ICI PROPERTIES



598 Corydon Avenue, Winnipeg, Manitoba

Freestanding Building in Corydon Village

For Sale

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Property Details

+/- 974 sq. ft.
MAIN FLOOR

+/- 800 sq. ft.
SECOND FLOOR

+/- 1,774 sq. ft.
TOTAL BUILDING SIZE

+/- 4,080 sq. ft.
LAND SIZE

C2 - Commercial
ZONING

~~$749,000~~ **$695,000**
ASKING PRICE

$11,211.05
2025 PROPERTY TAXES

3 stalls at rear
PARKING

1905
YEAR BUILT

Location

- Located midblock on the south side of Corydon Avenue between Daly Street North and Nassau Street North
- Well positioned in the amenity rich Corydon Village, one of Winnipeg's most densely populated areas
- Ease of access to a range of neighborhoods including Downtown, Osborne Village, River Heights and Fort Garry
- Minutes away from the newly expanded Winnipeg Rapid Transit Route Network

Features

- Freestanding two storey commercial building with salon in place
- Main and second floors can be separated for multiple users including a variety of retail uses
- Eye-catching signage opportunity with two-sided monument sign facing east-west traffic on Corydon Avenue
- Ample natural light with windows on multiple sides
- Designated parking at rear and generous street parking in the area

