

**FOR SALE**

**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

# 115 Main Street South

MINNEDOSA, MB

*~ Mixed-Use Retail and Multi-family Space ~*



BOB ANTYMNIUK, Senior Director - Sales & Leasing  
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# Property Details

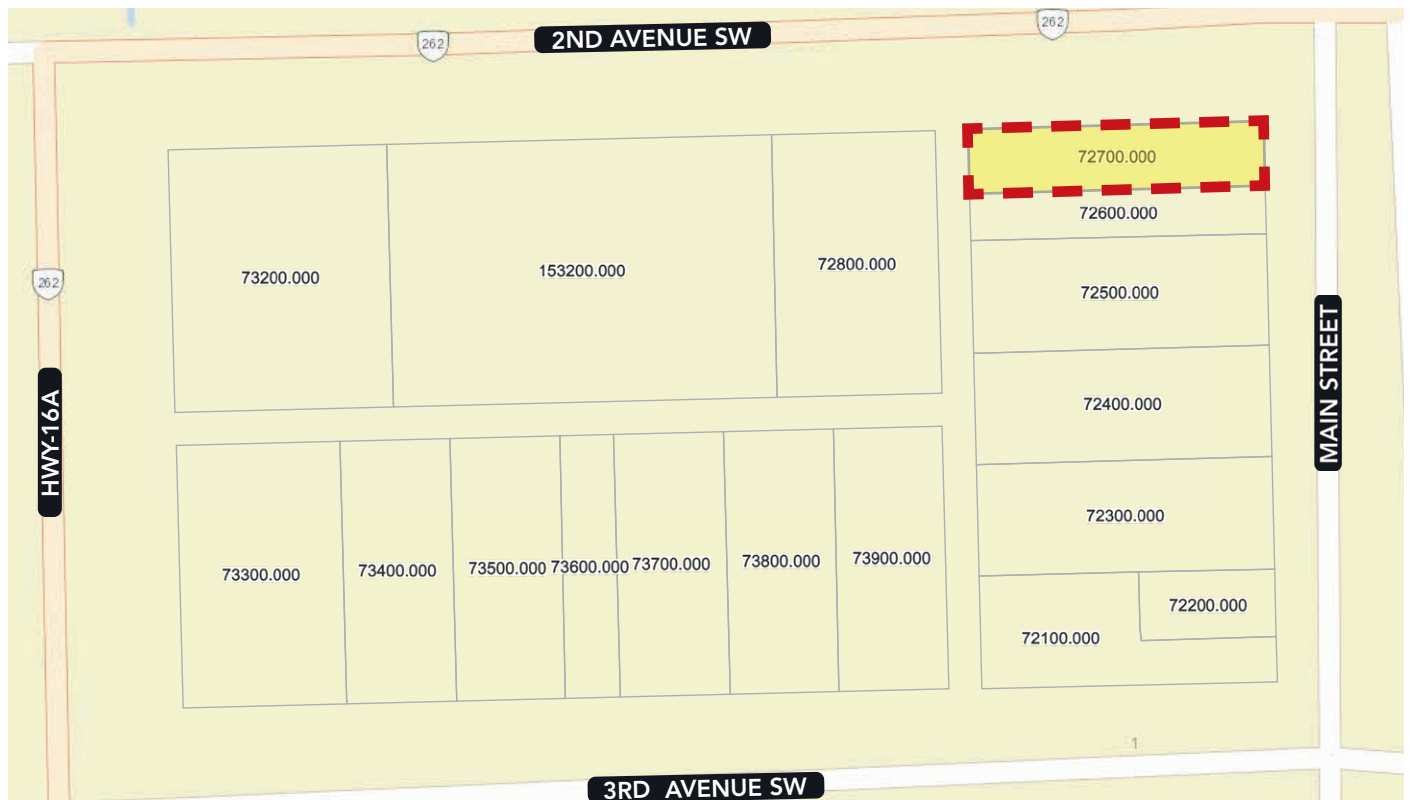


<b>LAND AREA (+/-)</b>	3,920 sq. ft.
<b>BUILDING AREA (+/-)</b>	2,055 sq. ft. floor plate - 2 Storeys
<b>YEAR BUILT</b>	Unknown
<b>TENANTS</b>	Main Floor - Commercial: Liberty Physiotherapy, Minnedosa Chiropractic Centre, Massage Therapy Centre Second Floor - Residential: 4 units - two 2-bedrooms and two 1-bedroom
<b>ZONING</b>	Commercial Central
<b>TAX ROLL NO</b>	72700.000
<b>LEGAL</b>	THE NLY 4 FEET OF LOT 9 AND ALL OF LOT 10 BLOCK 10 PLAN 4 NLTO IN SE 1/4 2-15-18 WPM
<b>SALE PRICE</b>	\$490,000.00

