



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



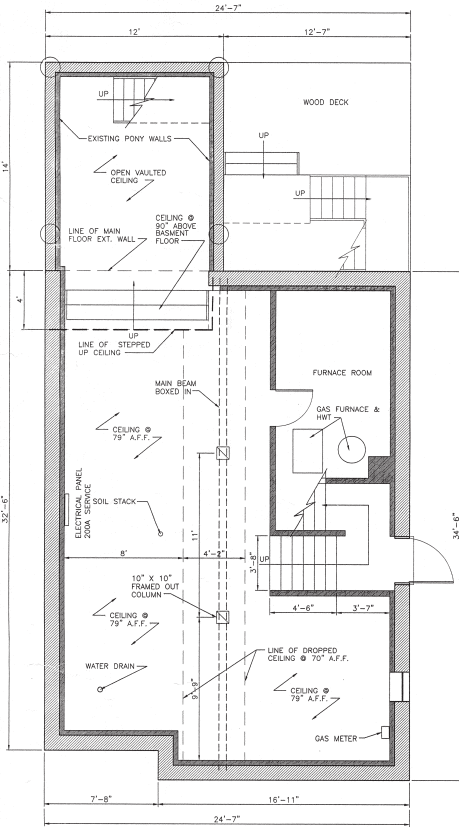
Main Floor



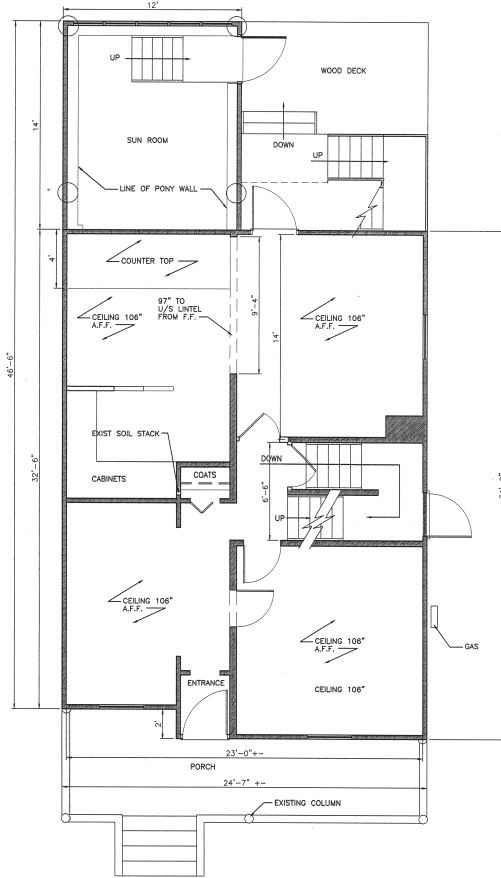
Second Floor



