



91 Hampton Street, MacGregor, Manitoba

Prime Commercial Opportunity  
in the heart of MacGregor, MB

For Sale



## Property Details

**+/- 9,375 sq. ft.**

TOTAL BUILDING SIZE

~~\$380,000~~ **\$350,000**

SALE PRICE

**\$4,555.58**

2024 PROPERTY TAXES

**2 Titles sold together:**

- First title includes building on 102' x 120' lot (building & laneway)
- Second title consists of 35' x 120' vacant lot
- 0.4 acres total with 137' frontage on Hampton St.

## Features

- Property offers a blend of functionality and potential, ideal for investors or businesses seeking a presence in this vibrant community
- Building includes 1,215 sq. ft. cold storage with 12' x 14' grade level door and 8,160 sq. ft. retail showroom & office areas
- Additional 1,430 sq. ft. second floor storage space
- Additional 1,200 sq. ft. second floor 2-bedroom apartment (renovated in 2020/2021)
- Selling on as-is basis - buyer to complete own due diligence



## Highlights



**Prime Location**

IN DOWNTOWN  
MACGREGOR



**Dominant**

BUILDING SIGNAGE  
OPPORTUNITIES



**Excellent On-Site**

PARKING

**For Sale**

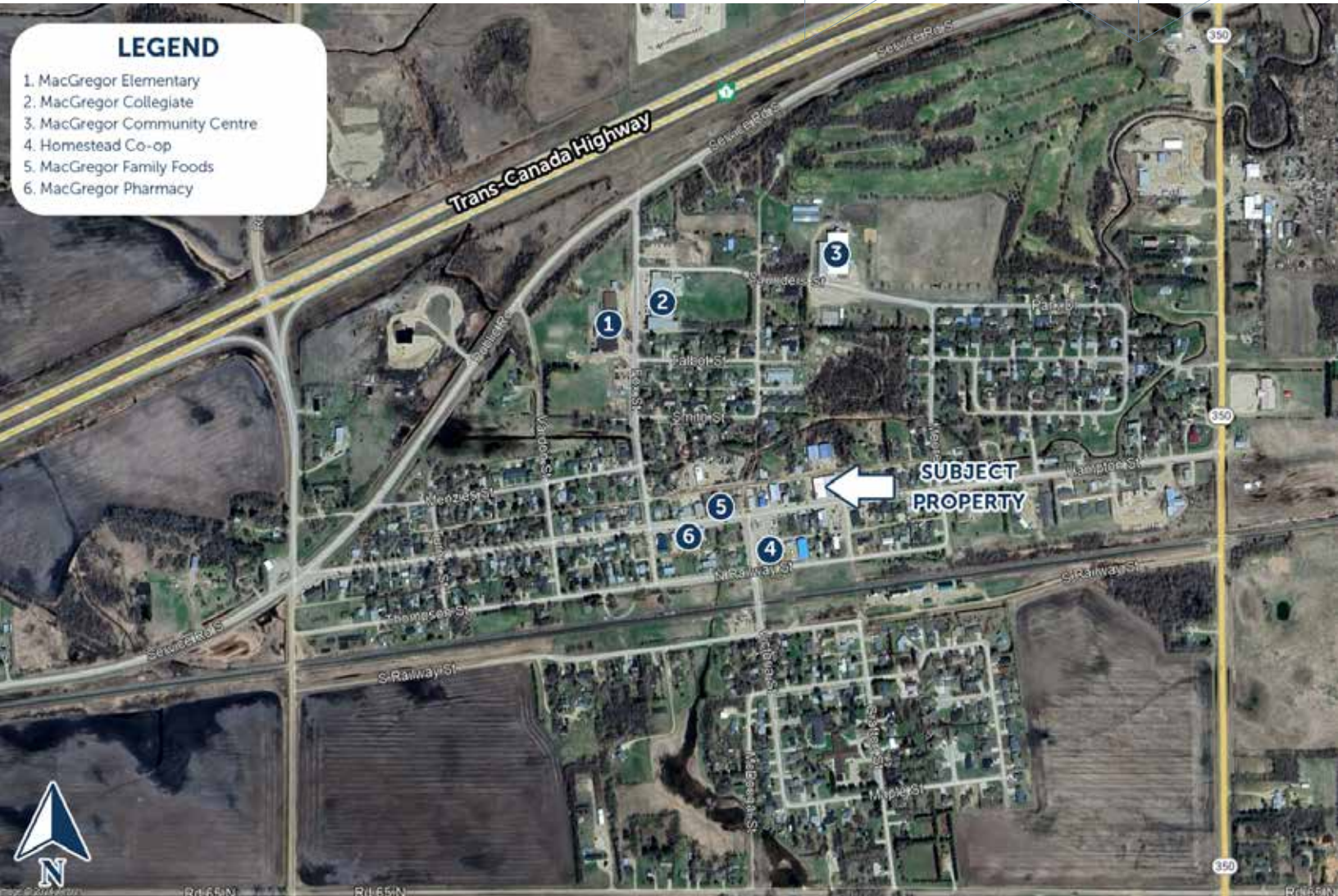


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### LEGEND

1. MacGregor Elementary
2. MacGregor Collegiate
3. MacGregor Community Centre
4. Homestead Co-op
5. MacGregor Family Foods
6. MacGregor Pharmacy



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