

PRICE REDUCED



PROPERTY & BUSINESS FOR SALE

176 MAIN STREET

SELKIRK, MB

Exclusive opportunity to acquire a car wash business and be a commercial landlord on a major route in Selkirk, MB. Property has great exposure and terrific access routes next to a busy McDonald's – all hour drive-thru. Long term leases are in place.

**AVISON
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CANADA
**BEST
MANAGED
COMPANIES**

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member



176 MAIN STREET

SELKIRK, MANITOBA

SITE INFORMATION

- Site size: 39,800 sf
- Zoning: C3-Commercial
- Building area: 5,415 sf
- Wand wash: 4 bays
- Laser wash: 1 bay
- Fenced compound
- Property taxes (2023): \$22,008

HIGHLIGHTS

- Financial statements available to qualified buyers
- Google: 4 star rating car wash
- Share purchase possible
- Leased commercial units
- Active restaurant hub location

OFFERED AT:

\$1,750,000

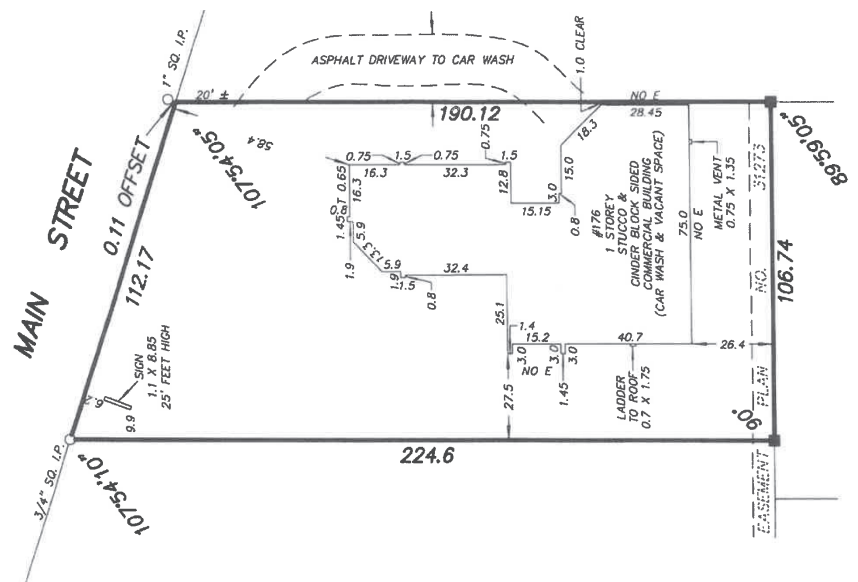
176 Main Street - Commercial Property Fully Leased Includes Car Wash Operations

SELKIRK, MB

The City of Selkirk is located in the Interlake region just 20kms north-east of Winnipeg, the capital of Manitoba, with an access to all major highways, rail spur lines and the airport connecting it with national and international markets. Being the regional economic centre, Selkirk serves a trading area of 70,000 people and attracts visitors, skilled employees and new residents from over 750,000 people in the City of Winnipeg.

The City of Selkirk is undergoing a surge of revitalization and growth. Improvements to our waterfront and parks have enhanced the City's natural beauty. Our new library, skateboard park and retail services are making Selkirk more attractive to residents and visitors alike. The new 180,753 ft² Selkirk General Hospital is a \$100M investment and provides state-of-the-art health care technology.

SITE PLAN





Housing
5,021 households are located within a 5 min. drive



Population
12,252 people live within driving distance from the subject property



\$80,879
Average household income within a 5 min. driving distance



Labour Force
91.9% of the population within a 5 min. drive are employed



Amenities
Many restaurants, shopping and groceries are just minutes away



Location
Just 8 min. to Lockport and 35 min. to Downtown Winnipeg

176 MAIN STREET, SELKIRK, MB



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