

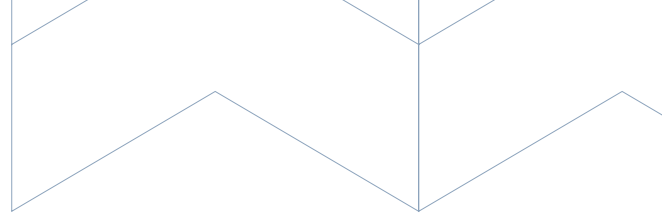
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1101 Corydon Avenue, Winnipeg, Manitoba

Restaurant Building on Corydon Avenue

For Lease





Property Details

+/- 1,500 sq. ft.

BUILDING SIZE

+/- 4,242 sq. ft.

LAND SIZE

\$34.00/sq. ft.

ASKING RENT

TBD

CAM

\$11,868.72

2026 PROPERTY TAXES

+/- 7 surface stalls at rear

PARKING

C1 - Commercial Neighbourhood

ZONING

Demographics*

226,550

POPULATION

102,337

TOTAL HOUSEHOLDS

336,351

DAYTIME POPULATION

\$110,885

AVG. HOUSEHOLD INCOME

38.3

MEDIAN AGE

\$115,168.27

AVG. HOUSEHOLD EXPEND.

*WITHIN 5 KM | ENVIRONICS ANALYTICS © 2026

Features

- Freestanding turnkey restaurant building with existing infrastructure and equipment in place
- Tenant has ability to lease building with equipment "as is" or repurpose building for own use
- Building includes additional space in basement for storage
- Excellent signage and curb appeal at signalized intersection of Corydon Avenue & Wilton Street
- Exclusive use of parking pad at rear of building providing ease for customers and staff
- Located in Crescentwood, surrounded by a mix of single family homes and multi-family buildings throughout the Corydon Village, one of Winnipeg's most densely populated areas
- Ease of access to a range of neighbourhoods including Downtown, Osborne Village, Corydon Village, Fort Garry, and River Heights
- Adjacent to several amenities including grocery, medical, banks, trendy retailers and restaurants

