

MIXED-USE INVESTMENT OPPORTUNITY IN NEEPAWA



244 HAMILTON STREET NEEPAWA, MB



BOB ANTYMNIUK, Vice President, Sales & Leasing
(204) 985-1364
bob.antymniuk@capitalgrp.ca

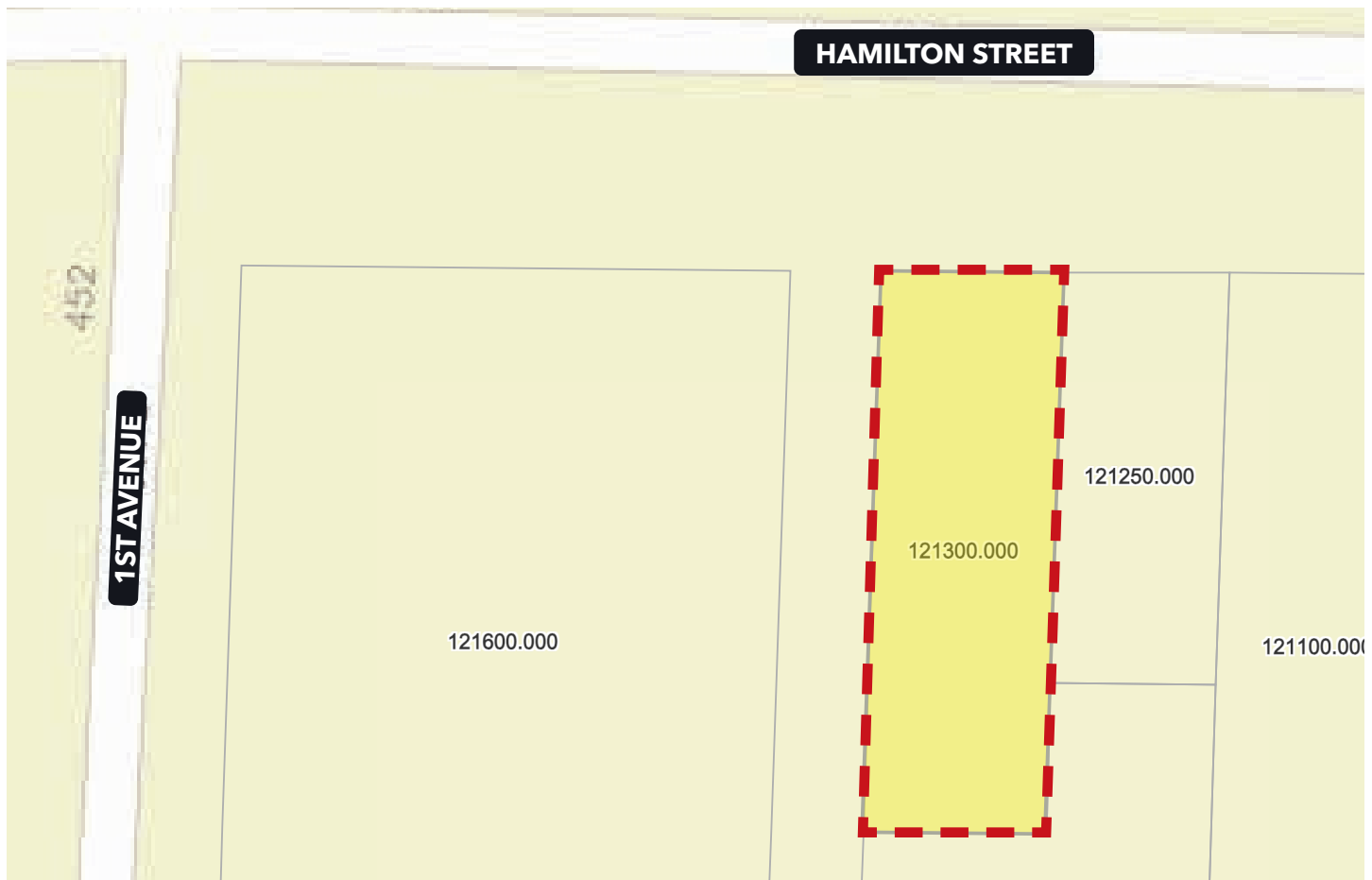
PROPERTY DETAILS



LAND AREA (+/-)	3,409 sq. ft. (0.07 acres)
ZONING	Commercial Centre
BUILDING AREA (+/-)	2,145 sq. ft.
FLOORS	2
YEAR RENOVATED	1993 (as per Neepawa assessment records)
TENANTS	Main Floor - Commercial: World Financial Group Insurance Agency of Canada Second Floor - Residential: 4 units
TAX ROLL NO.	121300.000
LEGAL	LOT 3 BLOCK 5 PLAN 26984 NLTO IN SW 1/4 33-14-15 WPM
SALE PRICE	\$440,000.00

