

# OFFICE FOR SALE

## 883 Corydon Avenue Winnipeg, MB

High Exposure, Unique, Turnkey  
Office Available

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**OFFICE FOR SALE**

**883 Corydon Avenue**



(+/-) 1,738 sf Available on 3,604 sf of Land

### **PROPERTY HIGHLIGHTS**

- Beautiful stand-alone office building located in the heart of Corydon Village
- Prominent building signage opportunity in a high vehicular and foot traffic area
- Interior layout features modern fixtures throughout
- Main floor build-out includes a reception area, 2 private offices, a waiting room/open area, kitchenette as well as an accessible washroom.
- 2nd floor build-out includes 3 private offices and an open area that can easily convert into an additional private office and a washroom.
- Basement area not included in the total square footage and is functional for additional storage space
- 3 parking stalls located at the rear of the building with the option to stack for additional parking
- Common area furniture negotiable
- Property Taxes: \$14,797.55 (2023)
- Zoned C2

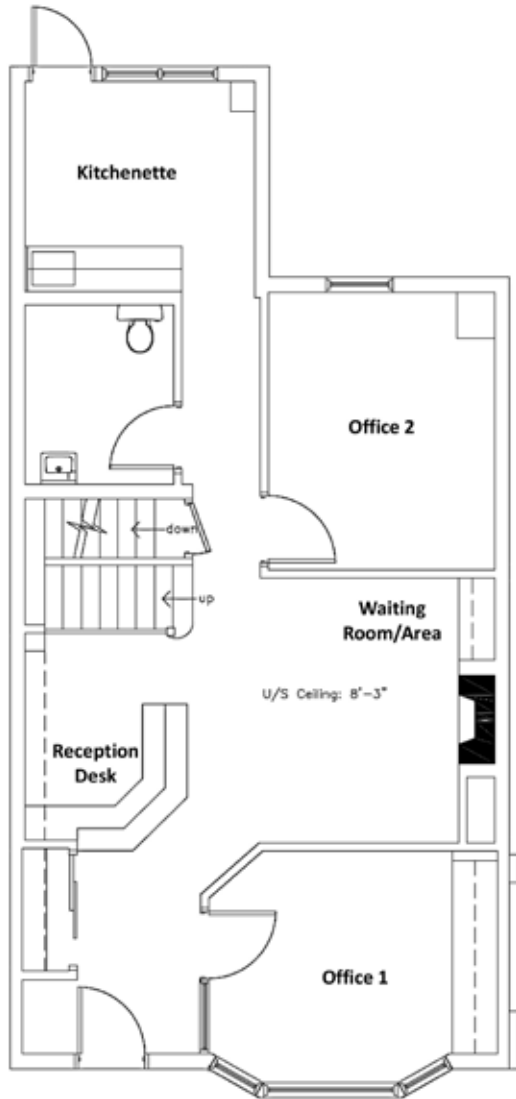
**BID DATE: 3:00pm CST - SEPTEMBER 7, 2023**

**List Price: \$850,000.00**

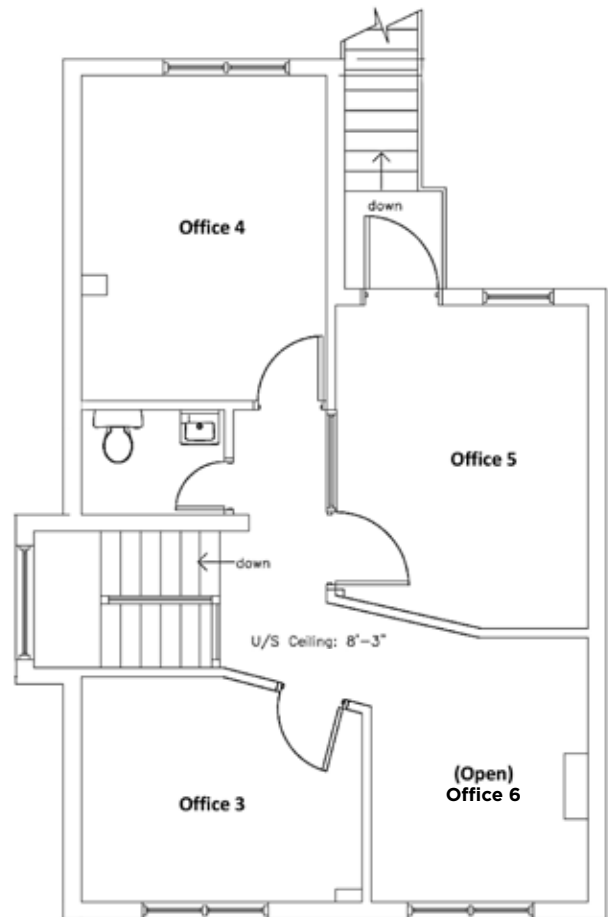
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### MAIN FLOOR PLAN



