

RENFREW PLACE

Prominent End Cap in the Heart of River Heights

1670 Corydon Avenue, Winnipeg, Manitoba



**EXCELLENT
TRANSIT**



**DOMINANT
SIGNAGE**



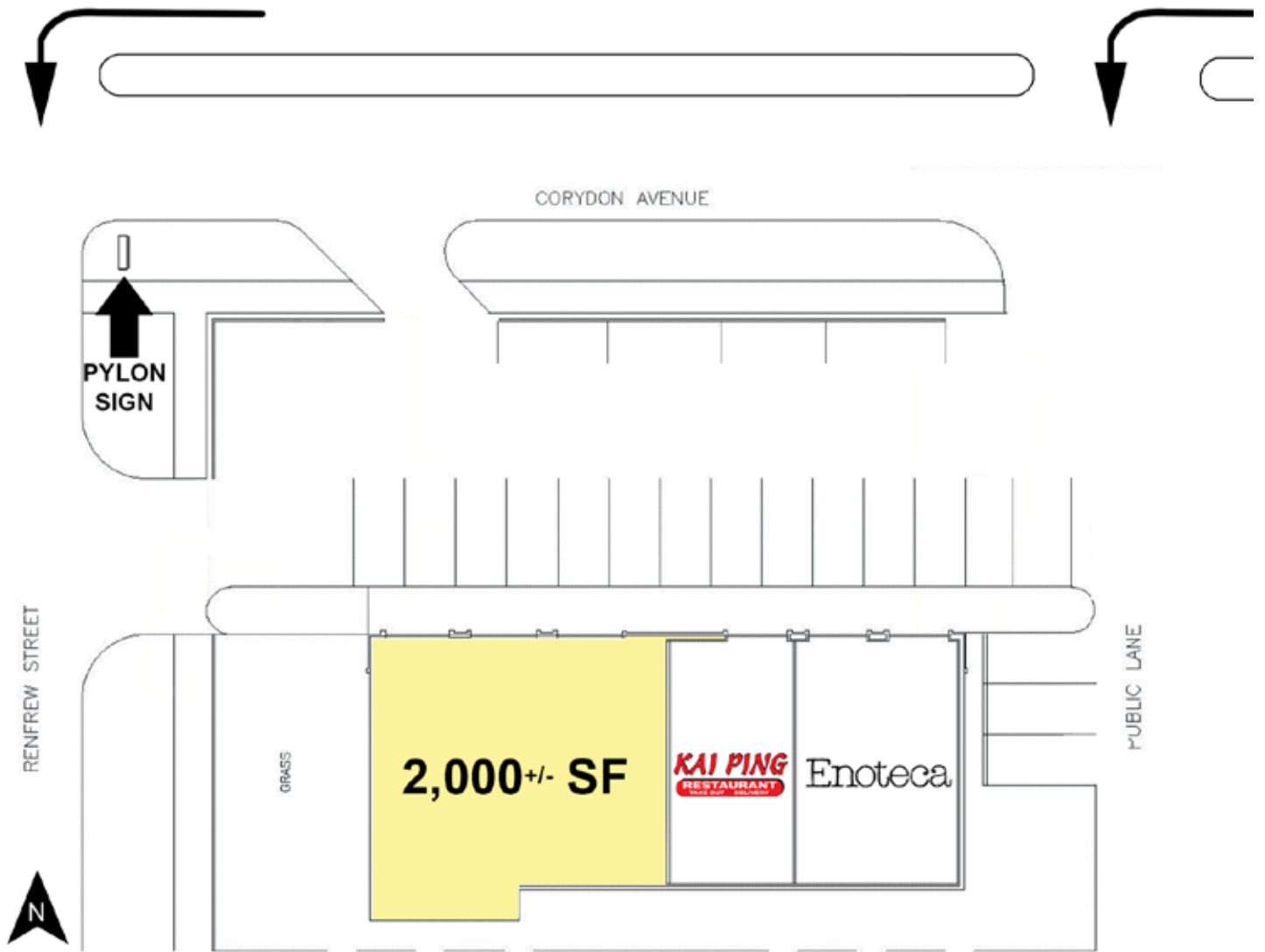
**GREAT
ACCESS**



**ON-SITE
PARKING**

FOR LEASE

1670 Corydon Avenue, Winnipeg, Manitoba



204.474.2000

Shindico

FOR LEASE

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PROPERTY SUMMARY

Premises	2,000 +/- SF
Available	June 1, 2023
Net Lease Rate	TBN
Property Taxes (est.)	\$7.00/SF
CAM (est.) (plus management fee)	\$10.75/SF
Zoning	C1 - Commercial

TRAFFIC

- 46,100 vehicles per day at Corydon Avenue & Kenaston Boulevard.

Reference: City of Winnipeg Public Works Department, 2019

FEATURES

- Rare opportunity to occupy prime end cap space in desirable River Heights.
- All direction access.
- **Suitable for a variety of uses.**
- Dominant building signage and powerful exposure to Corydon Avenue.
- **Pylon signage available.**

LOCATION

- Located on the southeast corner of Corydon Avenue & Renfrew Street.
- Adjacent to Corydon Village Mall with RBC and many other specialty stores.
- Situated in the heart of River Heights, servicing Tuxedo and Crescentwood, near various upscale restaurants and retail.
- Minutes from the Polo Park area, Winnipeg's largest retail node.



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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

Shindico Realty Inc.
200-1355 Taylor Avenue
Winnipeg, Manitoba R3M 3Y9
P (204) 474-2000
inquire@shindico.com
www.shindico.com



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Succeeding by Helping Others Succeed



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