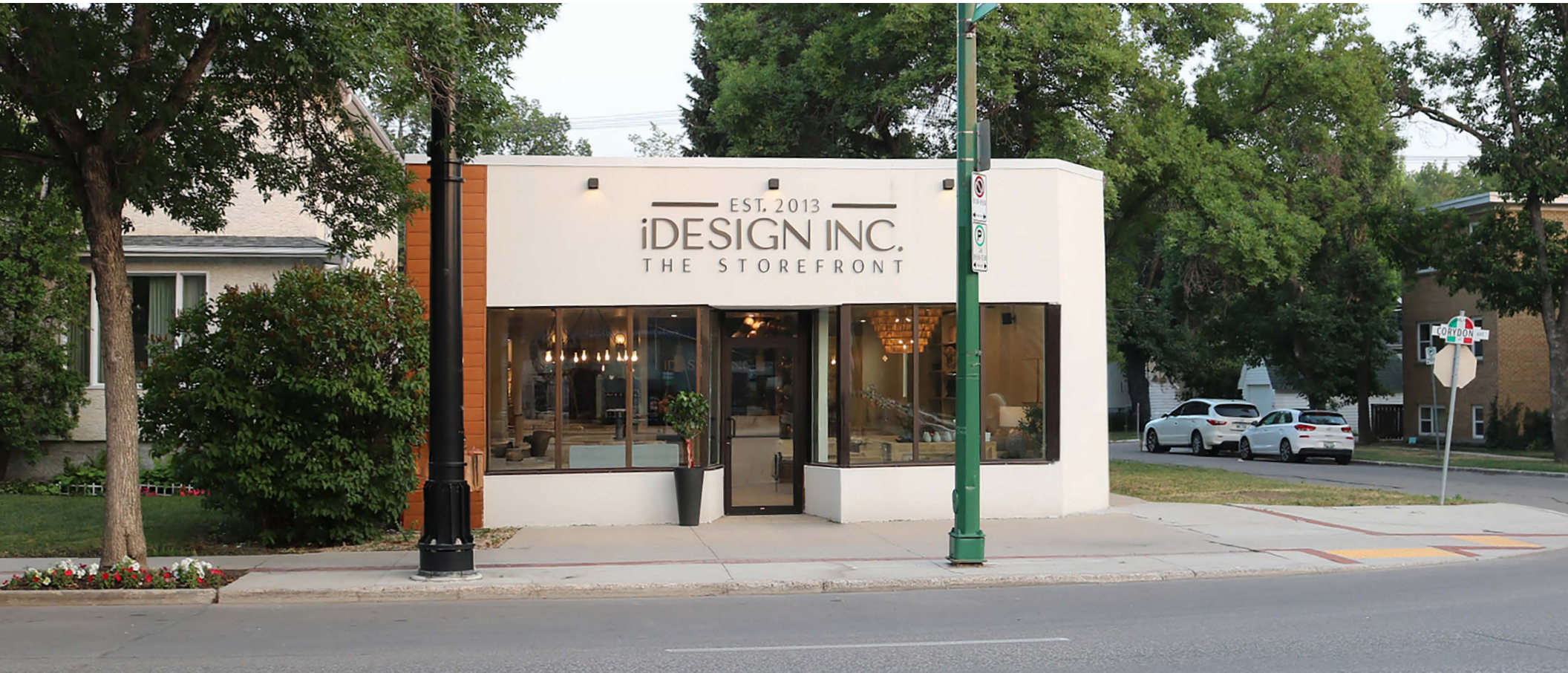


# RARE FREESTANDING BUILDING FOR SALE/LEASE

**900 CORYDON AVENUE**



**- BUSINESS RELOCATING -**

**Colin Gratton**  
**Associate**

T 204 928 5000

C 204 471 1270

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 **CUSHMAN &  
WAKEFIELD**  
Winnipeg



