



4.36 acres
(+/-)

2.06 acres
(+/-)

WESTPARK PLACE

MAIN STREET W

PROVINCIAL TRUNK HIGHWAY 5

FOR SALE

123 Main Street West

NEEPAWA, MB

Bob Antymniuk, Vice President, Sales & Leasing

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Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

Parcel A

PROPERTY DETAILS

ADDRESS Vacant Land

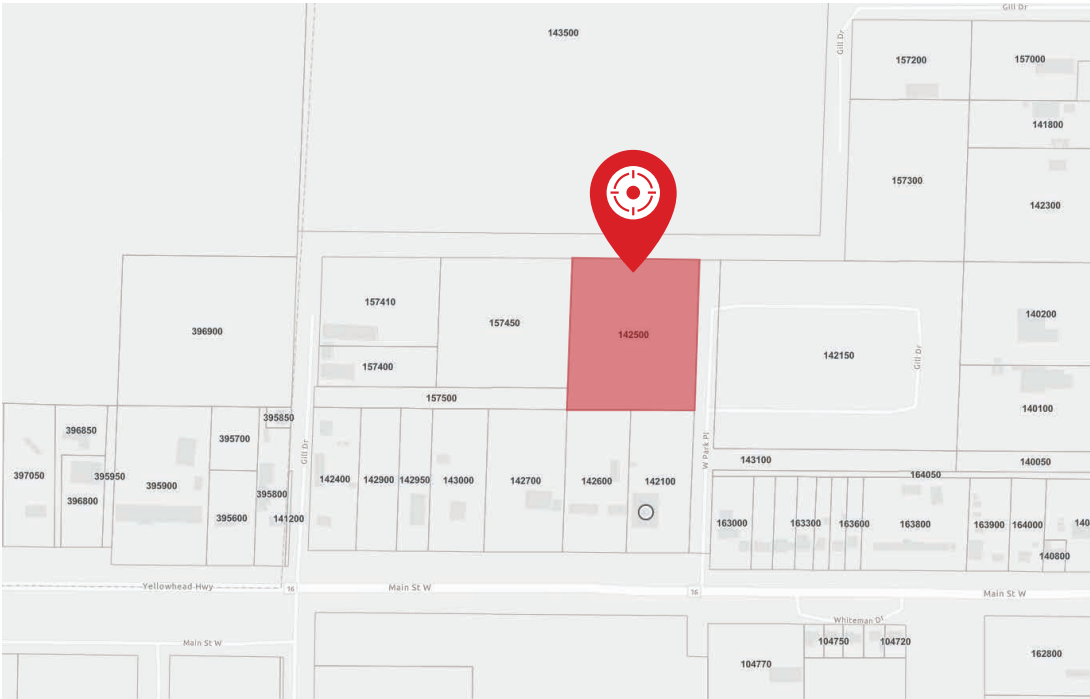
LEGAL PARCEL "A" PLAN 70819 NLTO IN SE 1/4 23-14-15 WPM

TAX ROLL NO. 142500.000

LAND AREA (+/-) 4.36 acres

ZONING ML - Industrial Light

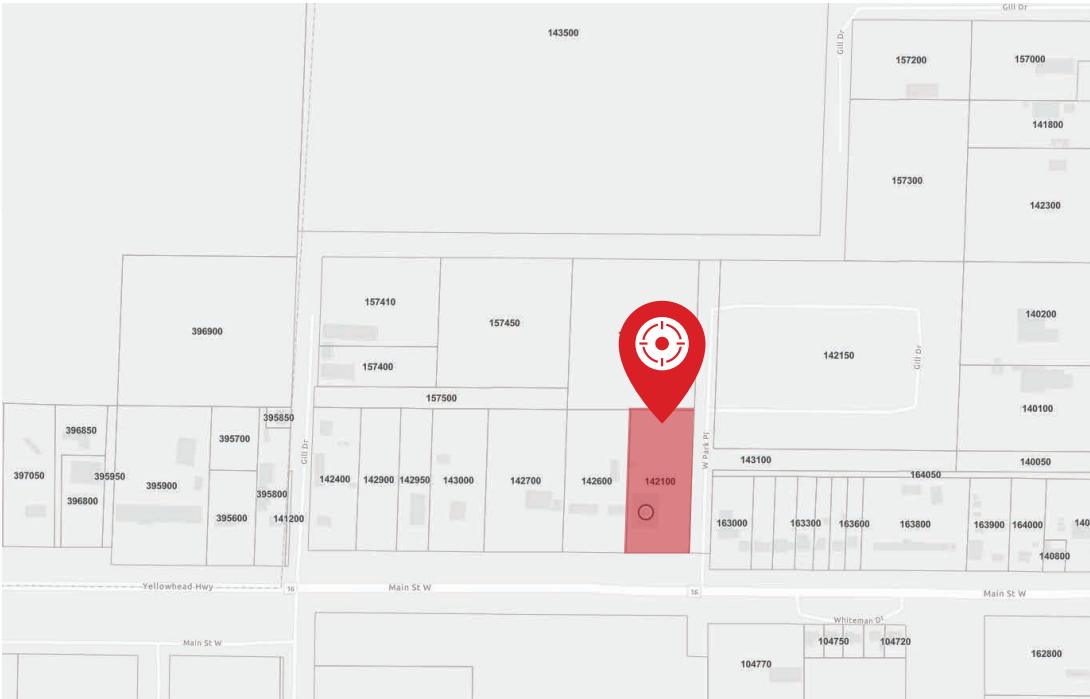
SALE PRICE \$1,400,000 (Cumulative for Parcels A & C)



