

PROFESSIONAL BUILT-OUT OFFICE BUILDING FOR SALE



# 14 TUPPER STREET SOUTH

## PORTAGE LA PRAIRIE, MB



### CONTACT

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# PROPERTY DETAILS

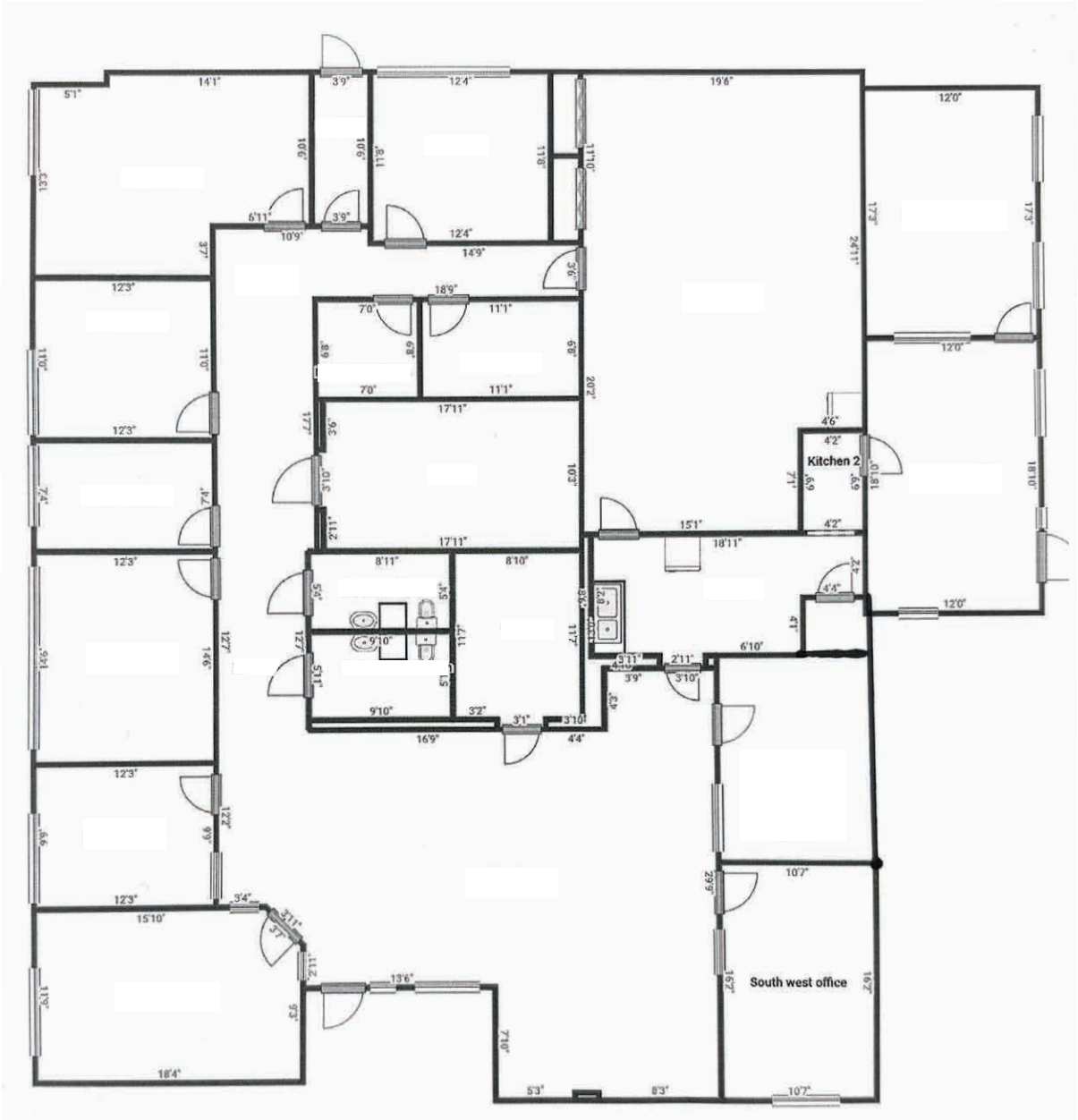
BUILDING AREA (+/-)	4,492 sq. ft.
LAND AREA (+/-)	15,284 sq. ft.
ASKING PRICE	\$650,000
PROPERTY TAXES	\$17,443.66 (2025)
ZONING	C1 - Neighbourhood Commercial
YEAR BUILT	1959
ROLL NO.	175900.000
FRONTAGE (+/-)	146 ft.
HEATING AND COOLING	Furnace and residential style AC unit
PARKING (+/-)	20 on-site parking stalls