Highlights



High Traffic

LOCATION WITH PROMINENT
BUILDING SIGNAGE



Eye-catching

SIGNAGE OPPORTUNITY



Great Access

TO PUBLIC TRANSIT



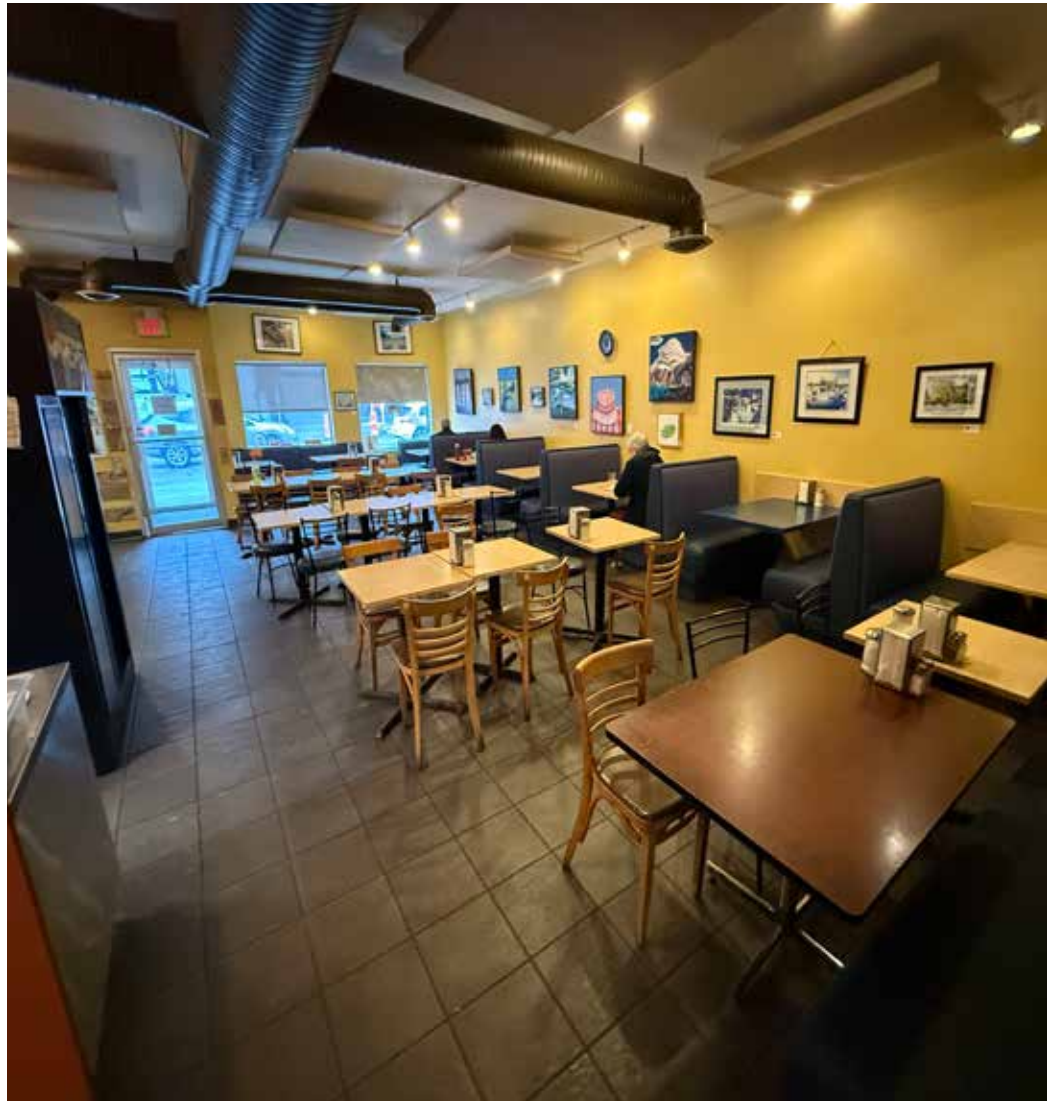
Excellent Parking

ONSITE AND IN THE AREA

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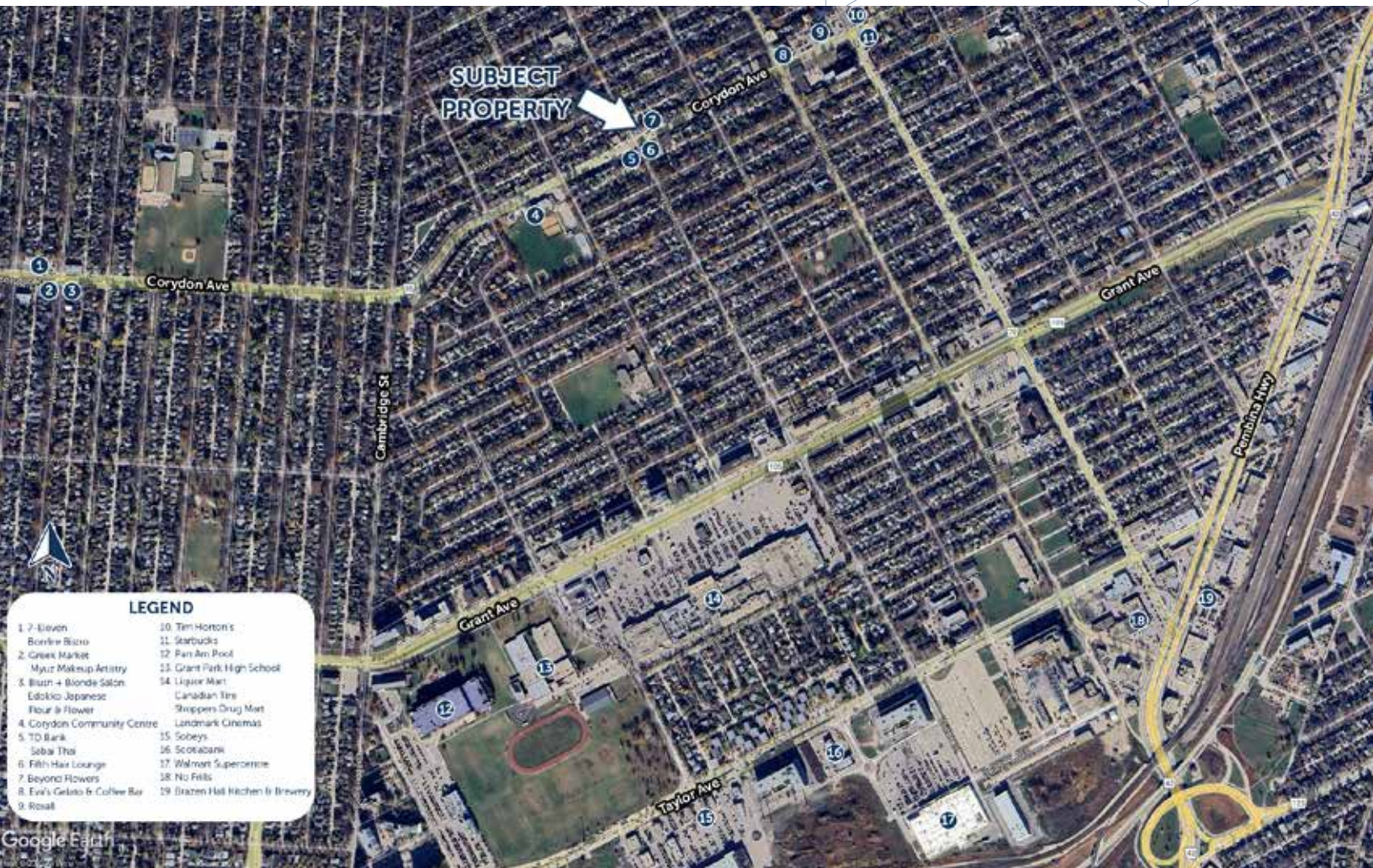




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Connect with us today!

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