



598 Corydon Avenue, Winnipeg, Manitoba

Freestanding Building in Corydon Village

For Sale



Property Details

+/- 974 sq. ft.

MAIN FLOOR

\$749,000

ASKING PRICE

+/- 800 sq. ft.

SECOND FLOOR

\$11,211.05

2025 PROPERTY TAXES

+/- 1,774 sq. ft.

TOTAL BUILDING SIZE

3 stalls at rear

PARKING

+/- 4,080 sq. ft.

LAND SIZE

1905

YEAR BUILT

C2 - Commercial

ZONING

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

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

Demographics*

230,282

POPULATION

100,409

TOTAL HOUSEHOLDS

307,147

DAYTIME POPULATION

\$88,730

AVG. HOUSEHOLD INCOME

38

MEDIAN AGE

\$89,686

AVG. H.H. ANNUAL SPENDING

*WITHIN 5 KM | ENVIRONICS ANALYTICS © 2022

Highlights



Prominent Building

SIGNAGE OPPORTUNITIES



Great Access

TO PUBLIC TRANSIT



Excellent Parking

IN THE IMMEDIATE AREA

For Sale



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Main Floor



For Sale

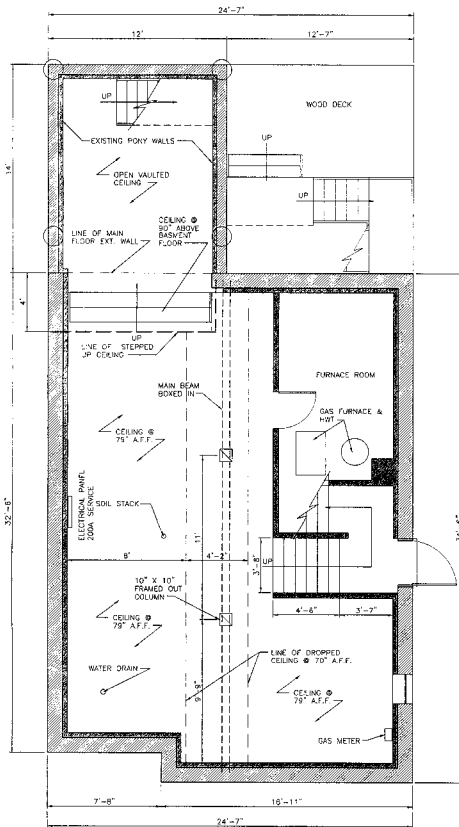


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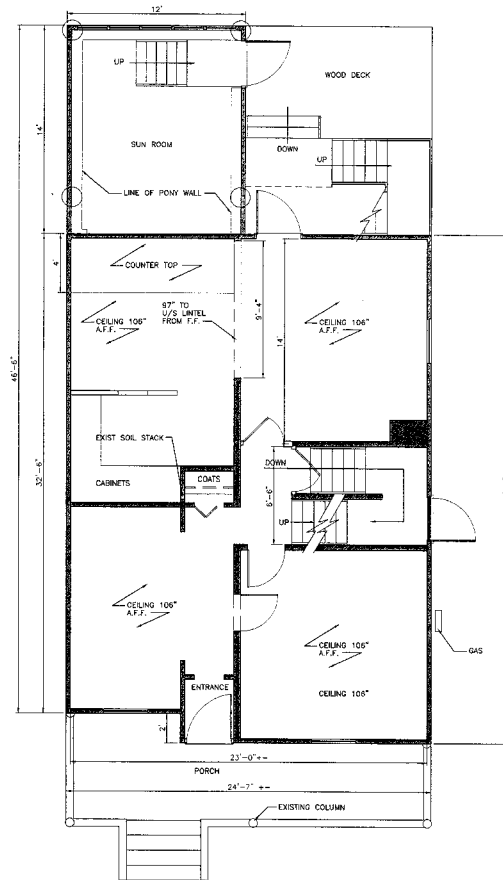
Second Floor



