



FOR SALE

West Park Place

NEEPAWA, MB

BOB ANTYMNIUK, Vice President, Sales & Leasing

(204) 985-1364

bob.antymniuk@capitalgrp.ca

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

Property Details

ROLL NO.	142150.000	
	143100.000	
	142500.000	
PROPERTY TYPE	142150.000	Trailer park
	143100.000	Street
	142500.000	Vacant land
AREA AVAILABLE (+/-)	142150.000	10.51 acres
	143100.000	2.57 acres
	142500.000	4.36 acres
	Total	17.44 acres
SALE PRICE	\$2,350,000	

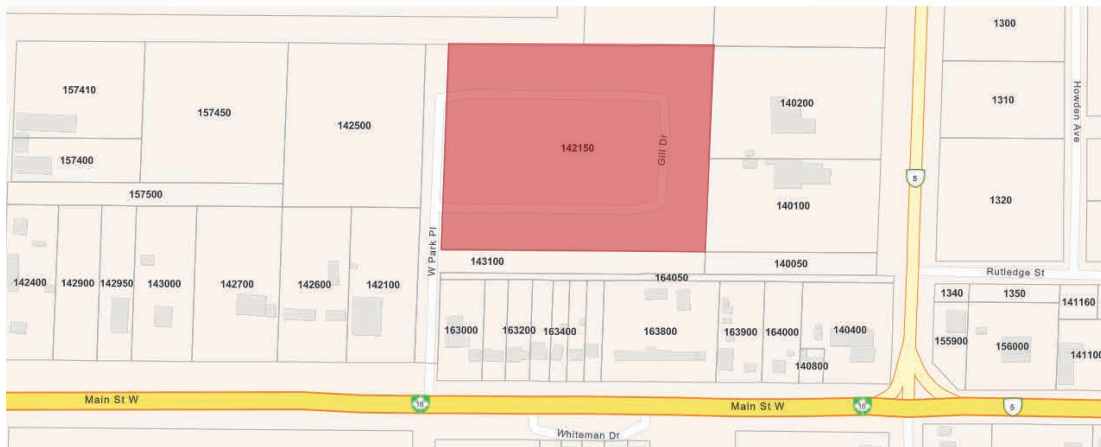
HIGHLIGHTS

- Just west of PTH #5
- Full visibility from Main Street
- Future planned accessibility to Gill Drive
- Serviced by private water and sewer
- Water main on Gill Drive that is accessible, no sewer option



Property Details

ROLL NO.	142150.000
PROPERTY TYPE	Trailer Park with 61 pad sites
AREA AVAILABLE (+/-)	10.51 acres
NET OPERATING INCOME	\$167,648
TITLE NO.	3170189/5
LEGAL DESCRIPTION	PARCEL "B" PLAN 5428 NLTO IN SE 1/4 32-14-15 WPM
ZONING	RMH - Residential Mobile/Mobile Home Zone
UTILITIES	Hydro: 2 meters beside house; 1 meter for house, 1 meter for balance of park
	Water: 2 meters beside house; 1 meter for house, 1 meter for each pad site in the park
	Waste: Service feeds to town Lift sewer maintenance required 3 times a year



Property Details

ROLL NO. 143100.000

PROPERTY TYPE Street

AREA AVAILABLE (+/-) 2.57 acres

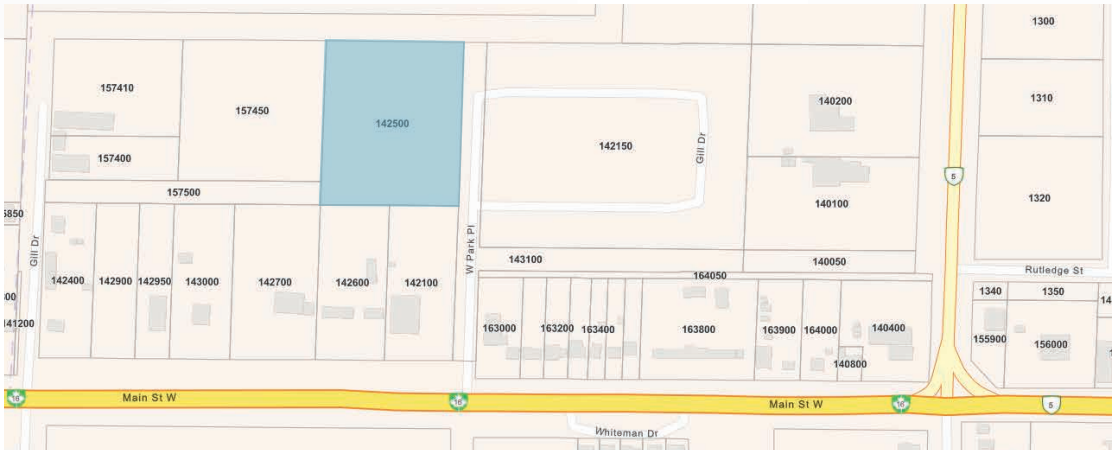
TITLE NO. 3170188/5

LEGAL DESCRIPTION
PARCELS 1 AND 2 PLAN 5847 NLTO EXC OUT OF SAID
PARCEL 1: ROAD PLAN 29867 NLTO IN SE 1/4 32-14-15
WPM



Property Details

ROLL NO.	142500.000
PROPERTY TYPE	Vacant Land
AREA AVAILABLE (+/-)	4.36 acres
TITLE NO.	3220352/5
LEGAL DESCRIPTION	PARCEL "A" PLAN 70819 NLTO IN SE 1/4 32-14-15 WPM
ZONING	ML - Light Industrial



Area Overview


The town of Neepawa, located on Yellowhead Highway at the intersection of Highway 16 and 5, is a growing community with a population of 5,685 residents. Neepawa's culturally diverse workforce supports a regional economy built namely on agriculture, logistics, manufacturing, healthcare and wholesale trade sectors.

