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661 Corydon Avenue, Winnipeg, Manitoba

Mixed-Use Building in Corydon Village

For Sale

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Property Details

+/- 460 sq. ft. Main Floor Commercial
+/- 646 sq. ft. Main Floor (2 Bedroom)
+/- 646 sq. ft. Second Floor (1 Bedroom)
+/- 1,752 sq. ft.
BUILDING SIZE

+/- 3,425 sq. ft.
LAND SIZE

~~$720,000~~ **$699,900**
SALE PRICE

$9,439.21
PROPERTY TAXES (2026)

1910/1958
YEAR BUILT

C2 - Commercial
ZONING

Features

- Opportunity for owner/occupier with potential for live-work
- Fully leased and suitable for investors based on existing income stream from tenants
- +/- 4 parking stalls at rear plus ample street parking on Hugo Street, Daly Street and both sides of Corydon Avenue
- Prominent signage opportunity facing the east/west Corydon traffic
- Easy access from all directions on major transit routes
- Freestanding building located mid-block on Corydon Avenue between Hugo Street & Daly Street
- Surrounded by a variety of boutique retails and restaurants in trendy Corydon Village
- Walking distance to Wellinging Crescent, one of Winnipeg's prestigious streets
- Ease of access to a range of neighbourhoods including Downtown, Osborne Village, Crescentwood, River Heights and Fort Garry

