

FULLY-LEASED COMMERCIAL INVESTMENT OPPORTUNITY



RURAL MANITOBA INVESTMENT PORTFOLIO

**30 MCARTHUR AVENUE
LAC DU BONNET, MB**



**131 RAILWAY AVENUE
WHITEMOUTH, MB**



CONTACT

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PROPERTY OVERVIEW

Capital Commercial Real Estate Services has been retained by the Owner to market for sale two standalone commercial buildings in rural Manitoba. The properties are located at 30 McArthur Avenue in Lac du Bonnet and 131 Railway Avenue in Whitemouth. The Properties are being offered for sale in a portfolio basis. The Portfolio consists of one standalone building with a single tenant and one building with multiple tenants. The Properties offer an opportunity for an investor to gain immediate investment in two rural Manitoba markets with an established rent roll. The Properties are well-located in their respective communities, each situated on major local transit routes with surrounding amenities.



PROPERTY DETAILS

ADDRESS 30 McArthur Avenue, Lac du Bonnet, MB

SALE PRICE \$550,000
Combined with 13 Railway Avenue

YEAR BUILT 1940

PROPERTY TYPE 1 story commercial

BUILDING AREA (+/-) 3,150 sq. ft.

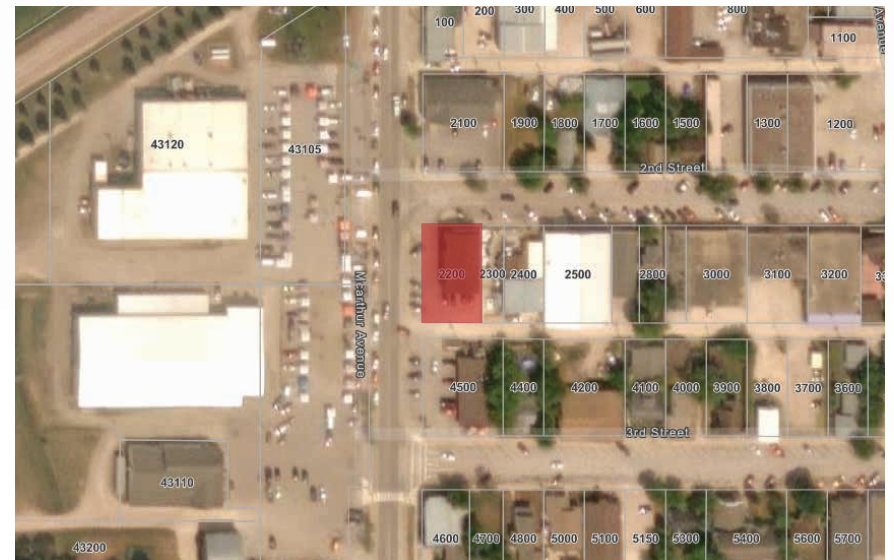
CONSTRUCTION

- Masonry construction with poured concrete & fire resistant floors
- Roof was updated in 2008 - Frame roof with wood joists and asphalt shingles, newly renovated Hub Insurance office space

TENANT HUB Insurance, Chiropractor

RECENT UPGRADES

- Electrical: Breakers
- Plumbing: Copper
- Heating: Electric



INTERIOR PHOTOS

30 MCARTHUR AVENUE, LAC DU BONNET



DEMOGRAPHIC ANALYSIS

30 MCARTHUR AVENUE, LAC DU BONNET



POPULATION

TOTAL POPULATION

PROJECTED POPULATION (2029)

1 km 5 km 10 km

810 1,661 3,651

769 1,594 3,596



MEDIAN AGE

MEDIAN AGE

1 km 5 km 10 km

53.8 53.6 59.4



HOUSEHOLD INCOME

AVG. HOUSEHOLD INCOME

PROJ. HOUSEHOLD INCOME (2029)

