



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



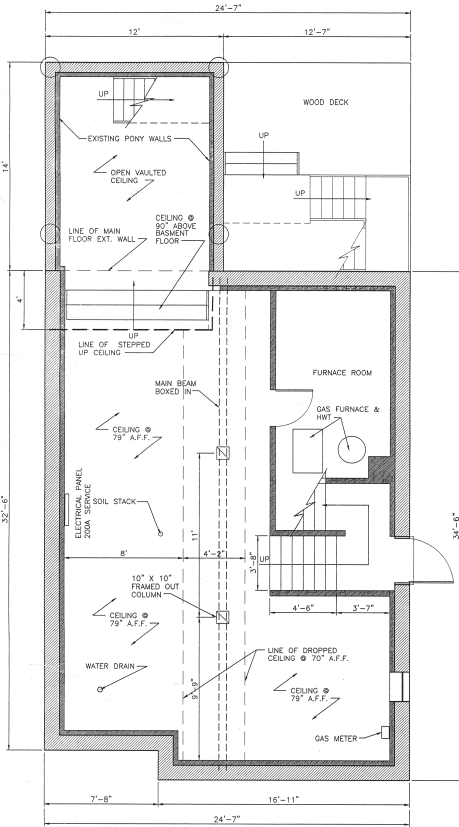
Great Access
TO PUBLIC TRANSIT



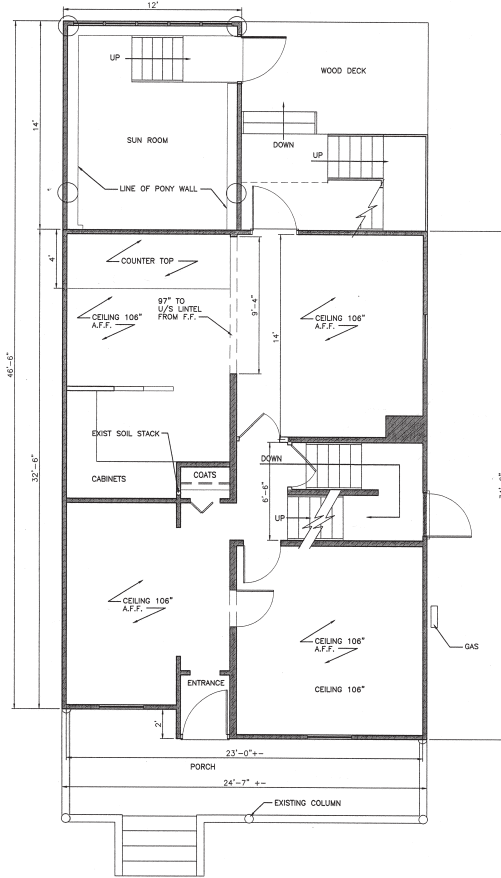
Excellent Parking
IN THE IMMEDIATE AREA



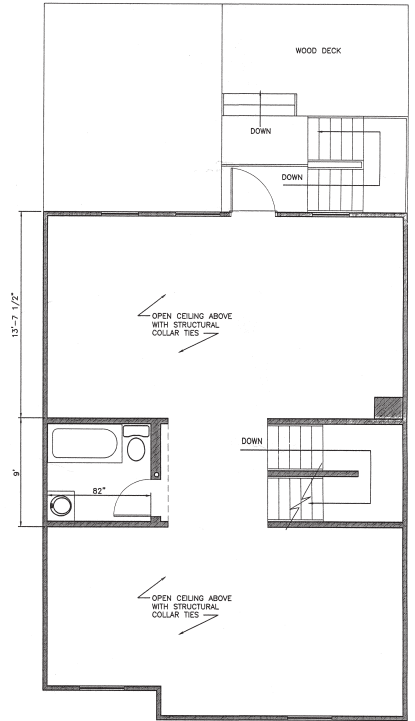
Lower Level

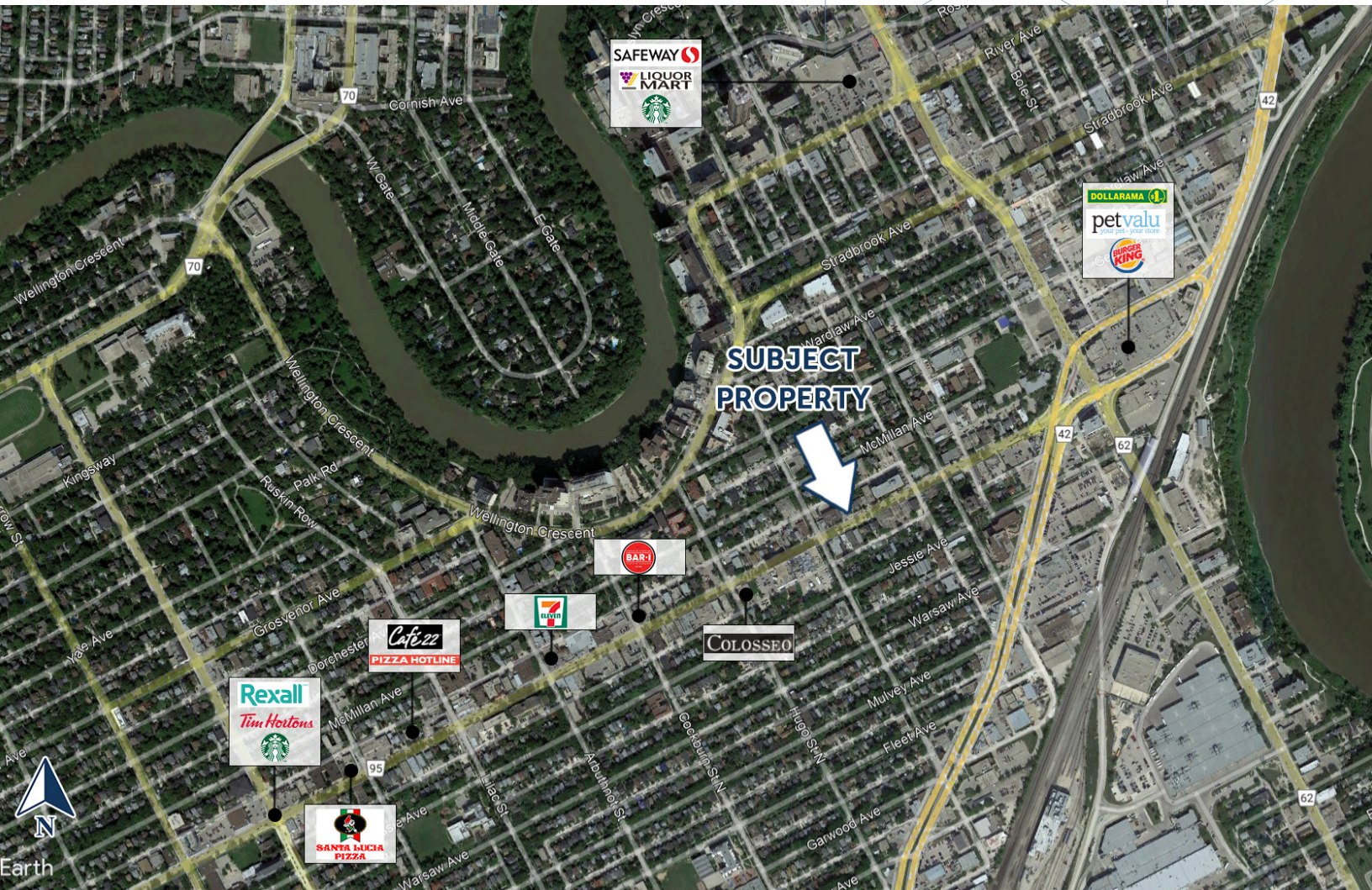


Main Floor



Second Floor





Connect with us today!

iciproperties.com

Brennan Pearson

EXECUTIVE VICE PRESIDENT, PARTNER

bpearson@icproperties.com

204-291-5003

Jared Kushner*

VICE PRESIDENT

jkushner@icproperties.com

204-294-1087

John Pearson

PRESIDENT / BROKER

jpearson@icproperties.com

204-981-7220

DISCLAIMER The information contained herein has been obtained from sources believed to be reliable; however, neither the Vendor/Landlord nor ICI Properties makes any representations, warranties, or guarantees, express or implied, as to the accuracy, completeness, or currency of such information. Any projections, opinions, assumptions, or estimates are provided for illustrative purposes only and may differ materially from actual results. Some images or renderings used in this brochure may be enhanced or generated using artificial intelligence (AI) for illustrative purposes and may not depict actual properties or conditions. Prospective purchasers and tenants are strongly advised to conduct their own independent investigations and due diligence to verify all information. The property and any offering terms are subject to change or withdrawal without notice. Neither the Vendor/Landlord nor ICI Properties shall be liable for any direct, indirect, incidental, consequential, or special losses or damages arising from reliance upon this information or any omission. In the event the recipient has executed a confidentiality or nondisclosure agreement in connection with this property, the terms of such agreement shall govern. ©2026 ICI Properties. All rights reserved.

**Services provided by Jared Kushner Personal Real Estate Corporation*

For Sale



598 Corydon Avenue, Winnipeg, Manitoba
icproperties.com