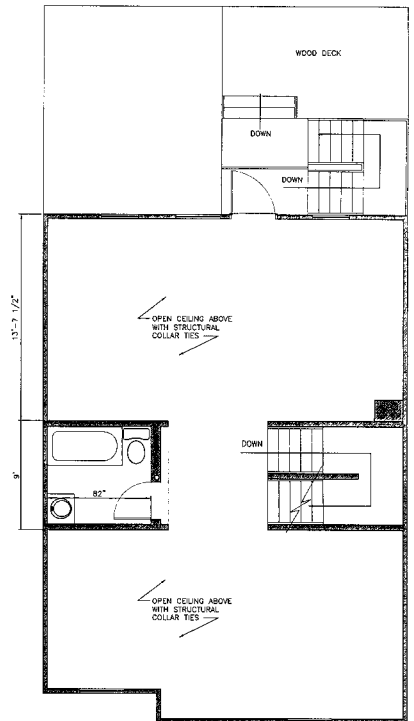
Lower Level

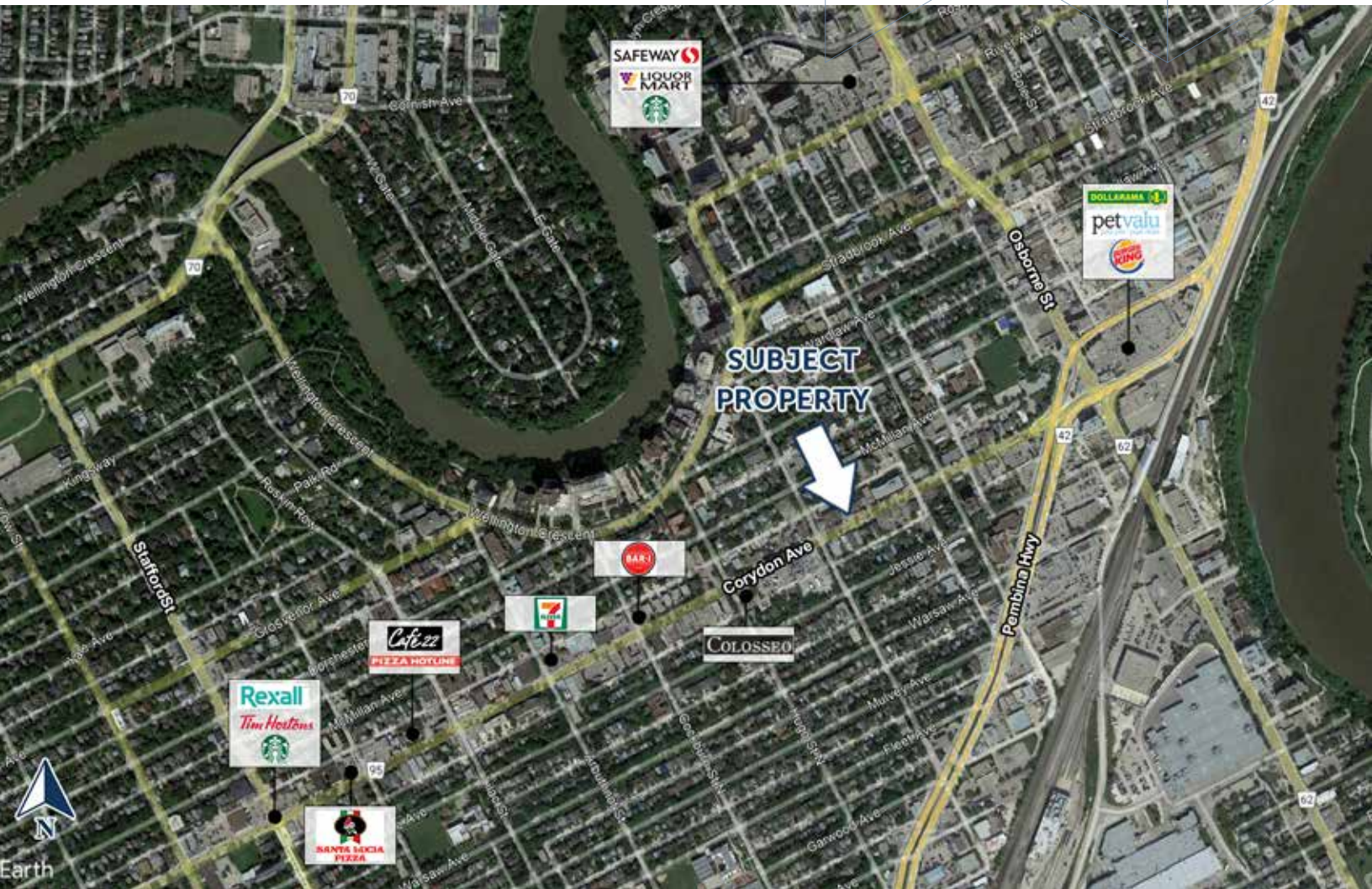


Main Floor



Second Floor





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