ENCOMPASS™ Property Management



740 Corydon Avenue

For Lease

Welcome to 740 Corydon Avenue, a well located commercial property situated in the heart of Winnipeg's vibrant Corydon Village. Positioned along one of Winnipeg's most recognizable and active commercial corridors, this location offers excellent visibility, convenient access, and exposure to a strong mix of pedestrian, vehicle, and local neighbourhood traffic.

Whether you're a retail operator, professional service provider, restaurant or café, medical or wellness business, or another customer-focused business, 740 Corydon Avenue offers the visibility, accessibility, and surrounding customer base to support your business.

Neighbourhood

Located in Corydon Village, 740 Corydon Avenue is surrounded by some of Winnipeg's most established and desirable residential and commercial neighbourhoods, including River Heights, Crescentwood, Osborne Village, and Tuxedo. Corydon Avenue is a well-known destination for dining, cafés, local shopping, professional services, and community-oriented businesses.

The area is highly walkable and well connected by public transportation, with major routes including Corydon Avenue, Osborne Street, Stafford Street, and Pembina Highway providing convenient access to surrounding neighbourhoods and downtown Winnipeg.

The surrounding area combines a strong residential population with an active commercial environment, creating a steady customer base throughout the day. Corydon's established mix of restaurants, cafés, shops, services, and nearby residential streets makes it an attractive location for businesses looking for both visibility and accessibility.

The property is also located within a short distance of parks, schools, community amenities, and the Assiniboine River corridor, further enhancing the appeal and convenience of the area.

Building Area: 5,949 Sq Ft

Lease Rates:	Please Contact Agent
Address:	740 Coyrdon Avenue
Parking:	Front Facing Lots
Traffic Count:	14,500 Cars Per Day
Utilities:	Separately Metered

Property Highlights And Features

- Building Signage
- Customization
- High Exposure Location
- Mixed Use Space
- Office Space
- On Major Bus Route
- Professionally Managed
- Pylon Signage
- Retail Space

Area Demographics (Corydon Village)

- Population: 18,885
- Average Household Income: $65,000
- Average Household Net Worth: $614,000,

Nearby Services

- Restaurants, Cafés & Coffee Shops
- Assiniboine River & Nearby Walking/Biking Routes
- Osborne Village
- Downtown Winnipeg



BOMA Manitoba

PPMA Professional Property Managers Association

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