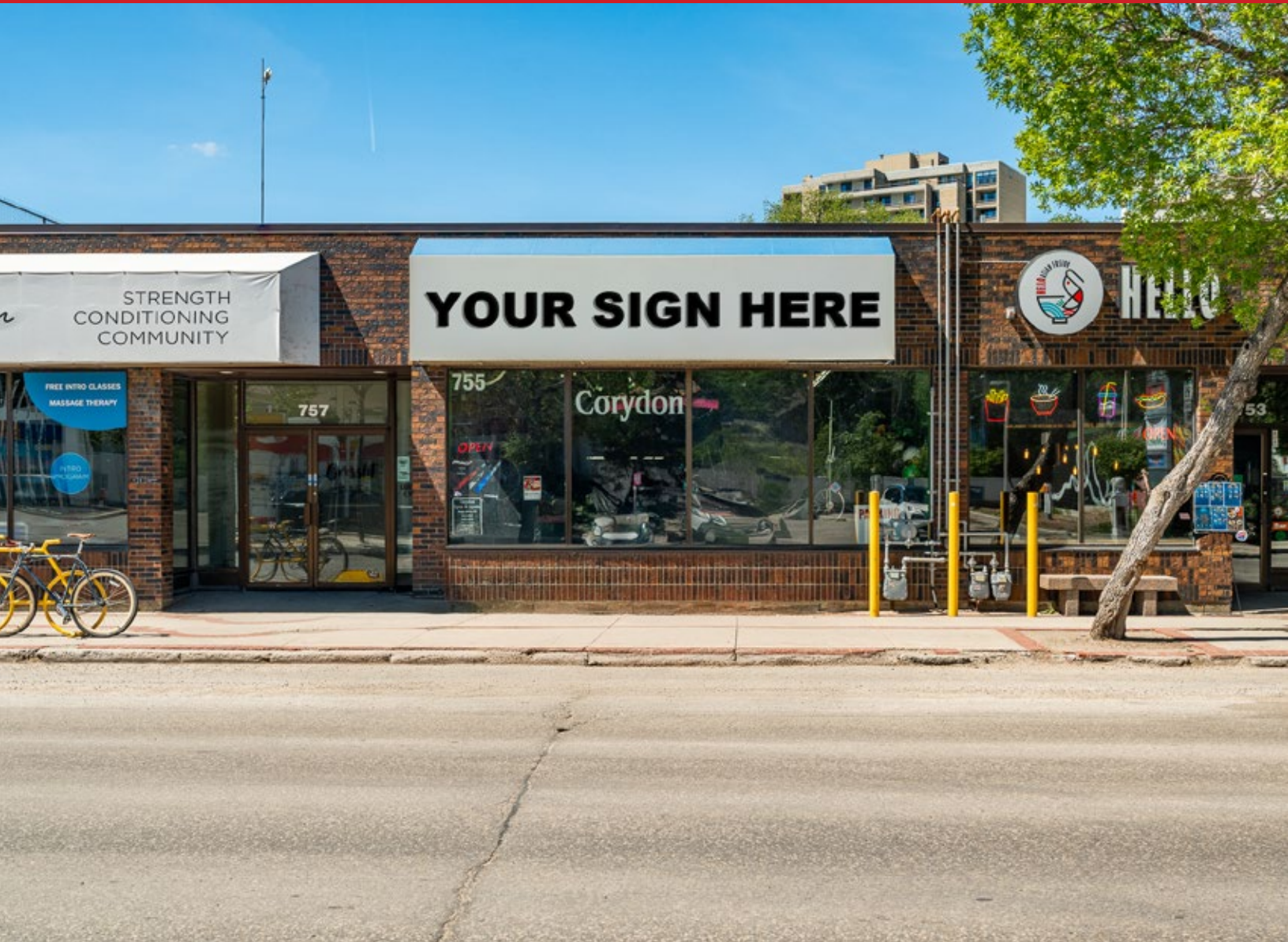


FOR LEASE

Rare Retail Opportunity in Corydon Village

Crescentwood Courts, 755 Corydon Avenue, Winnipeg, MB



**VERY
WALKABLE**



**HIGH
TRAFFIC**



**+/- 13 ON-SITE
PARKING STALLS**



**5+ ROUTES
STOPS NEARBY**

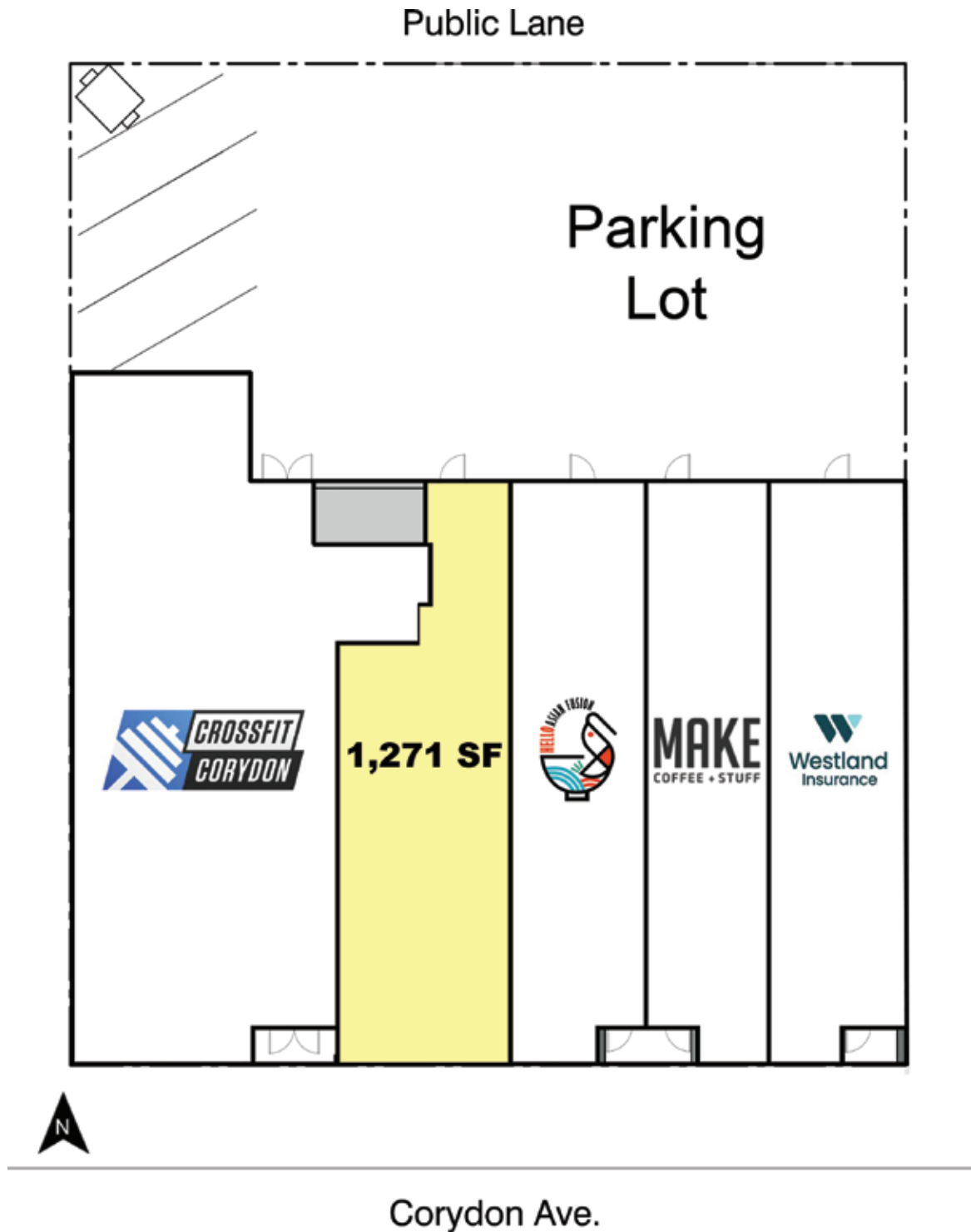
www.shindico.com

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FOR LEASE

Crescentwood Courts, 755 Corydon Avenue, Winnipeg, MB

SITE PLAN



204.474.2000

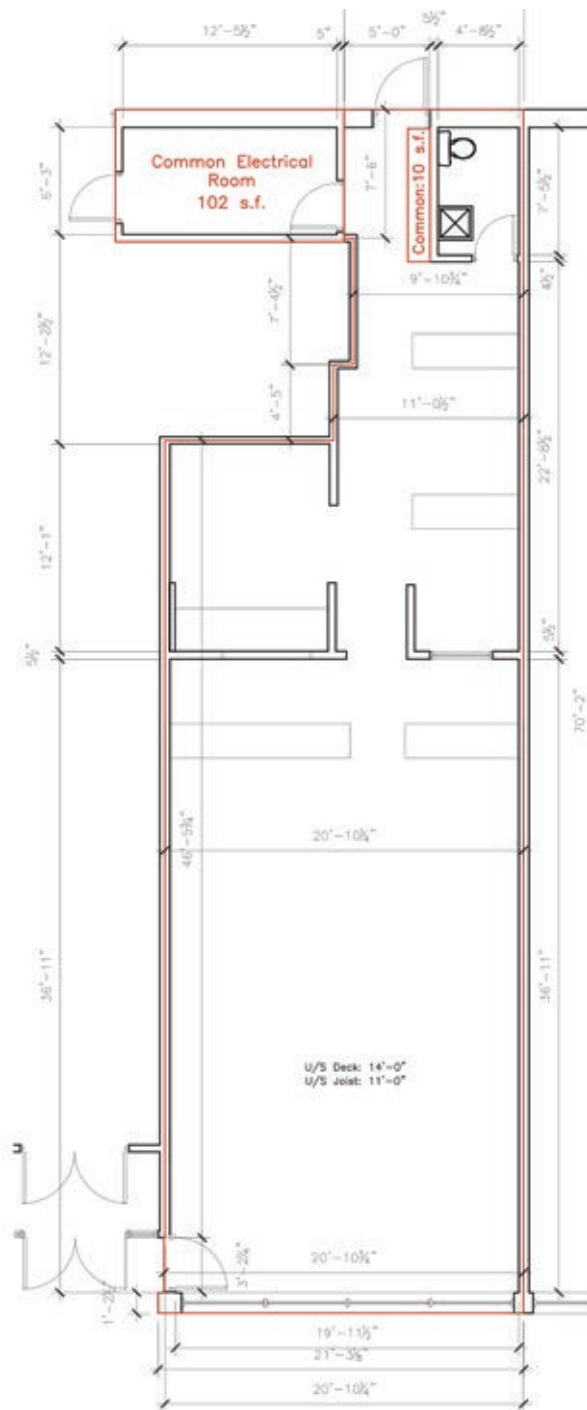
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FLOOR PLAN

Electrical room accessed
from both sides of units
755 and 757



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

204.474.2000

