

### FOR SALE

#### Capital COMMERCIAL REAL ESTATE SERVICES INC.

# **123 Main Street West**

### NEEPAWA, MB

Bob Antymniuk, Senior Director - Sales & Leasing (204) 985-1364 bob.antymniuk@capitalgrp.ca





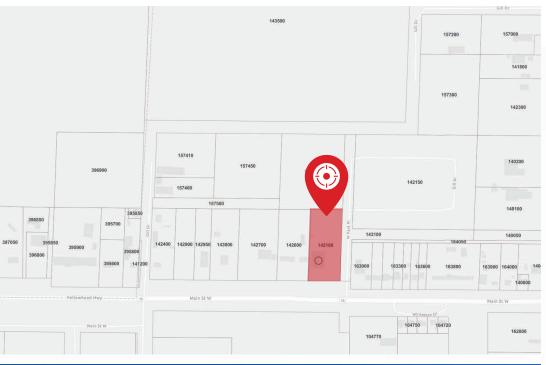
### **PROPERTY DETAILS**

ADDRESS	Vacant Land	143500 157200 157200 157200 157200 157300 143300 143300
LEGAL	PARCEL "A" PLAN 70819 NLTO IN SE 1/4 23-14-15 WPM	336000 157410 157450 142500 142150<
TAX ROLL NO.	142500.000	397050 395950 395950 395950 395950 395950 395950 142200 14
LAND AREA (+/-)	4.36 acres	
ZONING	ML - Industrial Light	
SALE PRICE	\$1,400,000 (Cumulative for Parcels A & 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 (+/-)	6,500 sq. ft.		
TENANTS	Province of Manitoba; Brydges and Tay- lor Veterinary Clinic; Child and Family Services of Western Manitoba		
ZONING	CH - Commercial Highway		
SALE PRICE	\$1,400,000 (Cumulative for Parcels A & C)		





## <u>Area Overview</u>

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.

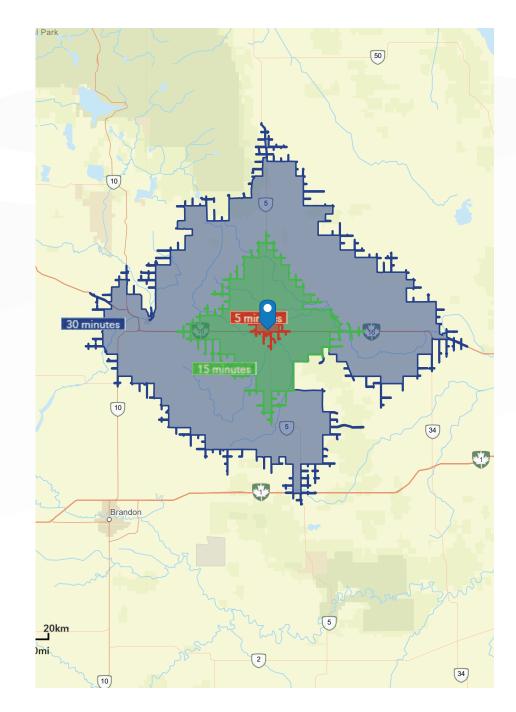
Neepawa serves as a major agricultural and manufacturing employer for the town and its surrounding areas. Hylife Ltd., Canada's largest pork producer, made home in Neepawa's thriving agriculture sector as one of its major employers. Between 2011-2016, Neepawa's manufacturing sector grew 22.7%.

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
200	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
	INCOME Avg. Household	drive time \$99,858	drive time	drive time \$95,039
	INCOME Avg. Household Income Projected Household	drive time \$99,858	drive time \$99,967	drive time \$95,039
	INCOME Avg. Household Income Projected Household	drive time \$99,858	drive time \$99,967	drive time \$95,039
	INCOME Avg. Household Income Projected Household Income (2026)	drive time \$99,858 \$119,774 5 minute	drive time \$99,967 \$119,434 15 minute	drive time \$95,039 \$112,339 30 minute







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#### CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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