Parcel C

PROPERTY DETAILS

ADDRESS	123 Main Street West
LEGAL	PARCEL "C" PLAN 5428 NLTO exc firstly: ROAD Plan 29867 NLTO in SE 1/4 32-14-15 WMP
TAX ROLL NO.	142100.000
LAND AREA (+/-)	2.06 acres
BUILDING AREA (+/-)	8,800 sq. ft.
TENANTS	Province of Manitoba; Brydges and Taylor Veterinary Clinic; Child and Family Services of Western Manitoba
ZONING	CH - Commercial Highway
YEAR BUILT	1991
SALE PRICE	\$1,400,000 (Cumulative for Parcels A & C)



Parcel C

BUILDING DETAILS

FOUNDATION	Insulation/2 in Rigid polystyrene Perimeter reinf conc beam/12 in./12 in. Reinf. conc pile caps and footing
FLOOR SYSTEM	Type 3 - concrete - non-structural/reinforced/4 in.
WALL AND ROOF SYSTEMS	Heavy steel wall/8 ft./up to 14 ft.
ROOF COMPONENTS	Insulation/R-60 fiberglass batts/flat - no pitch Insulated/R-20 foil backed fiberglass blanket/fla - no pitch Vapour barrier/truss roof - 6 mil polyethylene/flat - no pitch
DOORS	Exterior door/metal insulated/single Fire rated metal clad two sides