# PROPERTY HIGHLIGHTS

## (+/-) 1,848 SF AVAILABLE

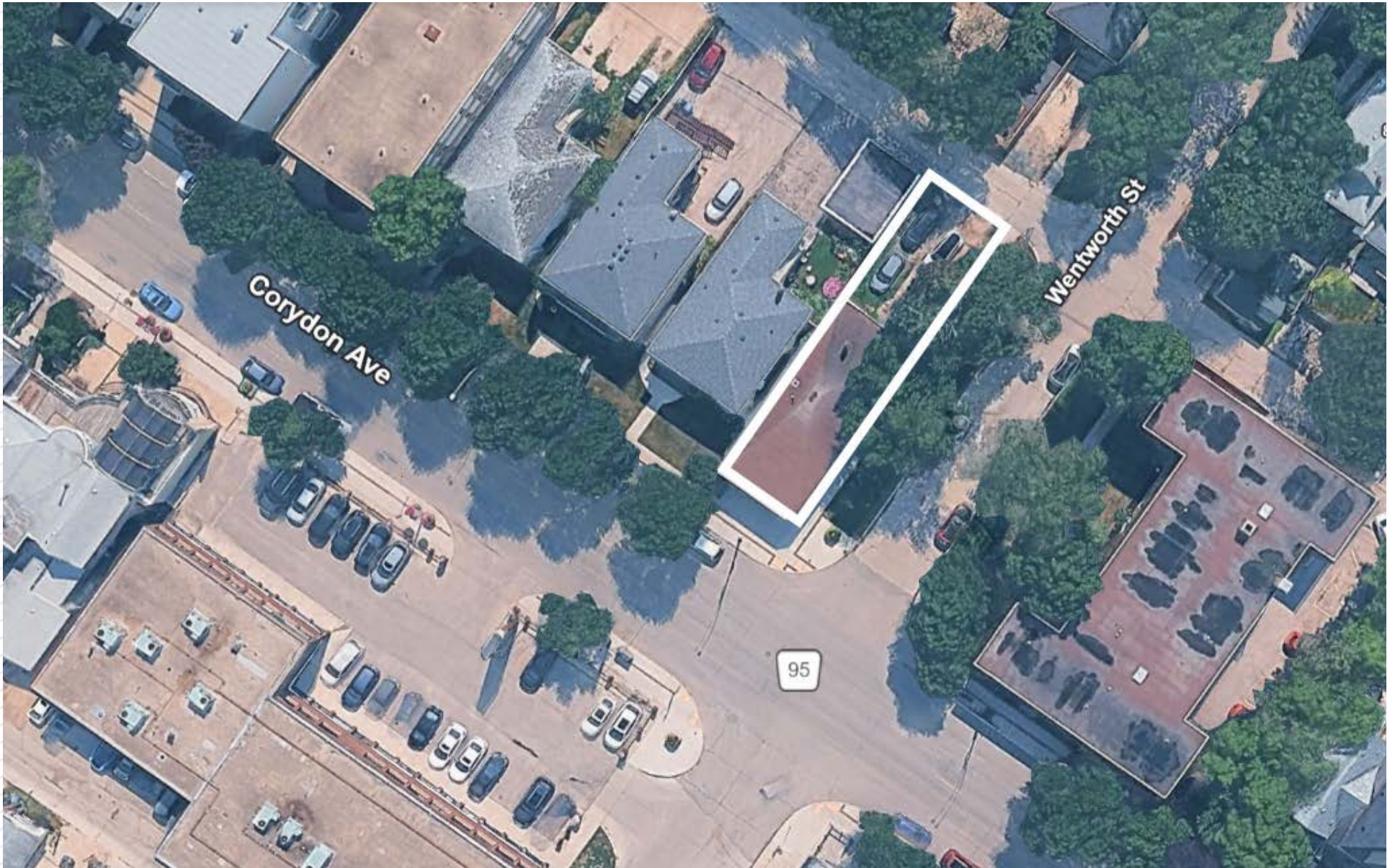
- Freestanding building on a prime corner lot offering excellent exposure w/ frontage along Corydon Ave
- 2 parking stalls (Fits up to 4 vehicles tandem)
- Newly renovated in 2021 w/ high-end luxury finishes throughout
- Features large open showroom, 2 offices, kitchenette, washroom, and additional lower level for storage
- High-level of foot traffic & easy access to major public transportation routes
- Zoning: RMFM - Res - Multi-Family