Neepawa serves as a major agricultural and manufacturing employer for the town and its surrounding areas. Hylife Ltd., Canada's largest pork producer, made home in Neepawa's thriving agriculture sector as one of its major employers. Between 2011-2016, Neepawa's manufacturing sector grew 22.7%.


With its long-standing reputation of inclusivity and strong community supports for local businesses and its main economic industries, Neepawa continues to be a central retail trading area for over 15,000 people.



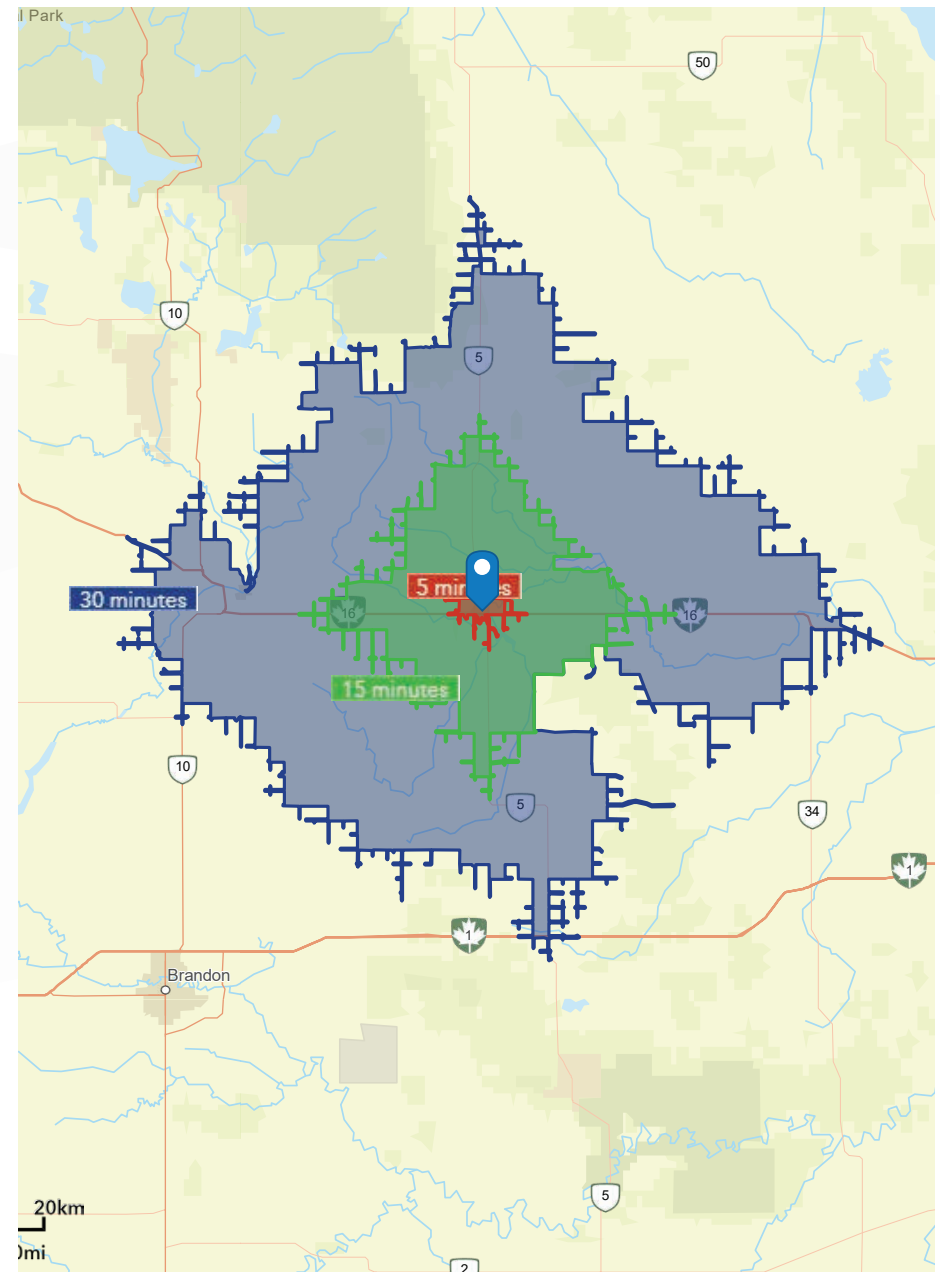
Demographic Analysis

	POPULATION	5 minute drive time	15 minute drive time	30 minute drive time
	Total Population	5,595	6,797	16,016
	Projected Population (2026)	5,640	6,849	16,333

	MEDIAN AGE	5 minute drive time	15 minute drive time	30 minute drive time
	Median Age	39.1	39.4	39.8

	HOUSEHOLD INCOME	5 minute drive time	15 minute drive time	30 minute drive time
	Avg. Household Income	\$99,858	\$99,967	\$95,039
	Projected Household Income (2026)	\$119,774	\$119,434	\$112,339

	HOUSEHOLDS	5 minute drive time	15 minute drive time	30 minute drive time
	Total Households	1,731	2,127	5,362



Contact

BOB ANTYMNIUK, Vice President, Sales & Leasing

(204) 985-1364

bob.antymniuk@capitalgrp.ca

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.