1 km 5 km 10 km

\$94,149 \$98,089 \$105,945

\$109,766 \$113,999 \$121,257

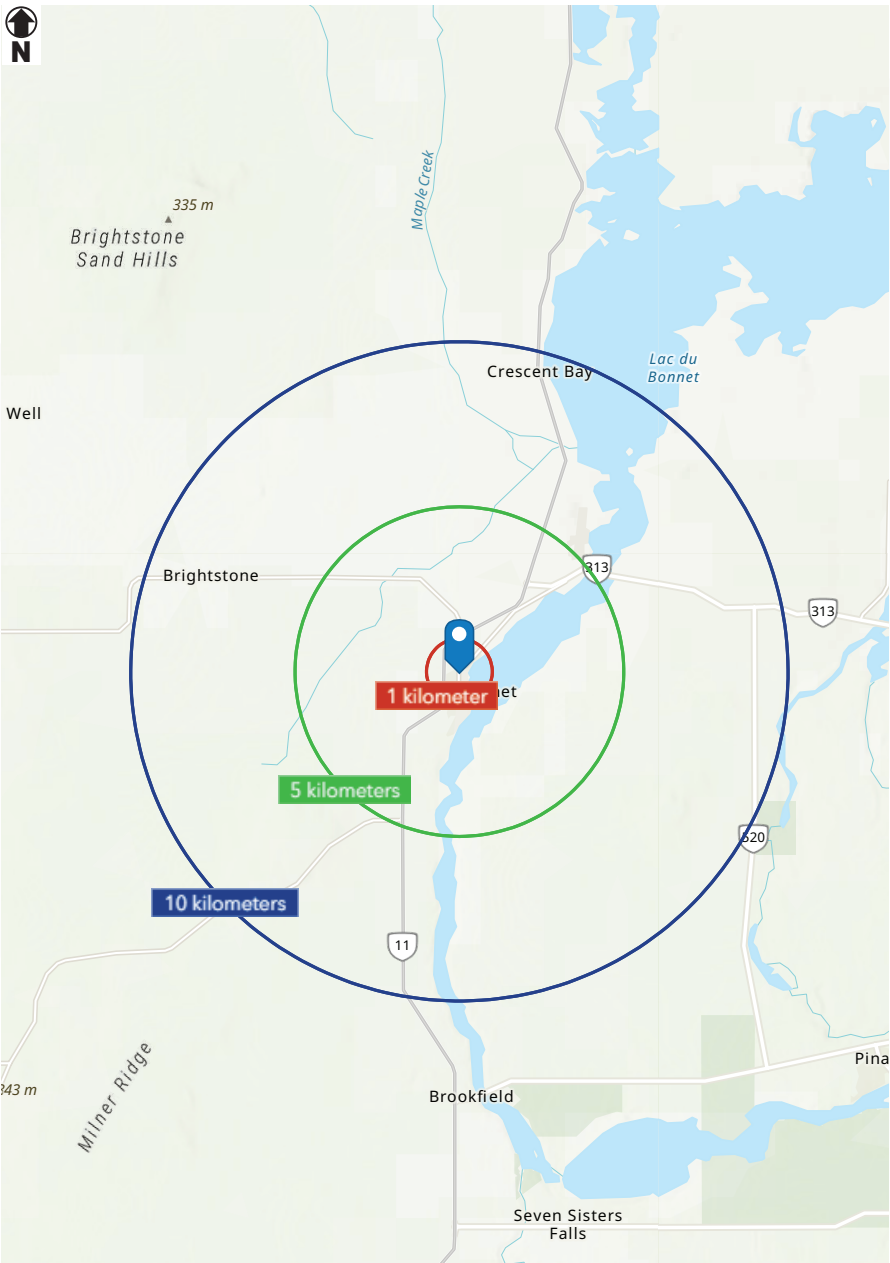


HOUSEHOLDS

TOTAL HOUSEHOLDS

1 km 5 km 10 km

374 748 1,724



PROPERTY DETAILS

ADDRESS 131 Railway Avenue, Whitemouth, MB

SALE PRICE \$550,000
Combined with 13 Railway Avenue

YEAR BUILT 1980

PROPERTY TYPE 1 story commercial

BUILDING AREA (+/-) 1,350 sq. ft.

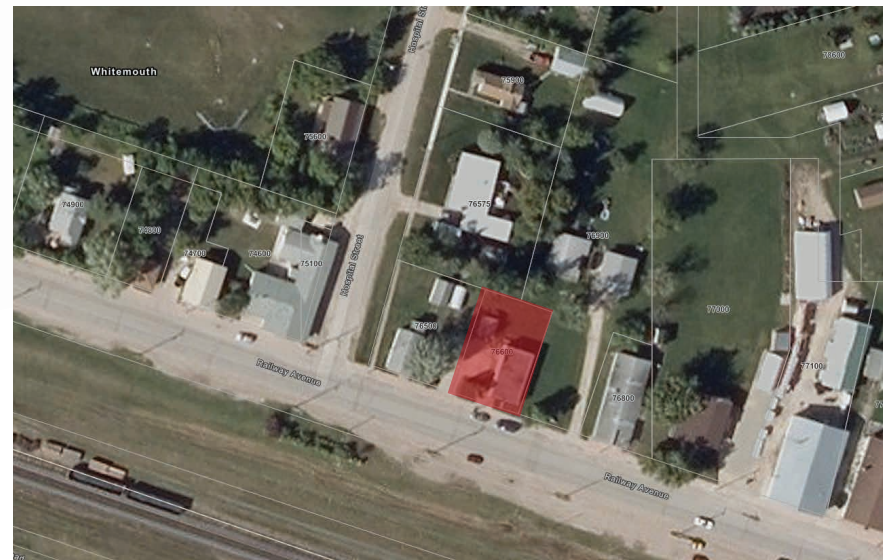
CONSTRUCTION

- Wood frame with poured concrete & fire resistant basement
- Steel beam roof with asphalt shingles