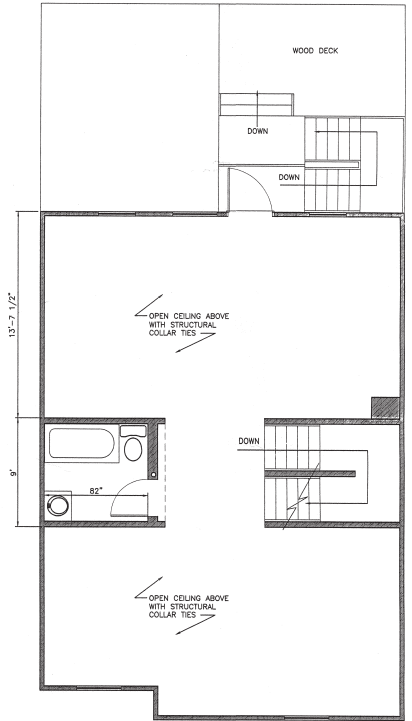
Lower Level

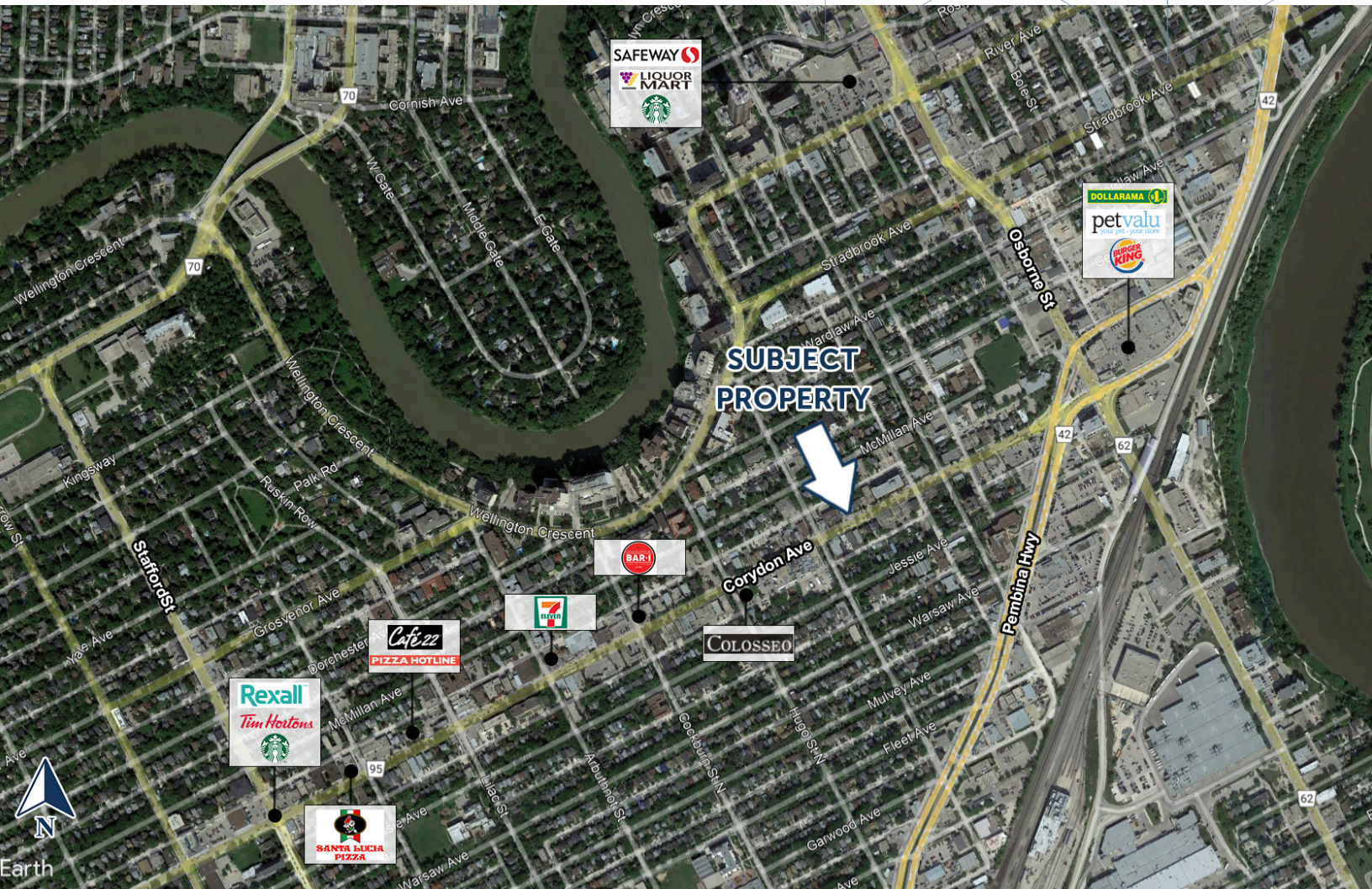


Main Floor



Second Floor





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