HIGHLIGHTS

- Well-located in Portage la Prairie
- Standalone, move-in ready office building perfect for investor or end user
- Office furnishings subject to negotiation

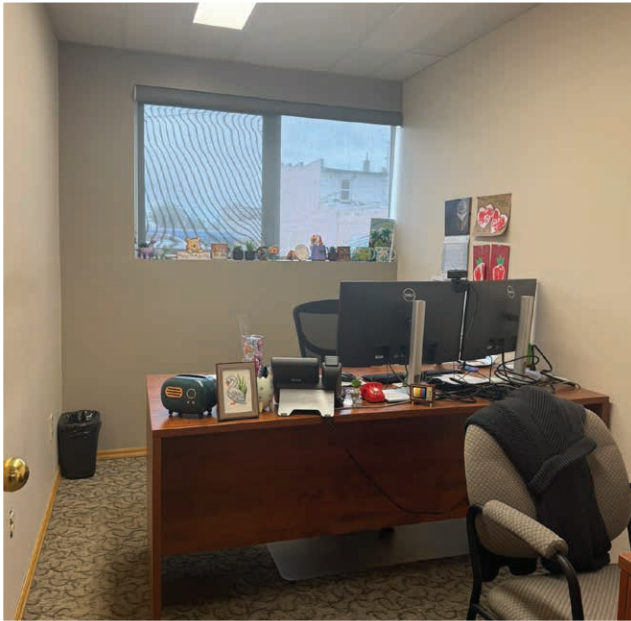


# FLOOR PLAN



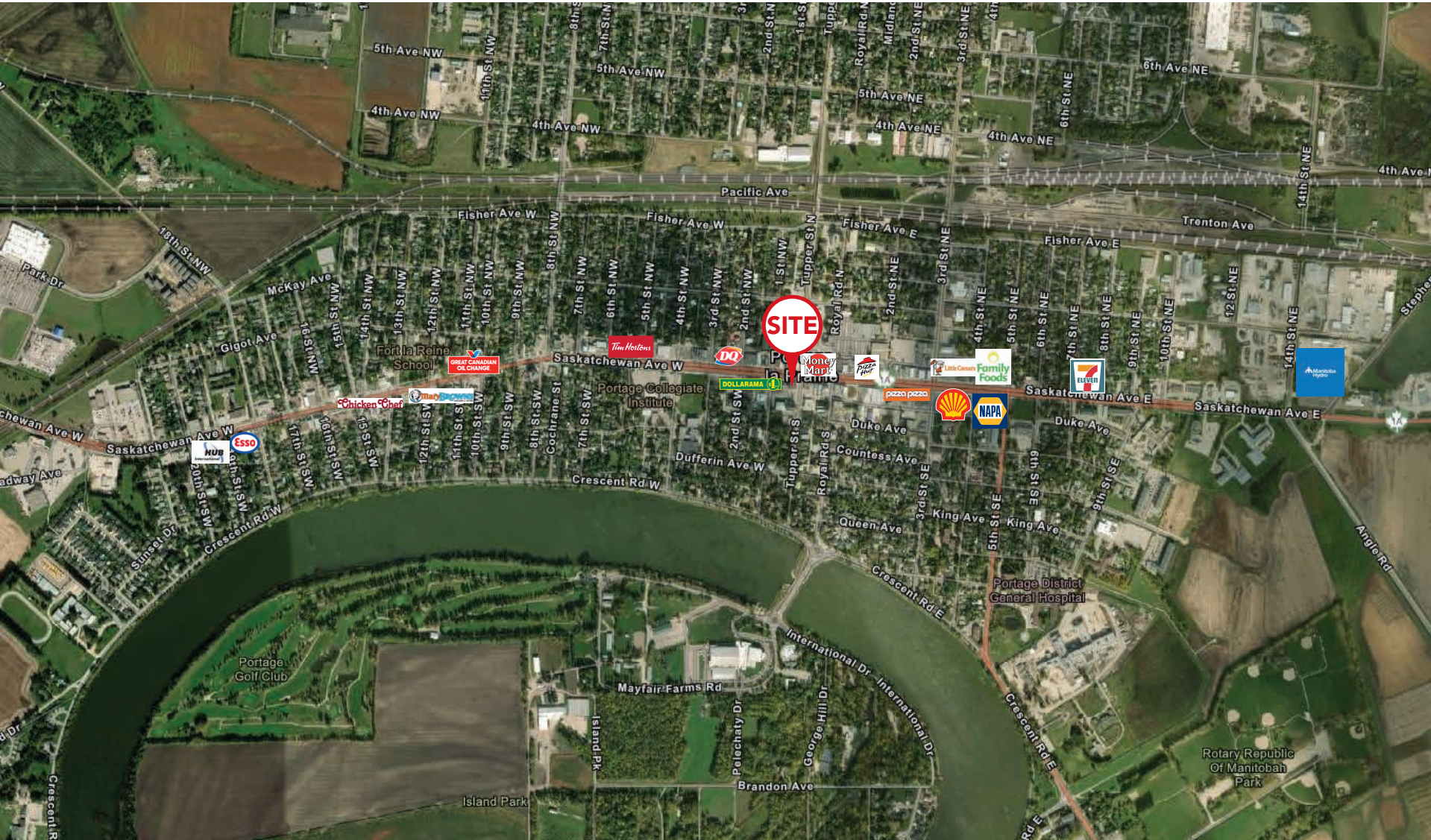


# INTERIOR PHOTOS





# RETAIL AERIAL







## POPULATION

### Trade Area

## TOTAL POPULATION

35,207

