



875 Corydon Avenue, Winnipeg, Manitoba

Main Floor Retail in the Heart of Little Italy

For Lease



Property Details

+/- 1,474 sq. ft.

BUILDING SIZE

\$30.00/sq. ft.*

SEMI-GROSS RENT

2026 Base Year & Hydro

ADDITIONAL RENT

C2 - Commercial

ZONING

** INCLUSIVE OF CAM, PROPERTY TAX, GAS, WATER
AND MANAGEMENT FEES*

Features

- Turnkey retail space with excellent natural lighting
- Excellent signage and curb appeal mid-block on Corydon Avenue
- Located in Corydon Village, surrounded by a mix of single family homes and multi-family buildings throughout the Corydon Village, one of Winnipeg's most densely populated areas
- Surrounded by a variety of boutique retailers and restaurants in the trendy Corydon Village
- Ease of access to a range of neighborhoods including Downtown, Osborne Village, Crescentwood, River Heights and Fort Garry



Highlights



Dominant

BUILDING SIGNAGE



High Traffic

LOCATION



Walkers

PARADISE



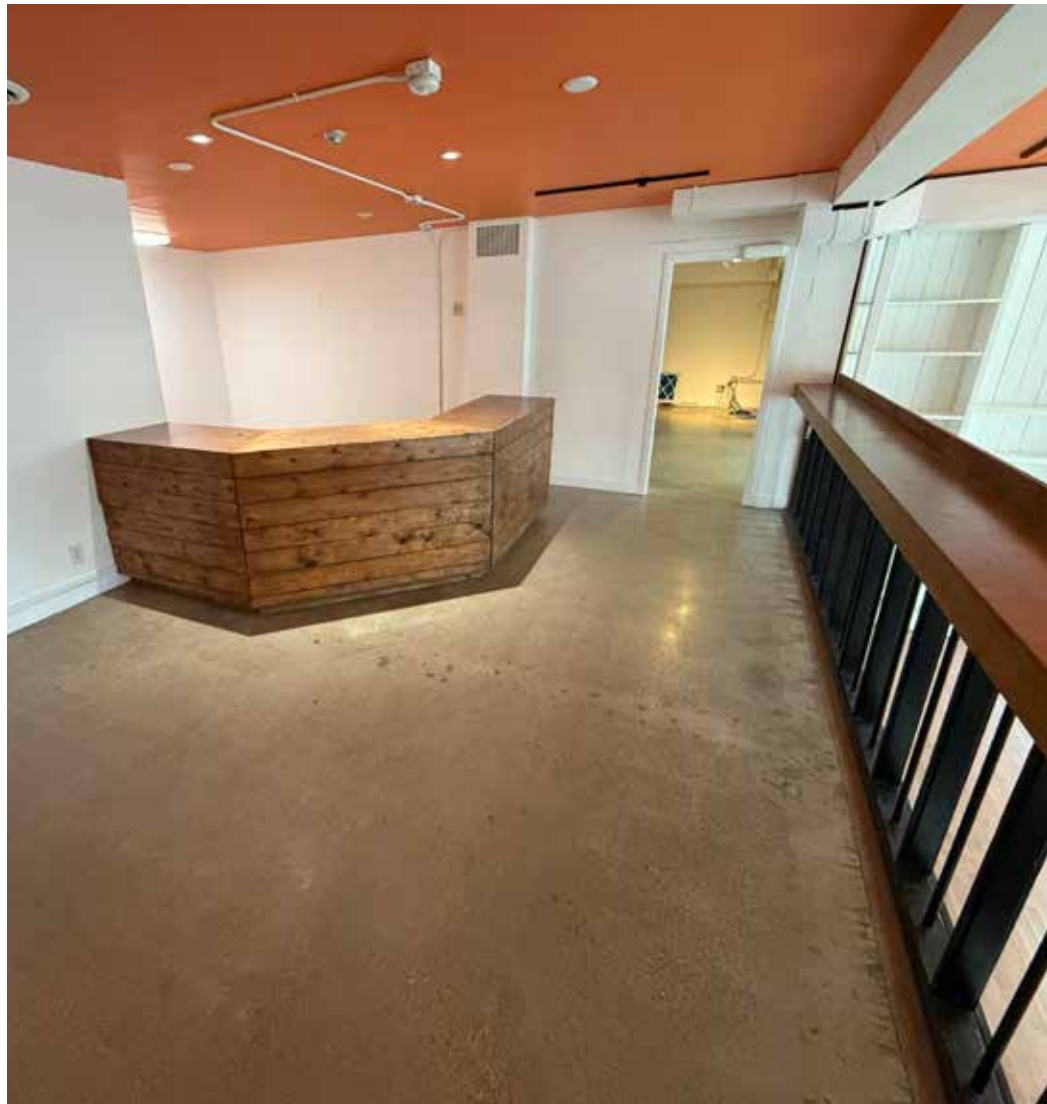
Great Access

TO PUBLIC TRANSIT

For Lease



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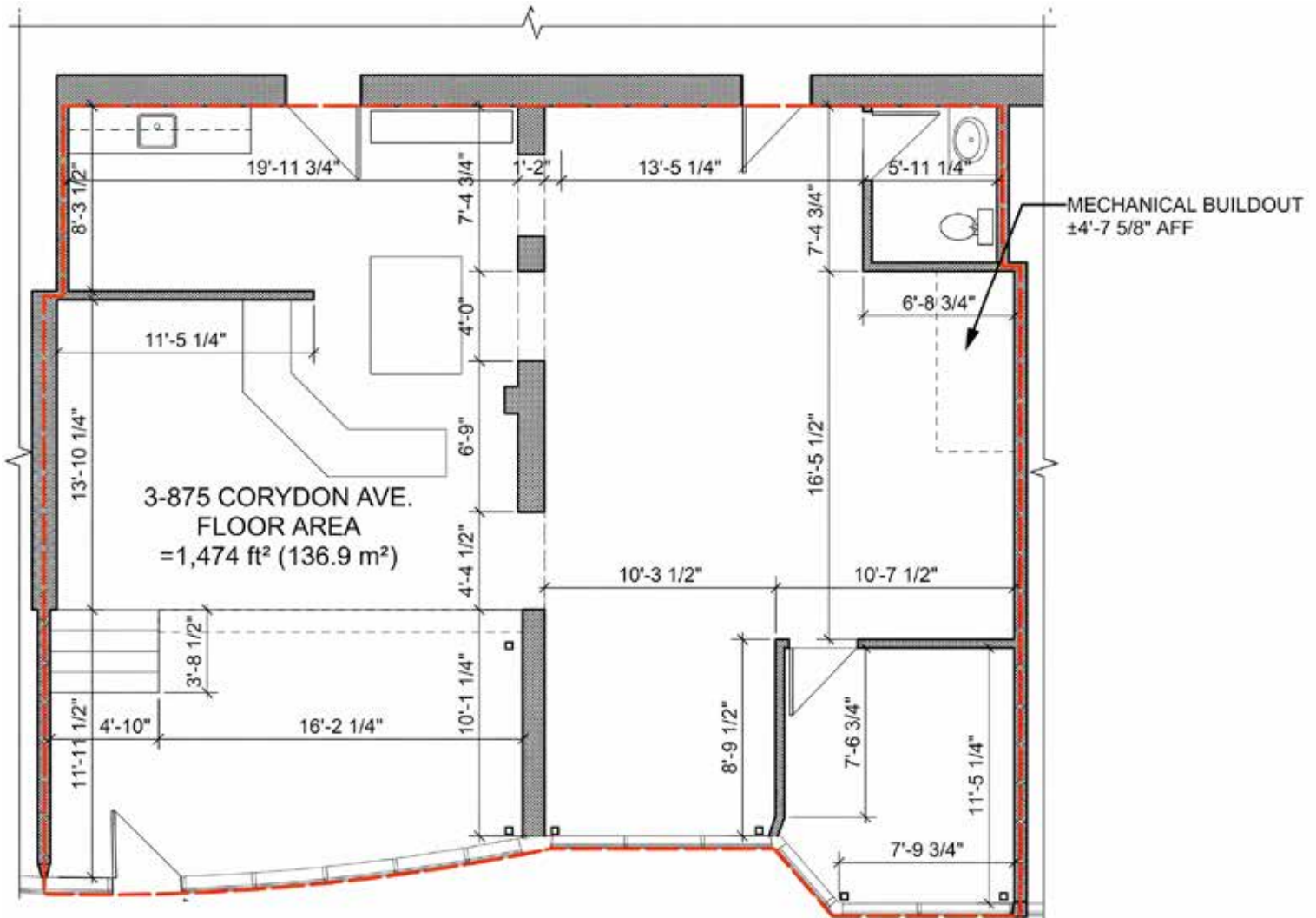


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Floor Plan





Connect with us today!

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Tyson Preisentanz*

SENIOR VICE PRESIDENT

Jared Kushner*

VICE PRESIDENT

tpreisentanz@iciproperties.com

204-782-6183

jkushner@iciproperties.com

204-294-1087

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