

~ Developed Retail Space on Corydon Avenue ~



FOR LEASE

782 Corydon Avenue

WINNIPEG, MB

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Services provided by Brett Chartier Personal Real Estate Corporation


Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

Property Details

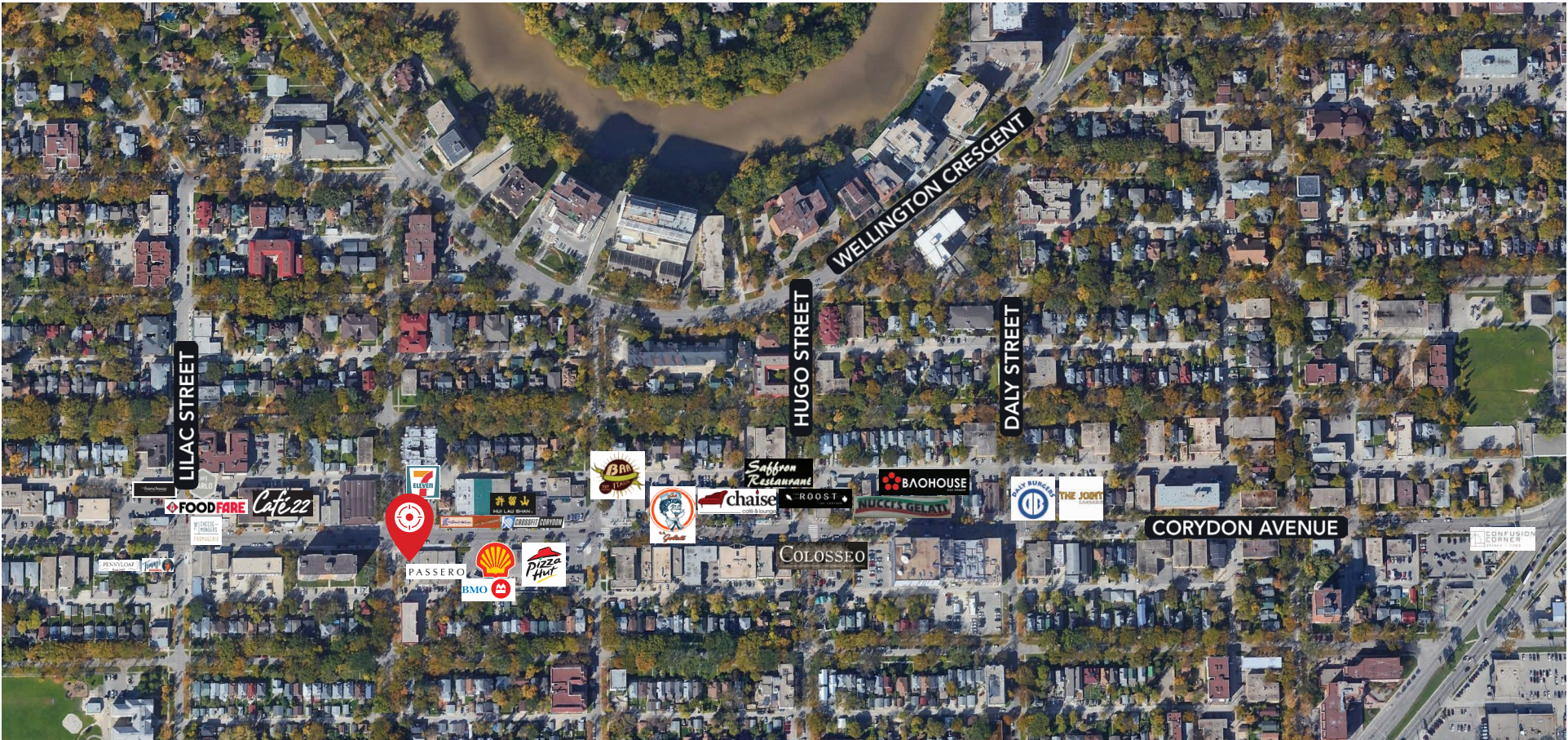
AREA AVAILABLE (+/-) 1,128 sq. ft.