HIGHLIGHTS

- Nearby grocery stores and many other retail amenities
- Ample parking available
- 70 ft. (+/-) west of lighted intersection at Mountain Avenue and Hamilton Street



AREA OVERVIEW

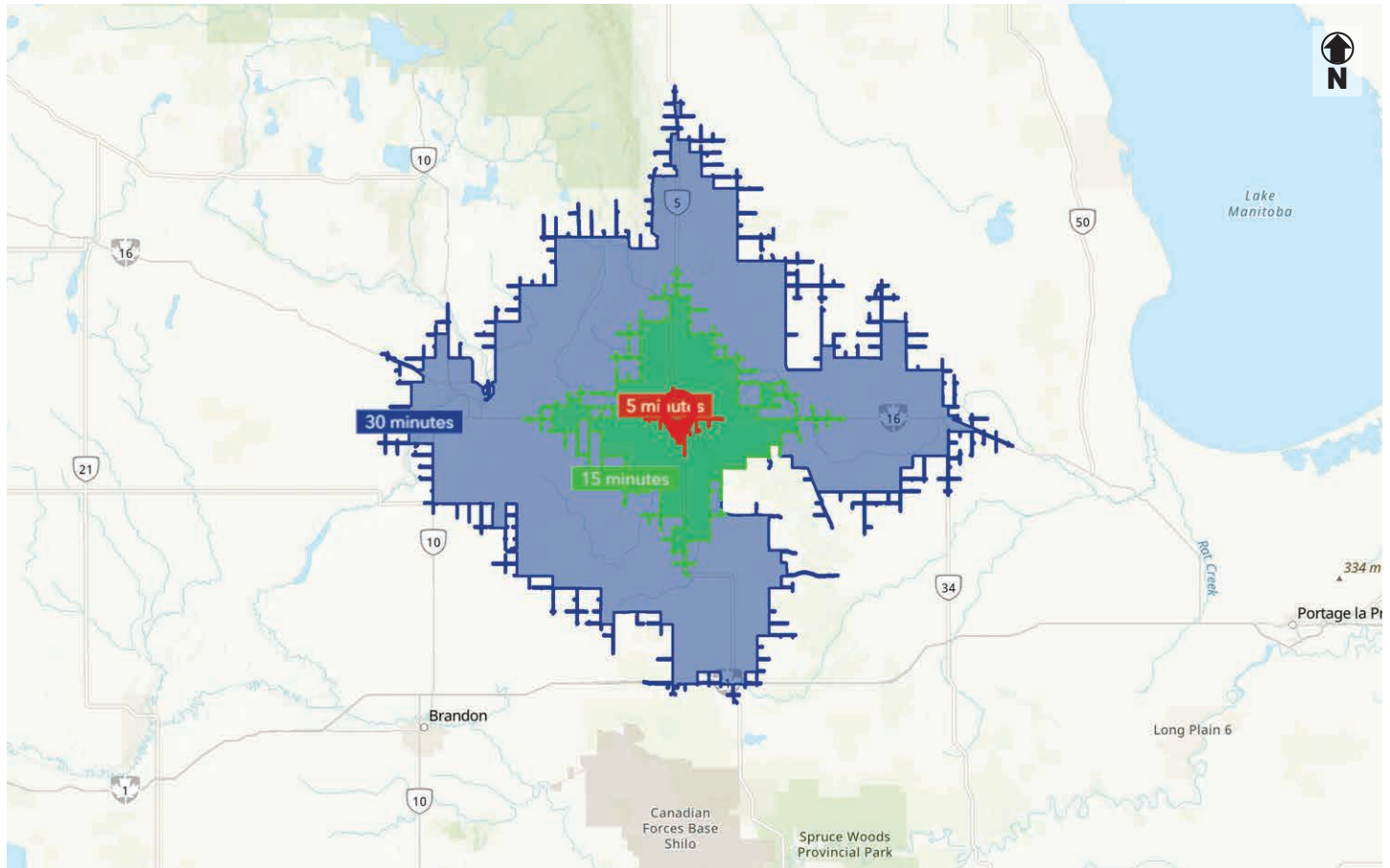
The town of Neepawa, located on Yellowhead Highway at the intersection of Highway 16 and 5, is a growing community with a population of 5,685 residents. Neepawa's culturally diverse workforce supports a regional economy built namely on agriculture, logistics, manufacturing, healthcare and wholesale trade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

15 min

30 min

7,036

8,630

17,648

Projected (2030)

8,242

9,853

19,441



HOUSEHOLD INCOME

5 min

15 min

30 min

\$115,392

\$116,401

\$109,657

Projected (2030)

\$133,524

\$134,421

\$127,029



HOUSEHOLDS

5 min

15 min

30 min

2,083

2,605

5,739



MEDIAN AGE

5 min

15 min

30 min

40.2

40.2

40.7

Contact

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CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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

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