

INVESTMENT OPPORTUNITY IN NEEPAWA FOR SALE



WEST PARK PLACE

NEEPAWA, MB



BOB ANTYMNIUK, Vice President, Sales & Leasing
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PROPERTY DETAILS

ROLL NO.	142150.000	
	143100.000	
	142500.000	
PROPERTY TYPE	142150.000	Trailer park
	143100.000	Street
	142500.000	Vacant land
AREA AVAILABLE (+/-)	142150.000	10.51 acres
	143100.000	2.57 acres
	142500.000	4.36 acres
	Total	17.44 acres
SALE PRICE	\$2,350,000	

PROPERTY HIGHLIGHTS

- Just west of PTH #5
- Fully visibility from Main Street
- Future planned accessibility to Gill Drive
- Serviced by private water and sewer
- Water main on Gill Drive that is accessible, no sewer option



PROPERTY DETAILS

ROLL NO.	142150.000
PROPERTY TYPE	Trailer Park with 61 pad sites
AREA AVAILABLE (+/-)	10.51 acres
NET OPERATING INCOME	\$167,648
TITLE NO.	317018/5
LEGAL DESCRIPTION	PARCEL "B" PLAN 5428 NLTO IN SE 1/4 32-14-15 WPM
ZONING	RMH - Residential Mobile/Mobile Home Zone
UTILITIES	Hydro: 2 meters beside house; 1 meter for house, 1 meter for balance of park Water: 2 meters beside house; 1 meter for house, 1 meter for each pad site in the park Waste: Service feeds to town Lift sewer maintenance required 3 times a year



PROPERTY DETAILS

ROLL NO.	143100.000
PROPERTY TYPE	Street
AREA AVAILABLE (+/-)	2.57 acres
TITLE NO.	3170188/5
LEGAL DESCRIPTIONS	PARCELS 1 AND 2 PLAN 5847 NLTO EXC OUT OF SAID PARCEL 1: ROAD PLAN 29867 NLTO IN SE 1/4 32-14-15 WPM



PROPERTY DETAILS

ROLL NO. 142500.000

PROPERTY TYPE Vacant Land

AREA AVAILABLE (+/-) 4.36 acres

TITLE NO. 3220352/5

LEGAL DESCRIPTION PARCEL "A" PLAN 70819 NLTO IN SE 1/4 32-14-15 WPM

ZONING ML - Light Industrial



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.



DEMOGRAPHICS



POPULATION

Total Population

5 min	15 min	30 min
7,036	8,630	17,648

Projected Population (2030)

5 min	15 min	30 min
8,242	9,853	19,441



MEDIAN AGE

Median Age

5 min	15 min	30 min
40.2	40.2	40.7



HOUSEHOLD INCOME

Avg. Household Income

5 min	15 min	30 min
\$115,392	\$116,401	\$109,657

Proj. Household Income (2030)

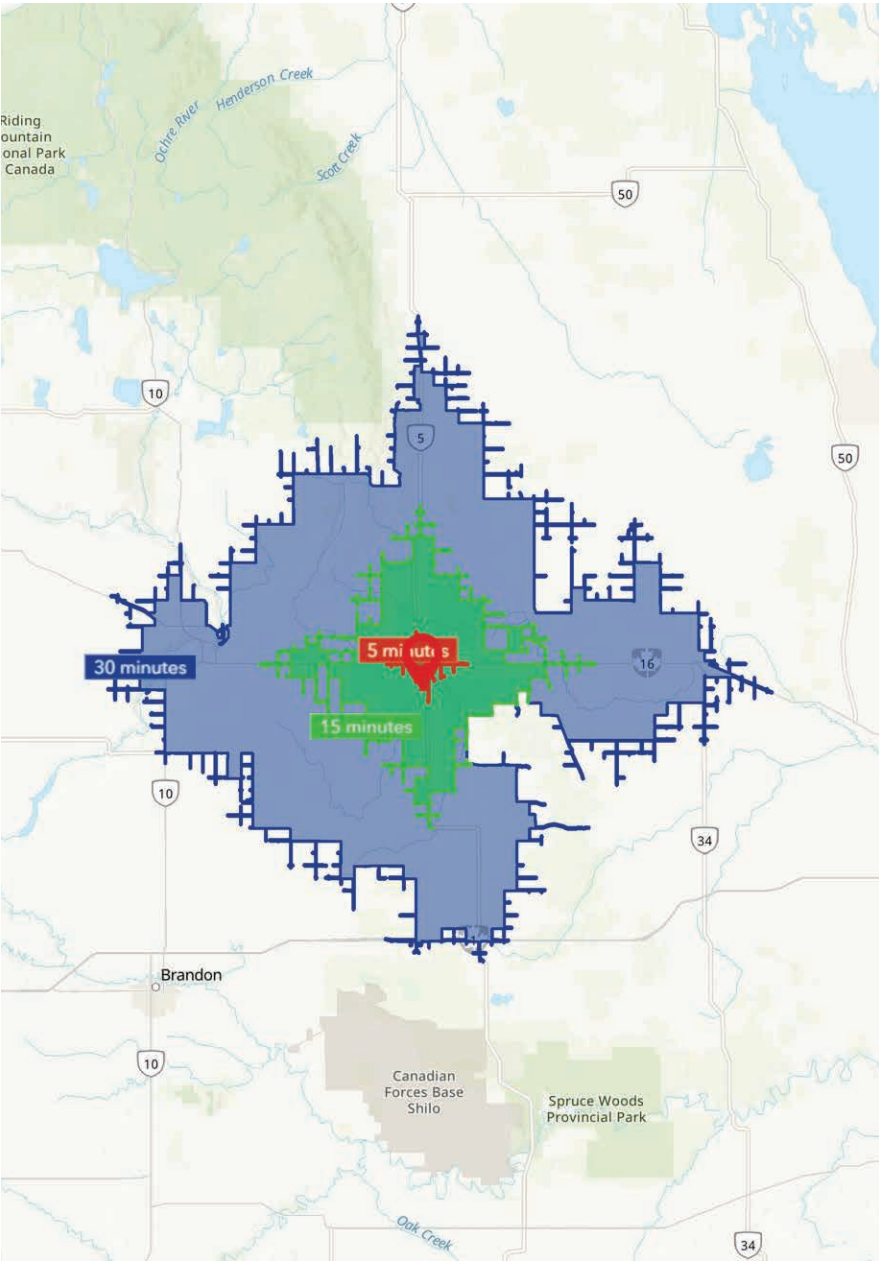
5 min	15 min	30 min
\$133,524	\$134,421	\$127,029



HOUSEHOLDS

Total Households

5 min	15 min	30 min
2,083	2,605	5,739



Contact

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