NET RENTAL RATE \$32.00 per sq. ft.

ADDITIONAL RENT \$8.42 per sq. ft. (est. 2024) (inclusive of water and garbage removal) plus mgmt. fee of 5% of net rent

AVAILABILITY January 1, 2025

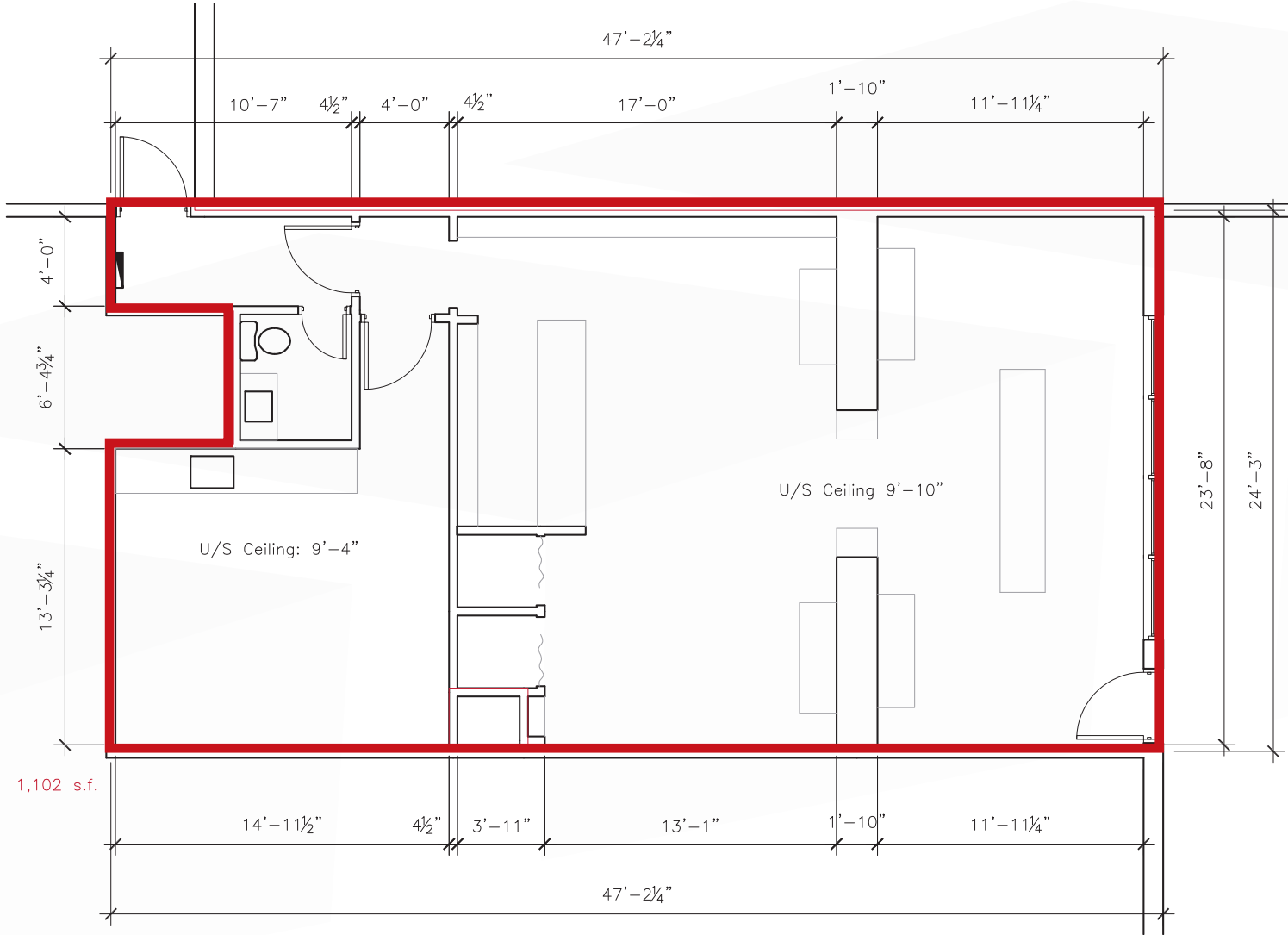
RETAIL AERIAL



Site Plan



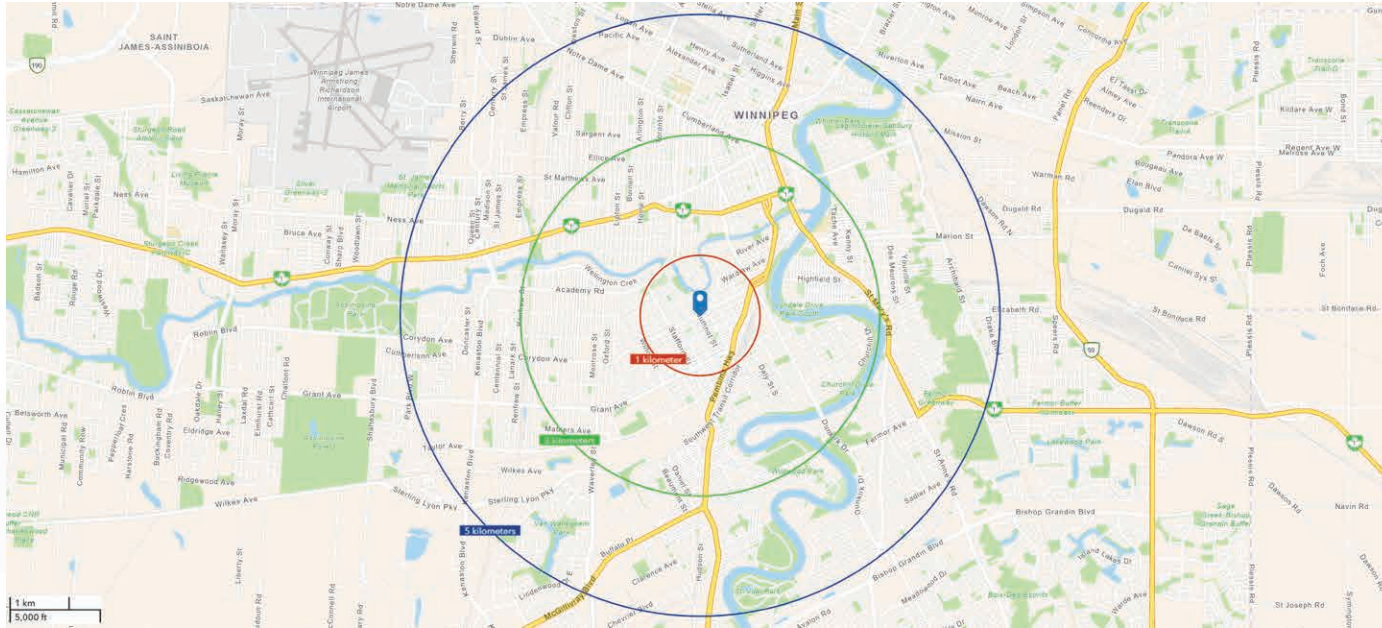
Floor Plan





Interior Photos





Demographic Analysis



POPULATION	1 KM	3 KM	5 KM
 Total Population (2024)	13,903	108,468	222,930
Total Population (f)	14,381	116,926	239,181

INCOME	1 KM	3 KM	5 KM
 Avg. Household Income (2024)	\$100,276	\$92,393	\$96,120
Avg. Household Income (f)	\$117,752	\$106,984	\$111,692

MEDIAN AGE	1 KM	3 KM	5 KM
 Median Age (2024)	38.4	37.8	38.5

HOUSEHOLDS	1 KM	3 KM	5 KM
 Total Households (2024)	7,437	53,925	103,163



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SO OVER IT

Contact

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