### SECOND FLOOR PLAN



# OFFICE FOR SALE

## 883 Corydon Avenue



RECEPTION



MAIN FLOOR WAITING AREA



OFFICE



MAIN FLOOR KITCHENETTE



OFFICE

# OFFICE FOR SALE 883 Corydon Avenue



OFFICE



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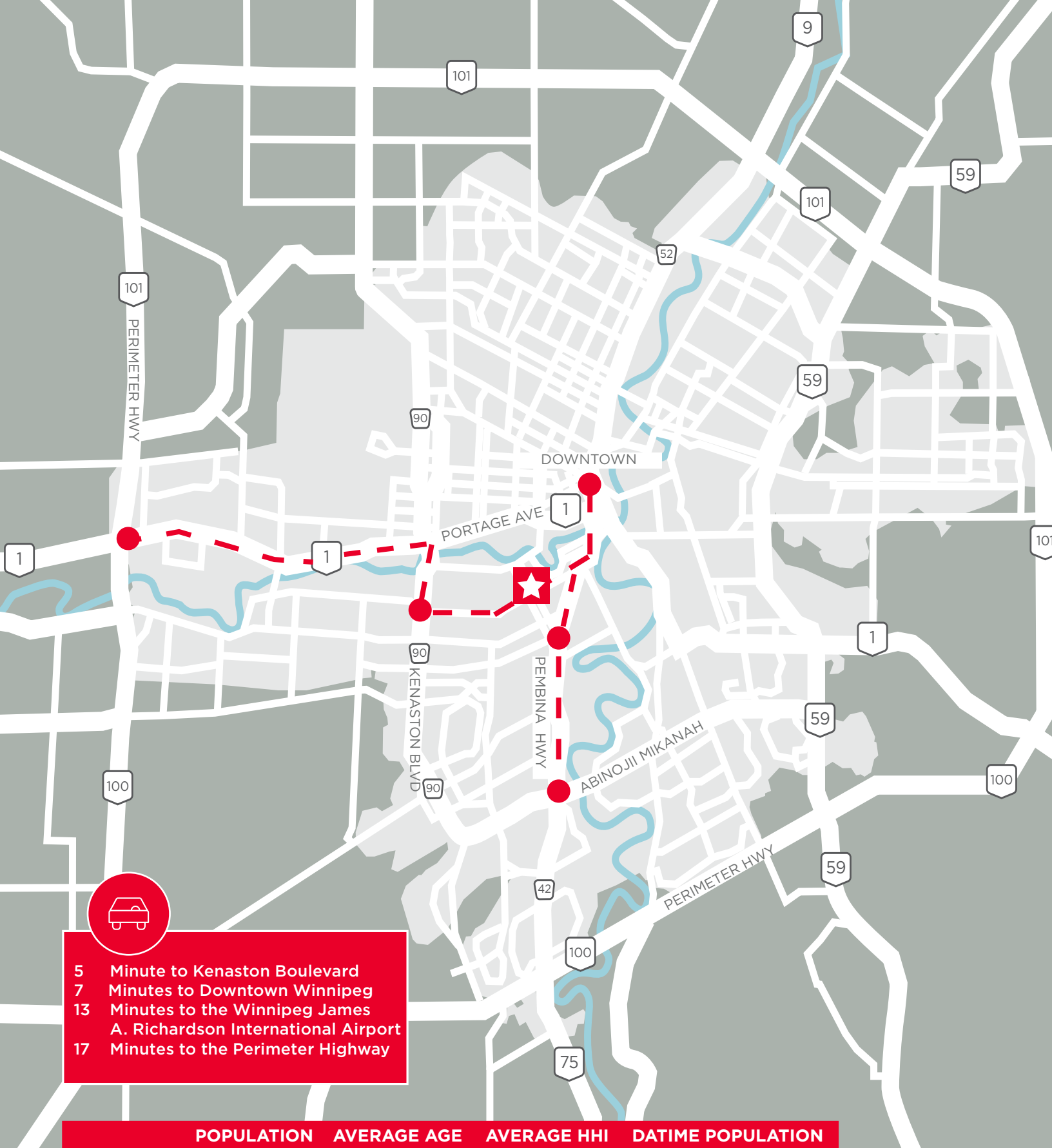
OFFICE



PARKING

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**883 Corydon Avenue**





	POPULATION	AVERAGE AGE	AVERAGE HHI	DATIME POPULATION
1KM	12,571	42.2	103,566.3	11,502
3KM	99,720.3	40.6	87,776.5	156,164.5
5KM	209,013.1	41	89,312.5	341,950

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