## HIGHLIGHTS

- Across from Co-op grocery store
- In central business district
- On main traffic artery
- Abundant parking in South West corner of 2nd Avenue and South West of Main Street South

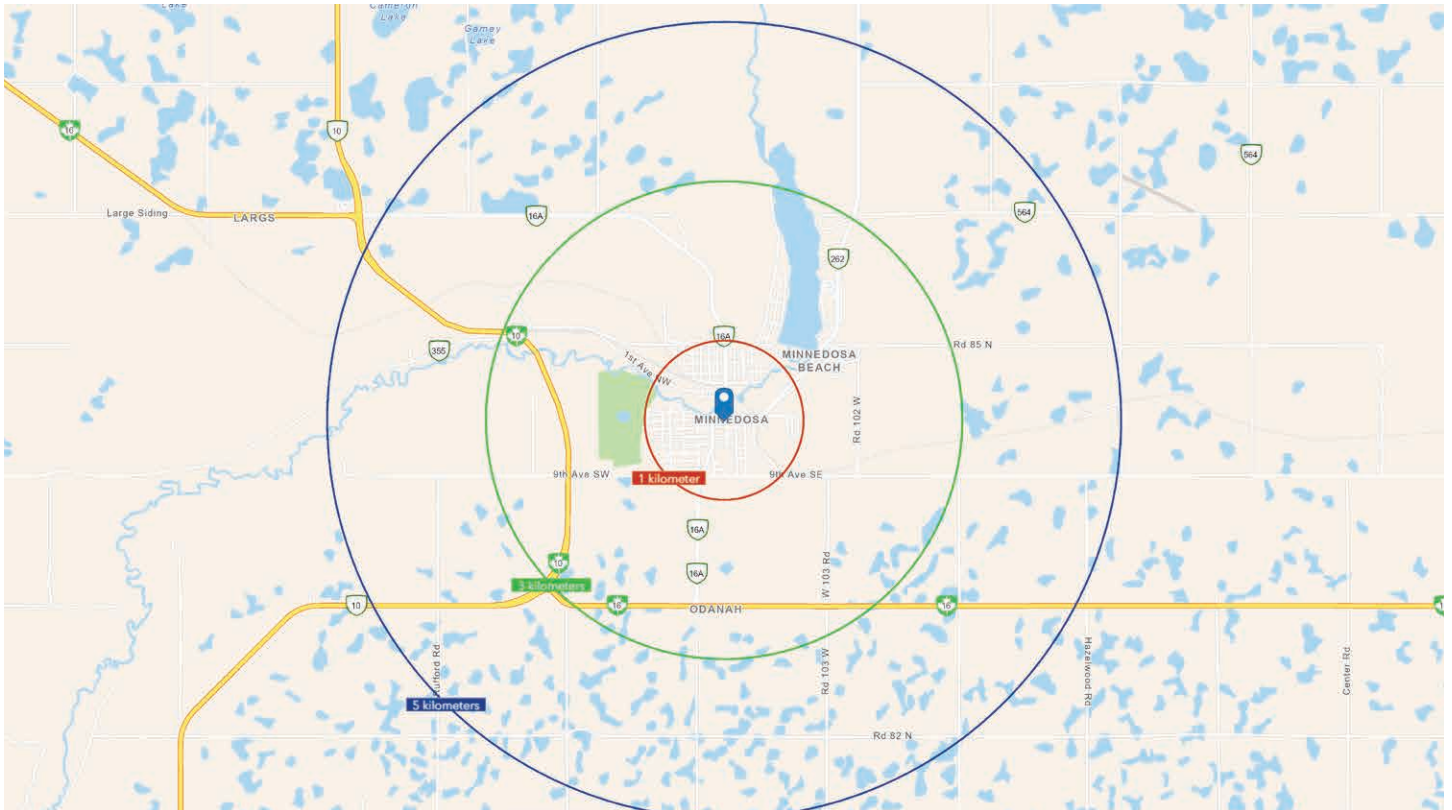
## LOT MAP



# Property Photos



# Demographic Analysis



## POPULATION



	2023	2028
1 KM	1,755	1,856
3 KM	2,601	2,771
5 KM	2,706	2,881

## HOUSEHOLD INCOME



	2023	2028
1 KM	\$85,330	\$100,284
3 KM	\$92,256	\$108,309
5 KM	\$91,847	\$107,804

## MEDIAN AGE



	Median Age
1 KM	45.4
3 KM	45
5 KM	45

## HOUSEHOLDS



	2023	2028
1 KM	851	893
3 KM	1,185	1,251
5 KM	1,237	1,305



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# LIBERTY PHYSIOTHERAPY

## Contact

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