Highlights



Dominant
BUILDING SIGNAGE



High Traffic
LOCATION



Walkers
PARADISE



Great Access
TO PUBLIC TRANSIT



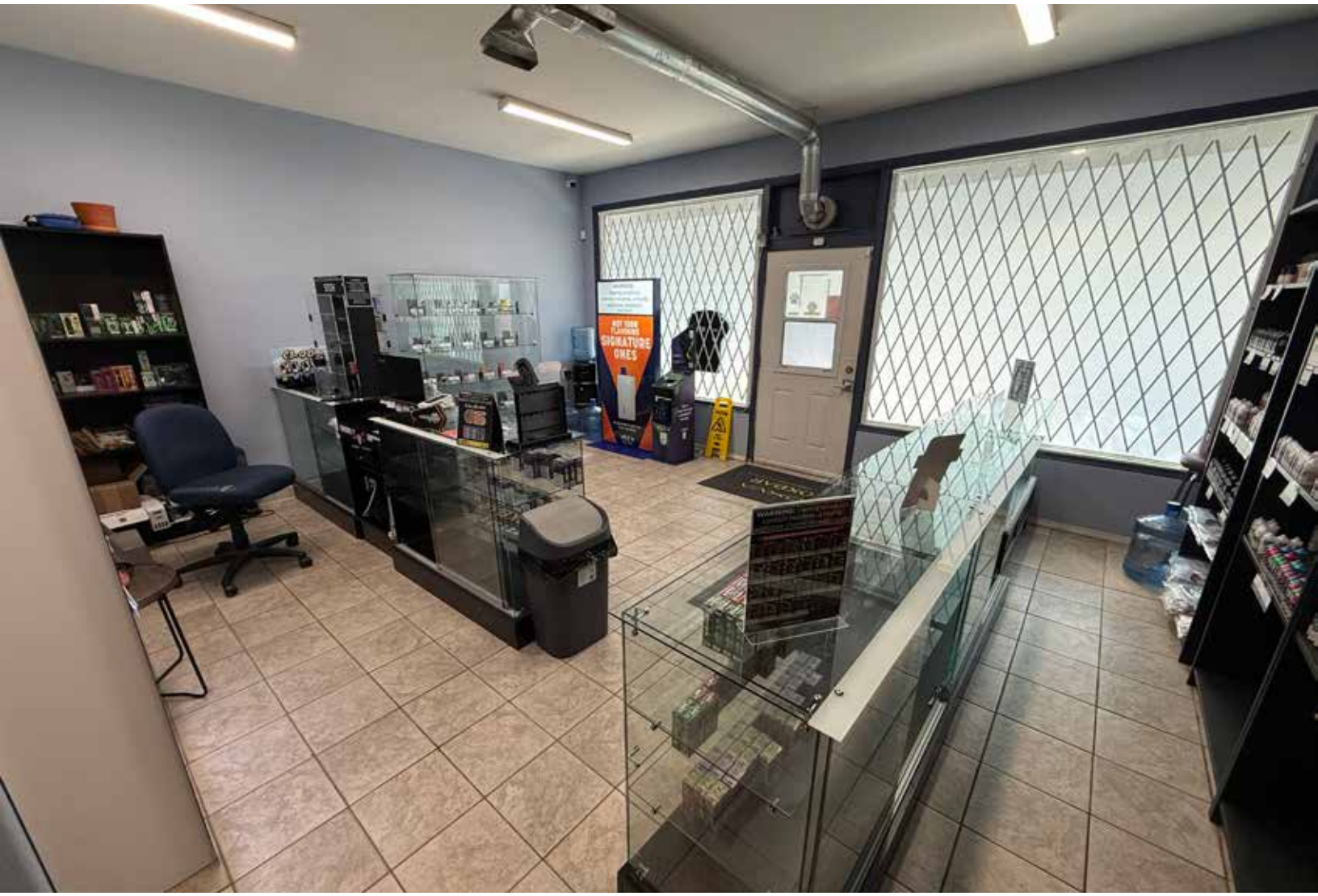








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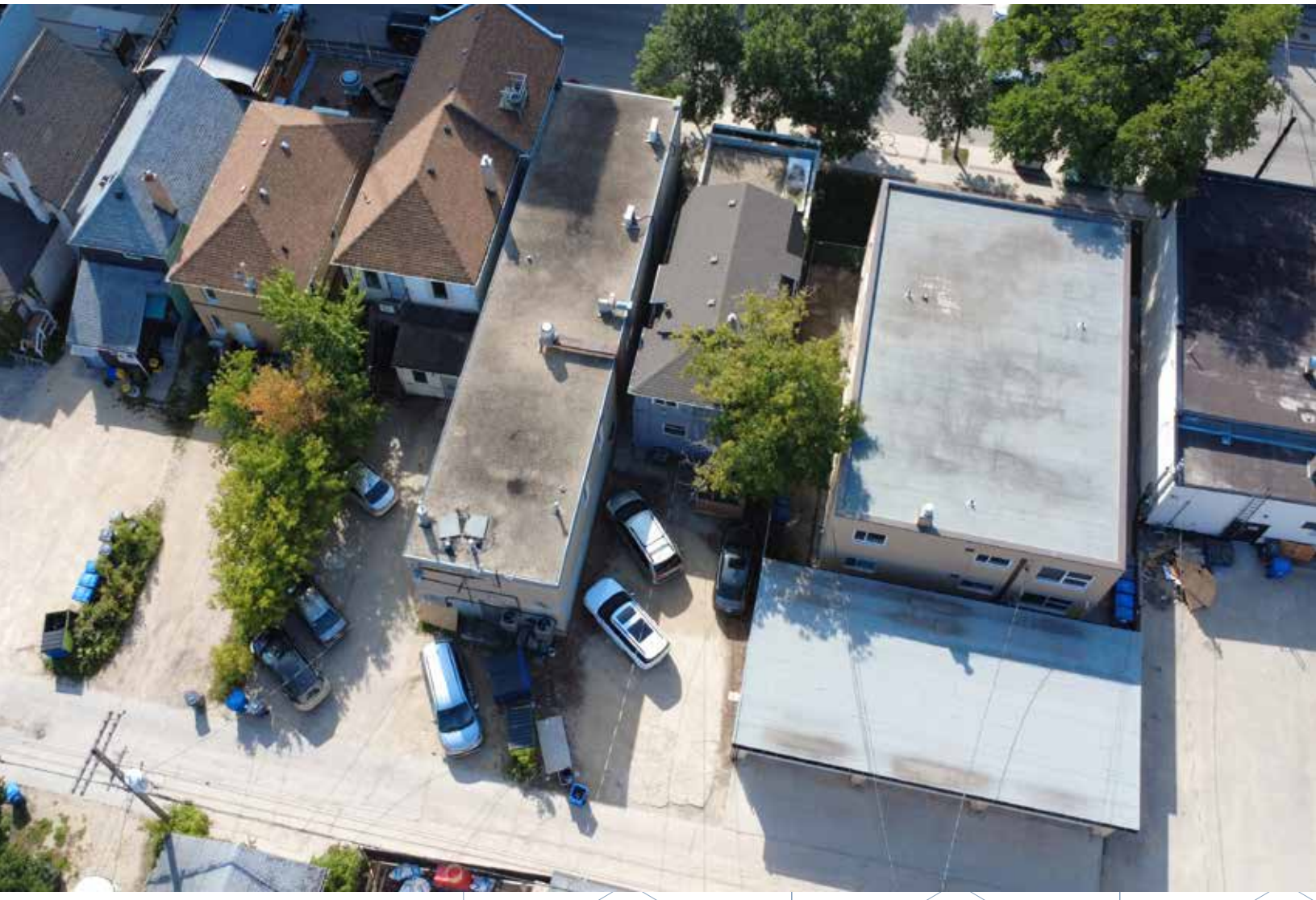
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Connect with us today!

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Jared Kushner*

VICE PRESIDENT

jkushner@iciproperties.com

204-294-1087

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