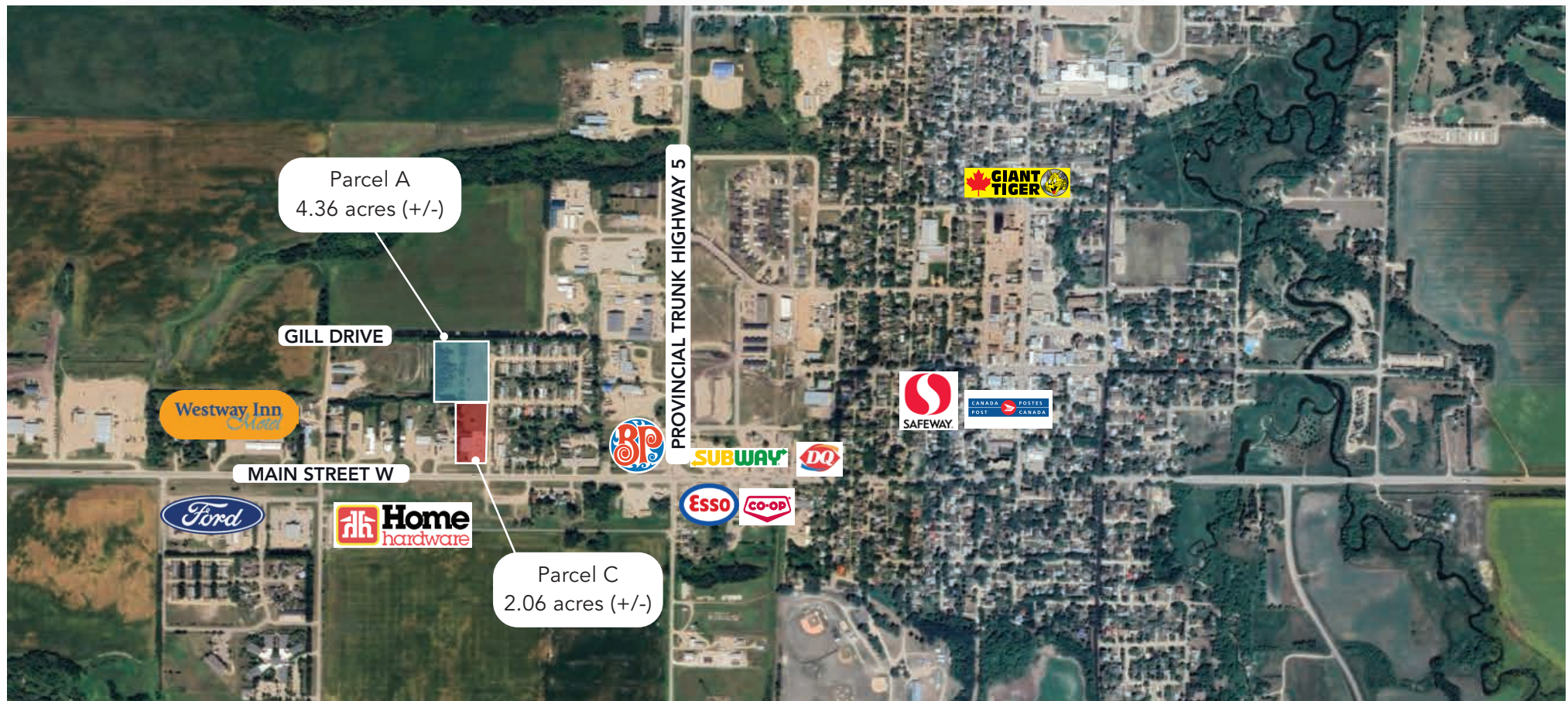


Area Overview

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



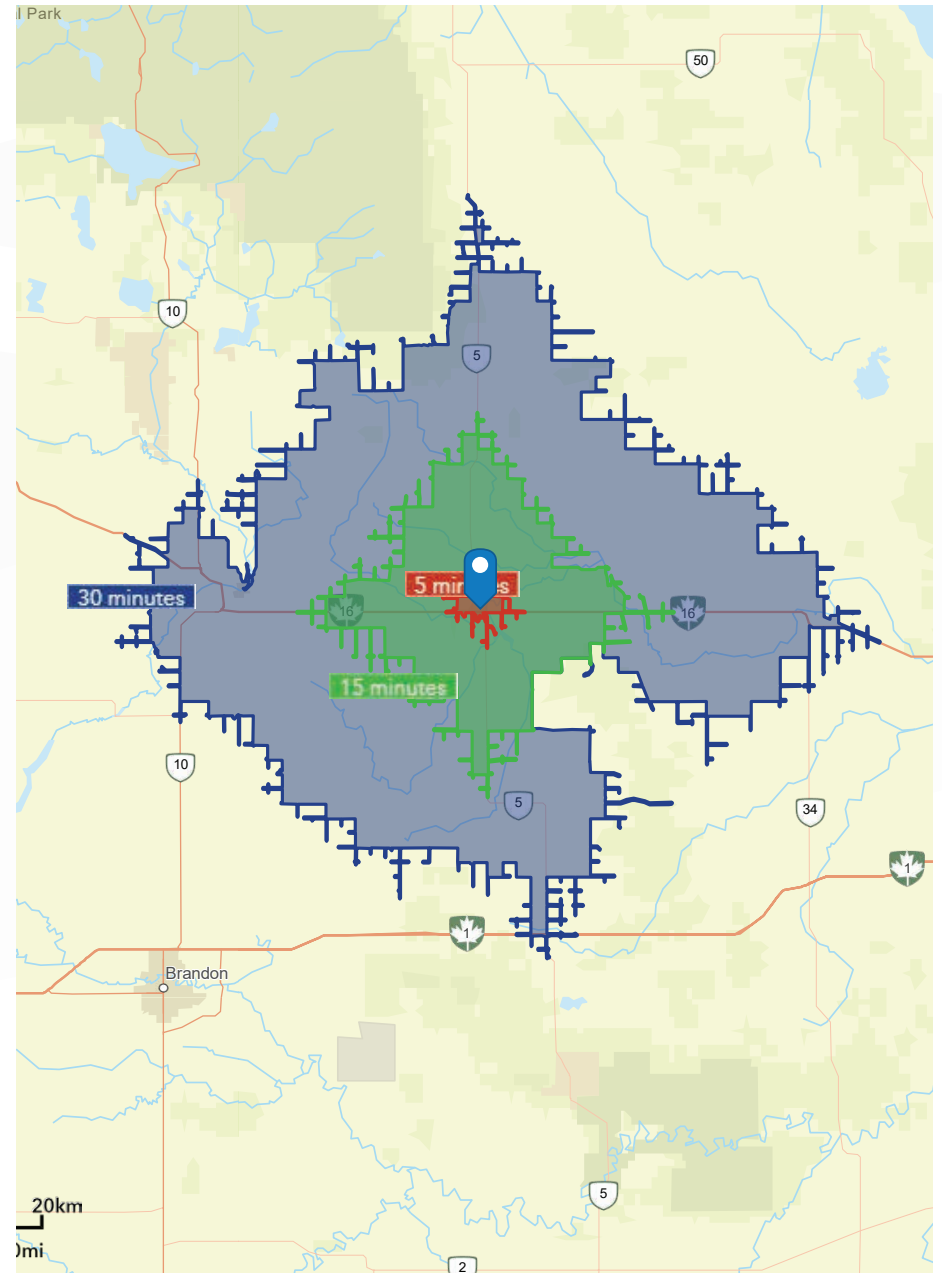
MEDIAN AGE	5 minute drive time	15 minute drive time	30 minute drive time
Median Age	39.1	39.4	39.8



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

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