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Crescentwood Courts, 755 Corydon Avenue, Winnipeg, MB

PROPERTY SUMMARY

Available	+/- 1,271 SF
Net Rent	Contact Agent
Property Taxes (2025 est.)	\$4.44/SF
CAM* (2025 est.)	\$4.80/SF
Zoning	C2

*plus management fee

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.
- High profile opportunity offering substantial exposure and natural light.
- One of the few retail opportunities in the area with parking on-site.
- Available street front parking on both sides of Corydon Ave.

DEMOGRAPHICS

5 Min. Drive Time

Total Population	46,146
Daytime Population	47,122
Households	23,475
Median Age	37.0
Avg. Household Income	\$101,602

Environics Analytics ©2025



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Crescentwood Courts, 755 Corydon Avenue, Winnipeg, MB

TRAFFIC

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

City of Winnipeg Public Works Department 2023



FOR MORE INFORMATION, PLEASE CONTACT:

Dino Alevizos*

*Services provided by Dino Alevizos Personal Real Estate Corporation

P (204) 928-8209

C (204) 781-9717

dalevizos@shindico.com

Kathryn Comeault

P (204) 928-8227

C (204) 688-1089

kcomeault@shindico.com

Shindico Realty Inc.

200-1355 Taylor Avenue

Winnipeg, Manitoba R3M 3Y9

P (204) 474-2000

inquire@shindico.com

www.shindico.com



Shindico
Succeeding by Helping Others Succeed



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