Demographics*

230,282
POPULATION

307,147
DAYTIME POPULATION

38
MEDIAN AGE

100,409
TOTAL HOUSEHOLDS

$88,730
AVG. HOUSEHOLD INCOME

$89,686
AVG. H.H. ANNUAL SPENDING

*WITHIN 5 KM | ENVIRONICS ANALYTICS © 2022

Highlights



Prominant Building
SIGNAGE OPPORTUNITIES



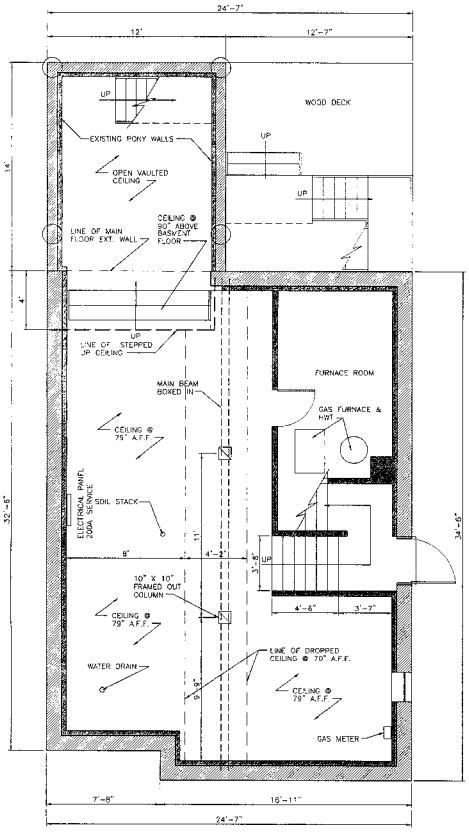
Great Access
TO PUBLIC TRANSIT



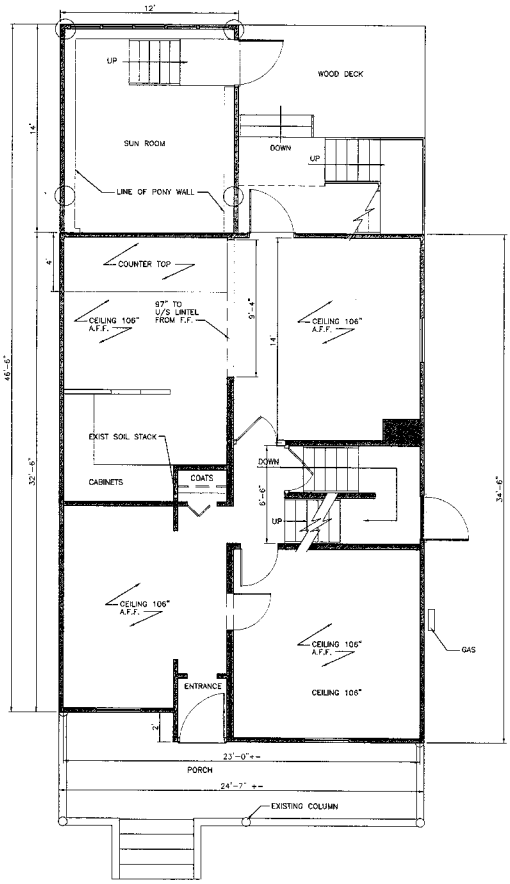
Excellent Parking
IN THE IMMEDIATE AREA

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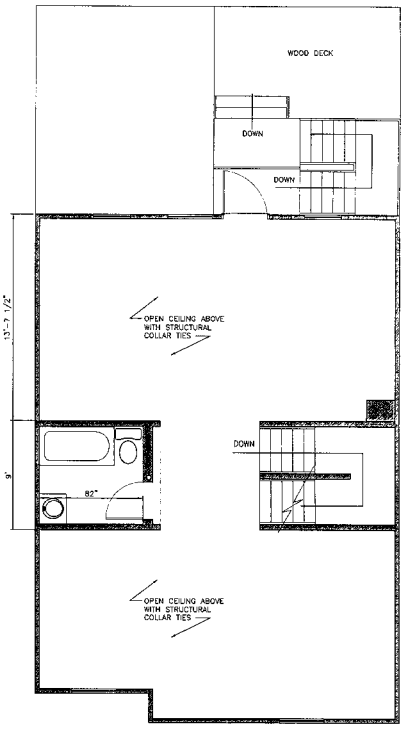
Lower Level



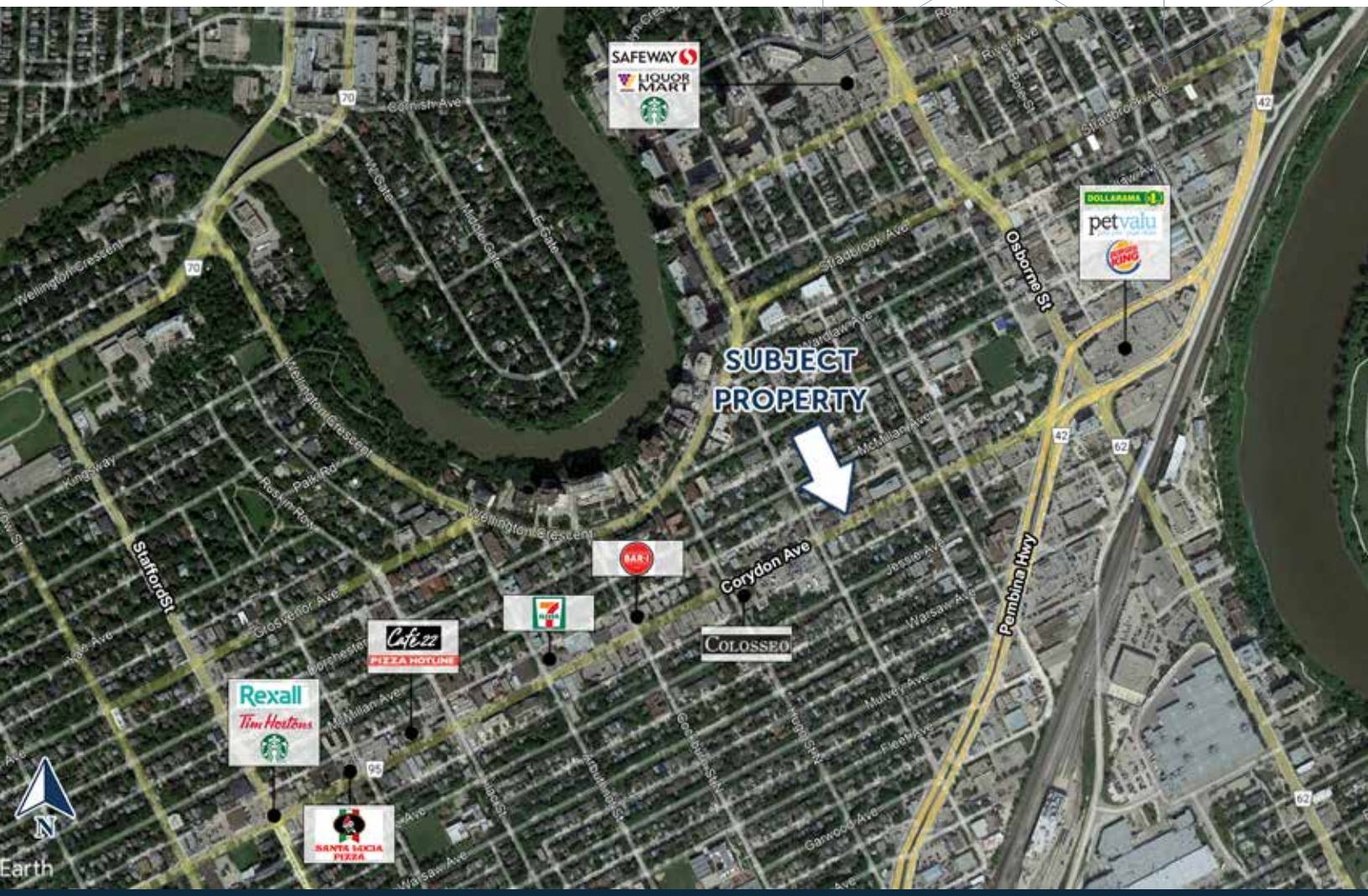
Main Floor



Second Floor



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