**SALE PRICE:** \$1,100,000.00    **PROPERTY TAXES:** \$14,045.34 (2025)

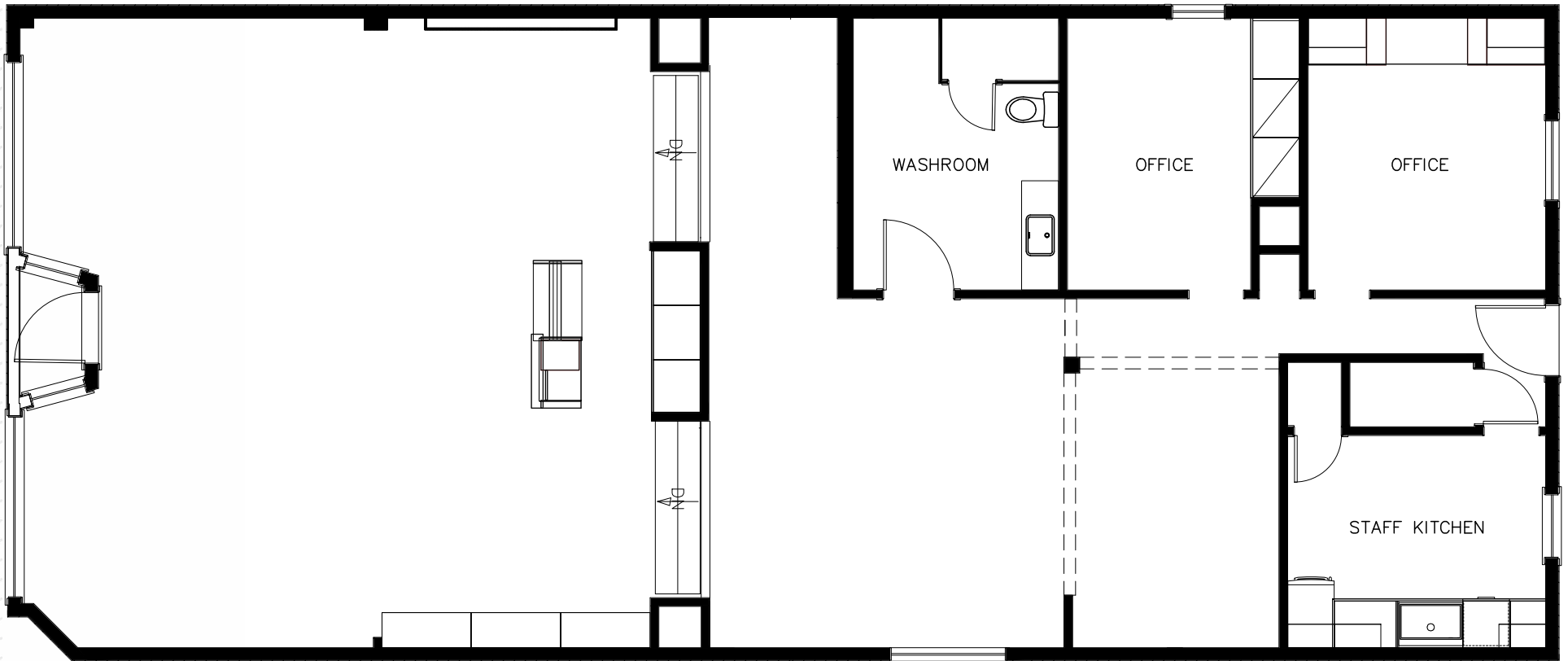
**LEASE RATE:** \$28.00 PSF (NET)    **CAM & TAX:** TBD



