

FOR LEASE

Rare Retail Opportunity in Corydon Village

751 Corydon Avenue, Winnipeg, Manitoba



**WALKERS
PARADISE**
Source: walkscore.com



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



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

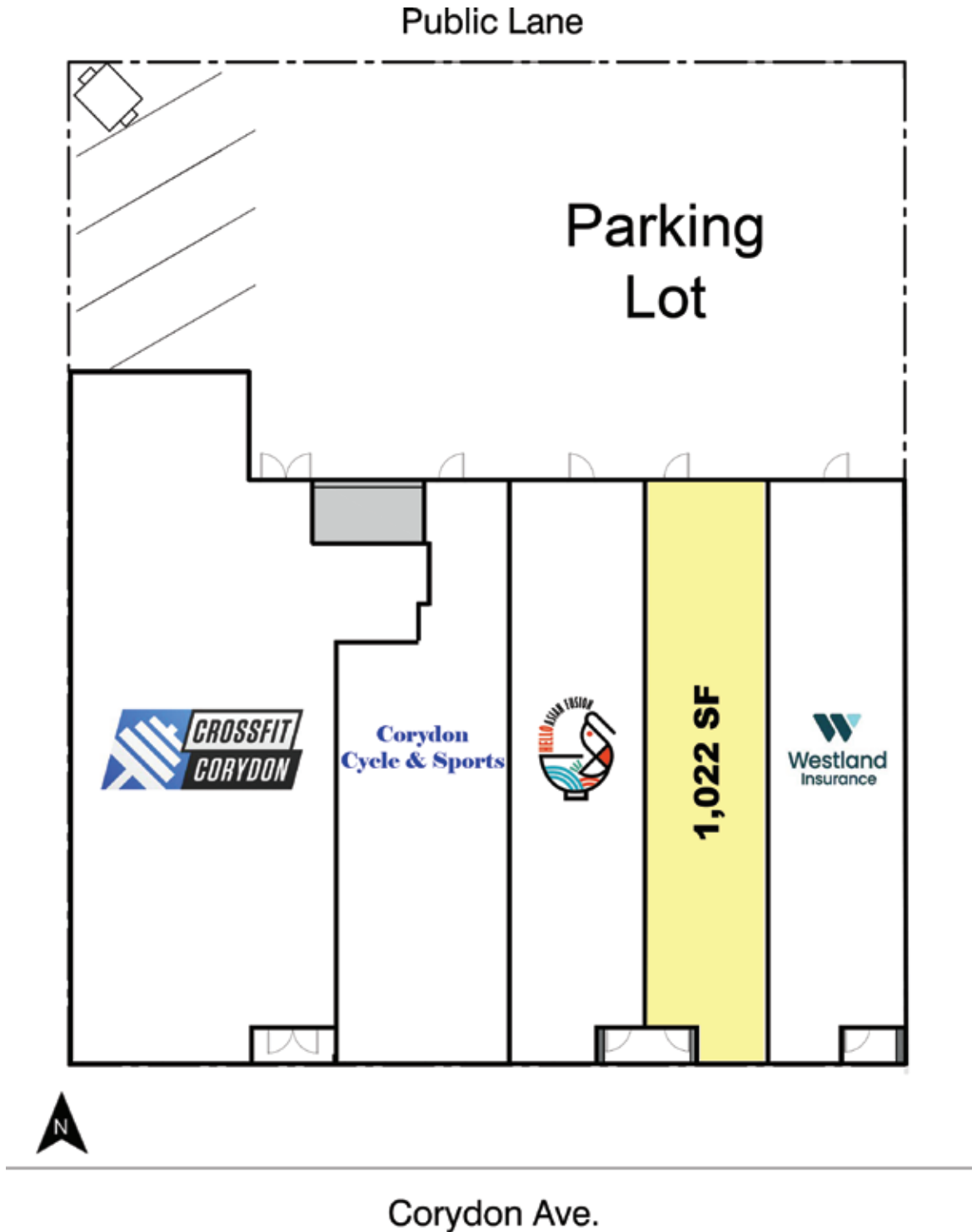


**5+ TRANSIT ROUTES
NEARBY**

FOR LEASE

Crescentwood Court, 751 Corydon Avenue, Winnipeg, Manitoba

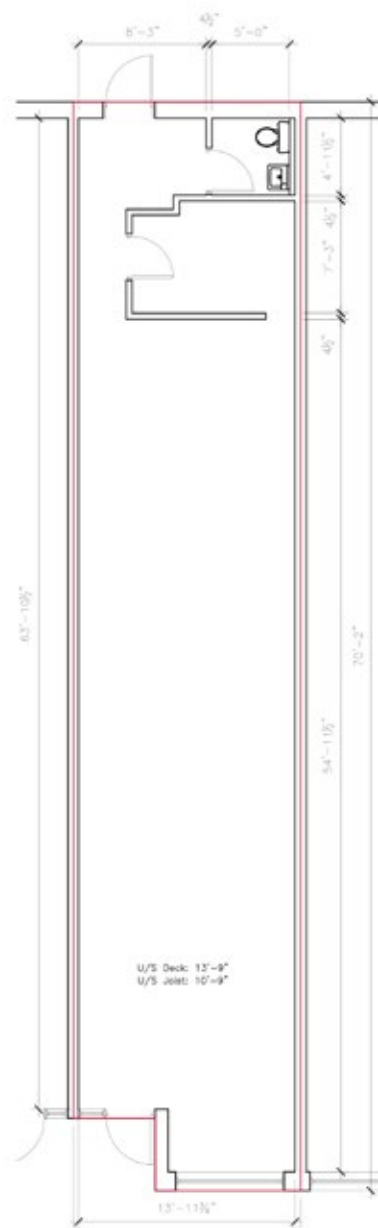
SITE PLAN



FOR LEASE

Crescentwood Court, 751 Corydon Avenue, Winnipeg, Manitoba

FLOOR PLAN



CLICK HERE TO TAKE A VIRTUAL TOUR

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PROPERTY SUMMARY

Available	+/- 1,022 SF
Net Rent	TBN
Property Taxes (2026 est.)	\$4.69/SF
CAM* (2026 est.)	\$5.20/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



204.474.2000

Shindico

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FOR MORE INFORMATION, PLEASE CONTACT:

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