**PROJECTED POPULATION (2029)**

37,871



## MEDIAN AGE

### Trade Area

**MEDIAN AGE**

37.0



## HOUSEHOLD INCOME

### Trade Area

**AVG. HOUSEHOLD INCOME**

**\$83,148**

**PROJ. HOUSEHOLD INCOME (2029)**

**\$107,362**

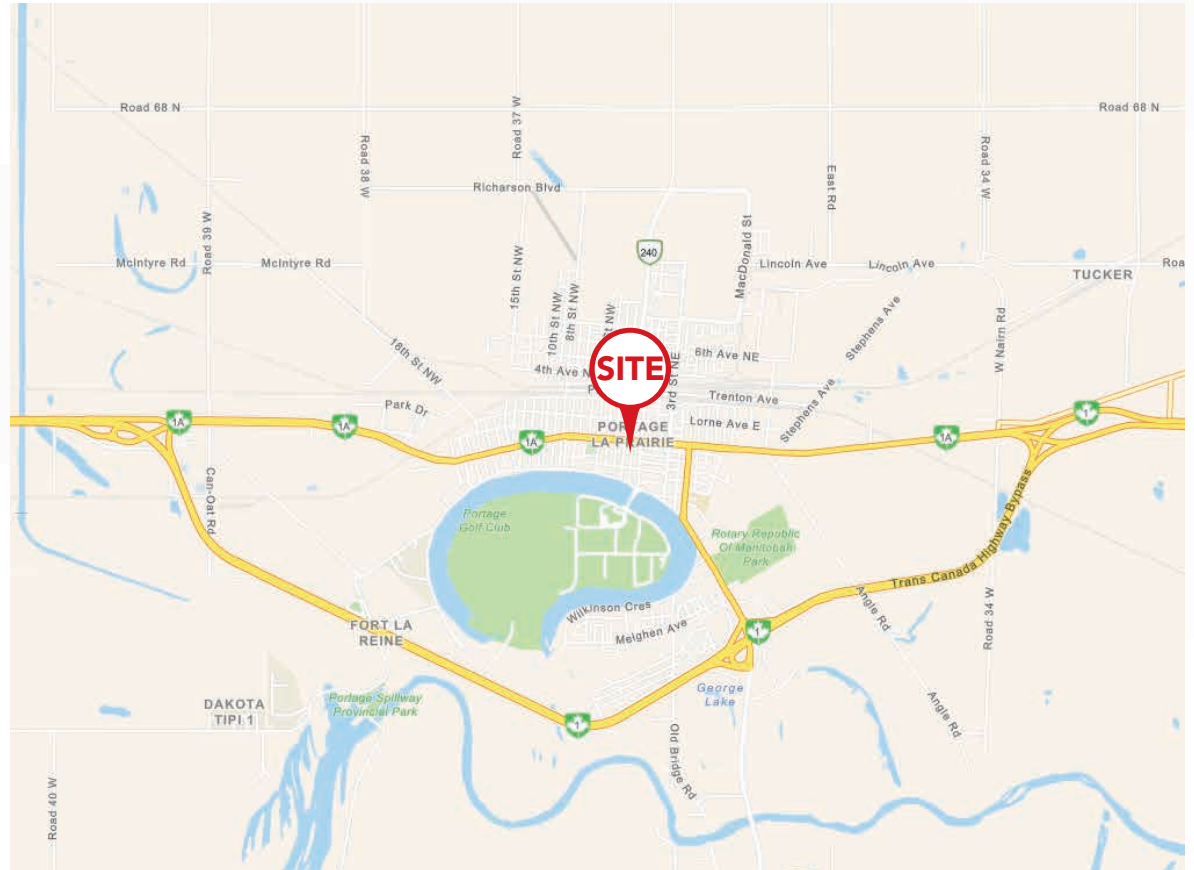


## HOUSEHOLDS

### Trade Area

**TOTAL HOUSEHOLDS**

12,799



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