

# 875 Corydon Avenue

Unit 3

Winnipeg, Manitoba

MAIN FLOOR  
DEVELOPED RETAIL/OFFICE  
SPACE

1,449  
SQ FT ±  
FOR LEASE



**ASH**

A.S.H. MANAGEMENT GROUP INC.  
BROKERAGE

January 2026

E & OE

# Property Information

- Developed retail/office space located in the heart of “Little Italy”.
- Gross Rent is inclusive of Common Area Maintenance, Property Taxes, hydro, gas and water utilities and Management Fees.
- Exterior signage opportunity.
- C2 Zoning.



# Suite Information



Gross Rental Rate  
(per month)

\$3,625.00

Additional Rent

2025 Base Year<sup>1</sup>

<sup>1</sup> Gross Rent is inclusive of Common Area Maintenance, Property Taxes, hydro, gas and water utilities and Management Fees.

Corydon Avenue BIZ is a vibrant business improvement zone in Winnipeg, renowned for its lively atmosphere and diverse offerings. Often referred to as "Little Italy," this district boasts a plethora of boutiques, restaurants, and cafes, making it a hotspot for both locals and visitors. During the summer months, Corydon Avenue comes alive with events like the Concert Series, featuring live music every Friday and Saturday night, creating a festive ambiance that invites people to dine, shop, and dance under the stars. [corydonbiz.com](http://corydonbiz.com)



A.S.H. Management Group Inc., Brokerage  
233 Portage Avenue, Suite 100  
Winnipeg, MB R3B 2A7  
Ph: 204-982-7973  
[ashmanagementgroup.com](http://ashmanagementgroup.com)

Jack S. Hurtig, B.A.. B. Admin, Associate Broker  
Vice-President, Real Estate Brokerage  
Dir: 204-982-7978  
[jhurtig@ashmanagementgroup.com](mailto:jhurtig@ashmanagementgroup.com)

[jhurtig@ashmanagementgroup.com](mailto:jhurtig@ashmanagementgroup.com)

Tanya Spradbrow, Salesperson  
Real Estate Brokerage Coordinator  
Dir: 204-982-7979  
[tspradbrow@ashmanagementgroup.com](mailto:tspradbrow@ashmanagementgroup.com)

E&OE

# Floorplan

## GENERAL NOTES:

- A. ASSUMED DEMISING WALL THICKNESSES OF 6 1/2" AND 13" THICK BASED ON SITE OBSERVATIONS
- B. NO DESTRUCTIVE TESTING WAS COMPLETED TO VERIFY THESE DIMENSIONS.
- C. MEASUREMENTS TAKEN FROM ANSI/BOMA Z65.1 STANDARD.
- D. AREA CALCULATIONS USE THE FOLLOWING:
  - CENTERLINE OF TENANT DEMISING WALLS
  - STORE AREA (ONLY) WITH STREET LEVEL FRONTOAGE IS MEASURED TO OUTER FACE OF BUILDING
  - INSIDE FACE OF COMMON CORRIDOR WALLS
  - INSIDE FACE OF WALLS WHERE WALL MATERIAL OR NON-GLASS MATERIAL COMPRISSES MORE THAN 50% OF THE VERTICAL FLOOR-TO-CEILING DIMENSION
  - FACE OF GLASS WHERE GLASS COMPRISSES MORE THAN 50% OF THE VERTICAL FLOOR-TO-CEILING DIMENSION
  - CENTERLINE OF VISIBLE COLUMNS SHARED BETWEEN WALL AND DOMINANT GLASS PORTION
  - NO DEDUCTIONS SHALL BE MADE FOR PROJECTIONS NECESSARY TO THE BUILDING
  - STAIRS & SERVICE SPACES NOT INCLUDED IN AREA CALCULATIONS

THE MEASUREMENTS TAKEN TO ASSESS THE UNITS DESCRIBED HEREIN ARE BASED ON A VISUAL SURVEY OF EXISTING CONDITIONS. ALL DIMENSIONS ARE MEANT FOR AREA CALCULATIONS ONLY AND NOT FOR CONSTRUCTION. pico ARCHITECTURE INC. DOES NOT ASSUME ANY OF THE DUTIES OR LIABILITIES OF THE DESIGNERS, BUILDERS OR OWNERS OF THE SUBJECT PROPERTY. OWNERS, PROSPECTIVE TENANTS OR OTHERS WHO USE OR RELY ON THE CONTENTS OF THIS DOCUMENT DO SO WITH THE UNDERSTANDING AS TO THE LIMITATIONS OF THE DOCUMENT.



APPROXIMATE LOCATION OF SUITE ON FIRST FLOOR



