

# 875 Corydon Avenue

Unit 3

Winnipeg, Manitoba

MAIN FLOOR  
DEVELOPED RETAIL/OFFICE  
SPACE

1,474  
SQ FT ±  
FOR LEASE



**ASH**

A.S.H. MANAGEMENT GROUP INC.  
BROKERAGE

April 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



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)



Gross Rental Rate  
(per month)

\$3,685.00

Additional Rent

2026 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.

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# Floorplan

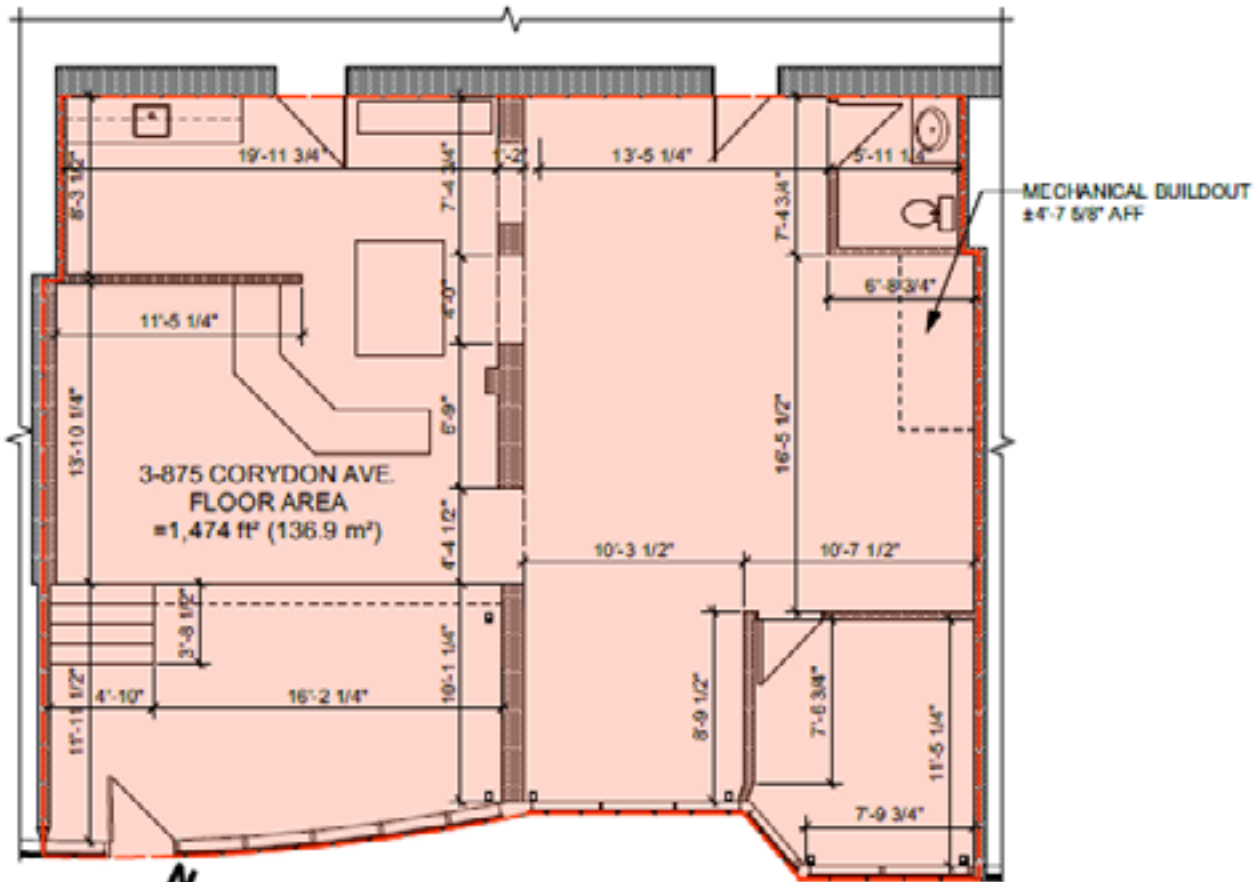
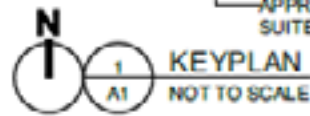
## GENERAL NOTES:

- A. ASSUMED DEMISING WALL THICKNESS 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 ANS/BOMA Z65.1 STANDARD.
- D. AREA CALCULATIONS USE THE FOLLOWING:
  - CENTERLINE OF TENANT DEMISING WALLS.
  - STORE AREA (ONLY) WITH STREET LEVEL FRONTAGE IS MEASURED TO OUTER FACE OF BUILDING.
  - INSIDE FACE OF COMMON CORRIDOR WALLS.
  - INSIDE FACE OF WALLS WHERE WALL MATERIAL OR NON-GLASS MATERIAL COMPRISES MORE THAN 50% OF THE VERTICAL FLOOR-TO-CEILING DIMENSION.
  - FACE OF GLASS WHERE GLASS COMPRISES 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, ARCHITECTS, TENANTS OR OTHERS WHO 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



**pico ARCHITECTURE inc.**  
330 - 136 Market Ave. Winnipeg, MB R3B 0P4  
(204) 414 9191

**3 - 875 CORYDON AVENUE  
WINNIPEG, MB.**  
DATE JAN. 6, 2021

2027  
Project Number  
JC  
Drawn by

**A1**  
Sheet

For informational purposes only. May not be exactly as shown.