TENANT HUB Insurance

RECENT UPGRADES

- Electrical: Breakers
- Plumbing: Copper
- Heating: Furnace (central)
- Fuel: Electrical



INTERIOR PHOTOS

131 RAILWAY AVENUE, WHITEMOUTH



DEMOGRAPHIC ANALYSIS

131 RAILWAY AVENUE, WHITEMOUTH



POPULATION

	1 km	5 km	10 km
TOTAL POPULATION	65	286	631
PROJECTED POPULATION (2029)	60	288	607



MEDIAN AGE

	1 km	5 km	10 km
MEDIAN AGE	49.2	47.3	48.7



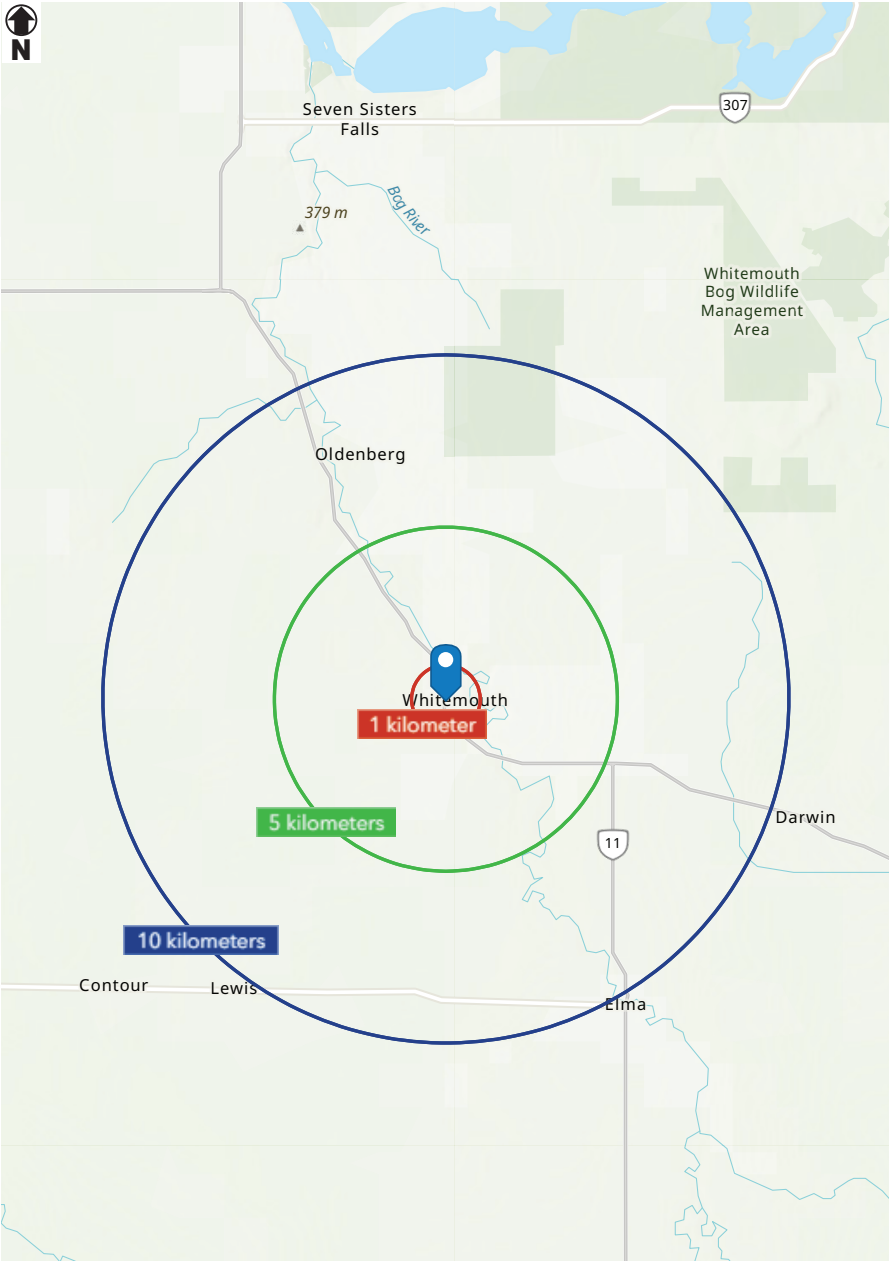
HOUSEHOLD INCOME

	1 km	5 km	10 km
AVG. HOUSEHOLD INCOME	\$90,389	\$92,033	\$91,098
PROJ. HOUSEHOLD INCOME (2029)	\$102,664	\$107,233	\$105,317



HOUSEHOLDS

	1 km	5 km	10 km
TOTAL HOUSEHOLDS	25	118	257



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