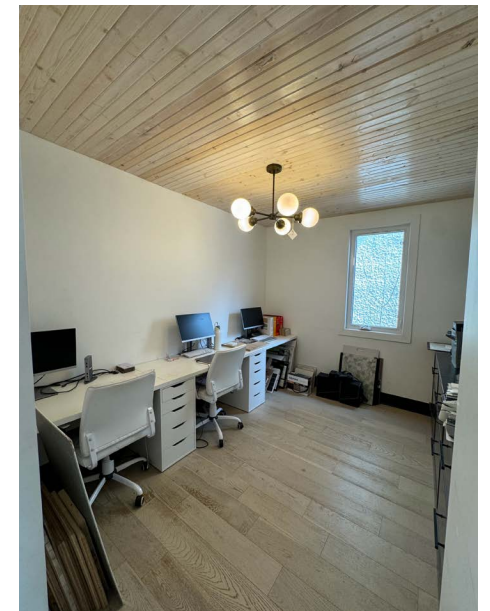
# SITE PLAN



# FLOOR PLAN



# PROPERTY PHOTOS



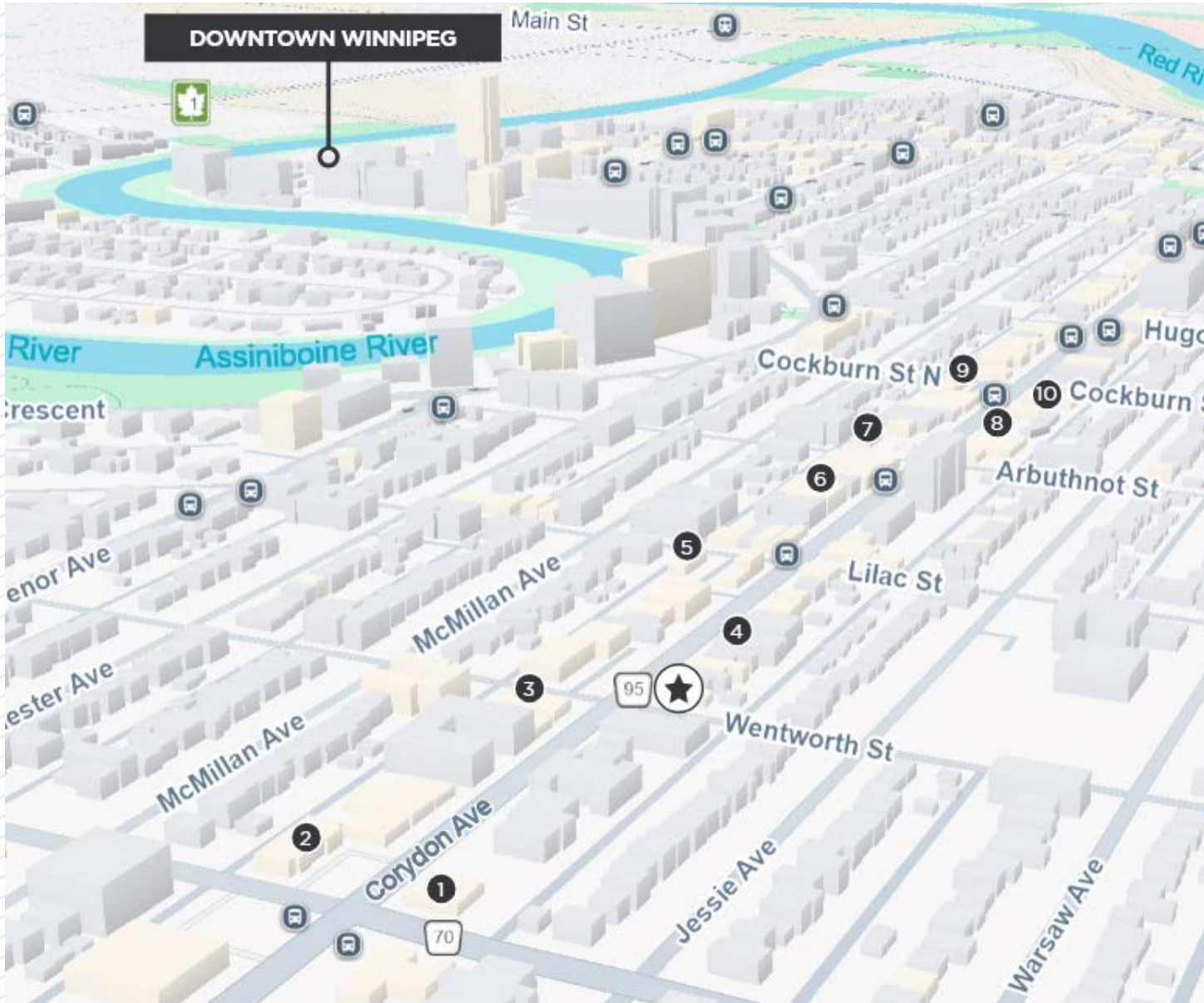
# AMENITIES AREA MAP

**3 MINS**  
PEMBINA HWY

**10 MINS**  
DOWNTOWN

**12 MINS**  
MAIN STREET

**20 MINS**  
RICHARDSON INTL' AIRPORT



- 1 STARBUCKS
- 2 TIM HORTONS
- 3 SANTA LUCIA PIZZA
- 4 CORYDON MEDICAL CLINIC
- 5 FRENCH WAY CAFE
- 6 CAFE 22
- 7 7-ELEVEN
- 8 PASSERO
- 9 THOM BARGEN COFFEE ROASTER
- 10 ASIAN HOT POT



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