

INVESTMENT OPPORTUNITY IN NEEPAWA FOR SALE



123 MAIN STREET WEST

NEEPAWA, MB



4.36 acres
(+/-)

2.06 acres
(+/-)

WEST PARK PLACE

MAIN STREET W

PROVINCIAL TRUNK HIGHWAY 5

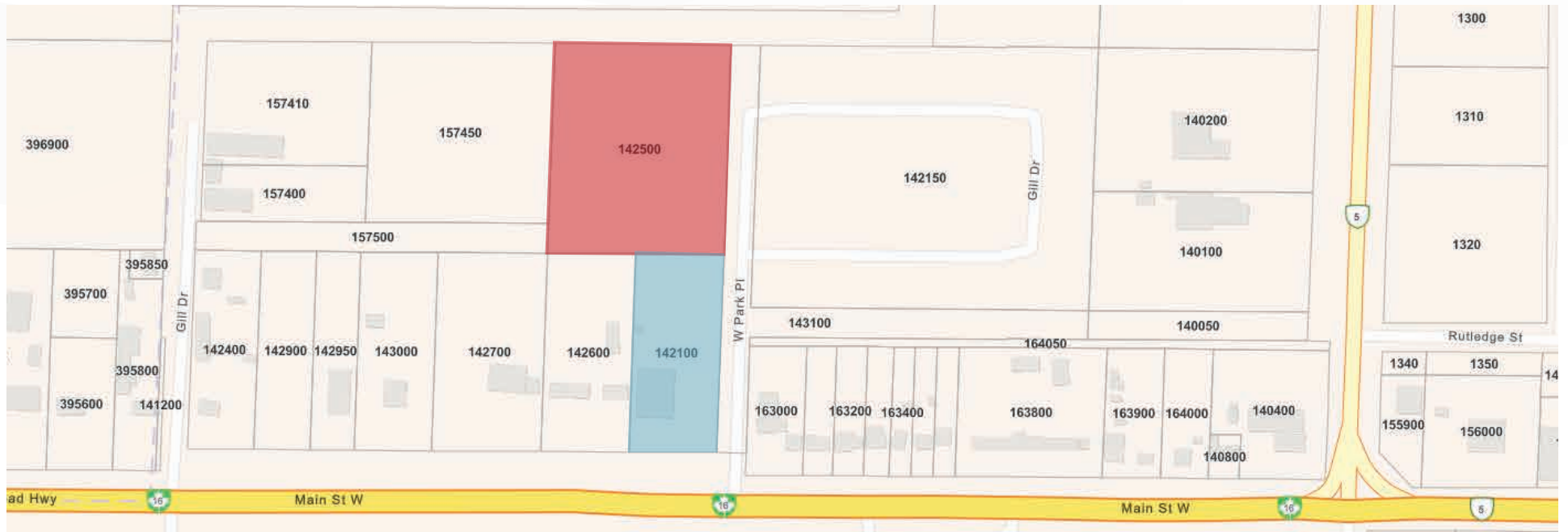
BOB ANTYMNIUK, Vice President, Sales & Leasing
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PROPERTY DETAILS

ROLL NO.	Parcel A: 142500.000 Parcel C: 142100.000
PROPERTY TYPE	142500.000: Vacant Land 142100.000: Commercial Property
LAND AREA (+/-)	142500.000: 4.36 acres 142100.000: 2.06 acres Total: 6.42 acres
BUILDING AREA (+/-)	142100.000: 8,800 sq. ft.
SALE PRICE	\$1,400,000

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

PARCEL A

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



PROPERTY DETAILS

PARCEL C

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 (+/-) 8,800 sq. ft.

YEAR BUILT 1991

ZONING CH - Commercial Highway



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)

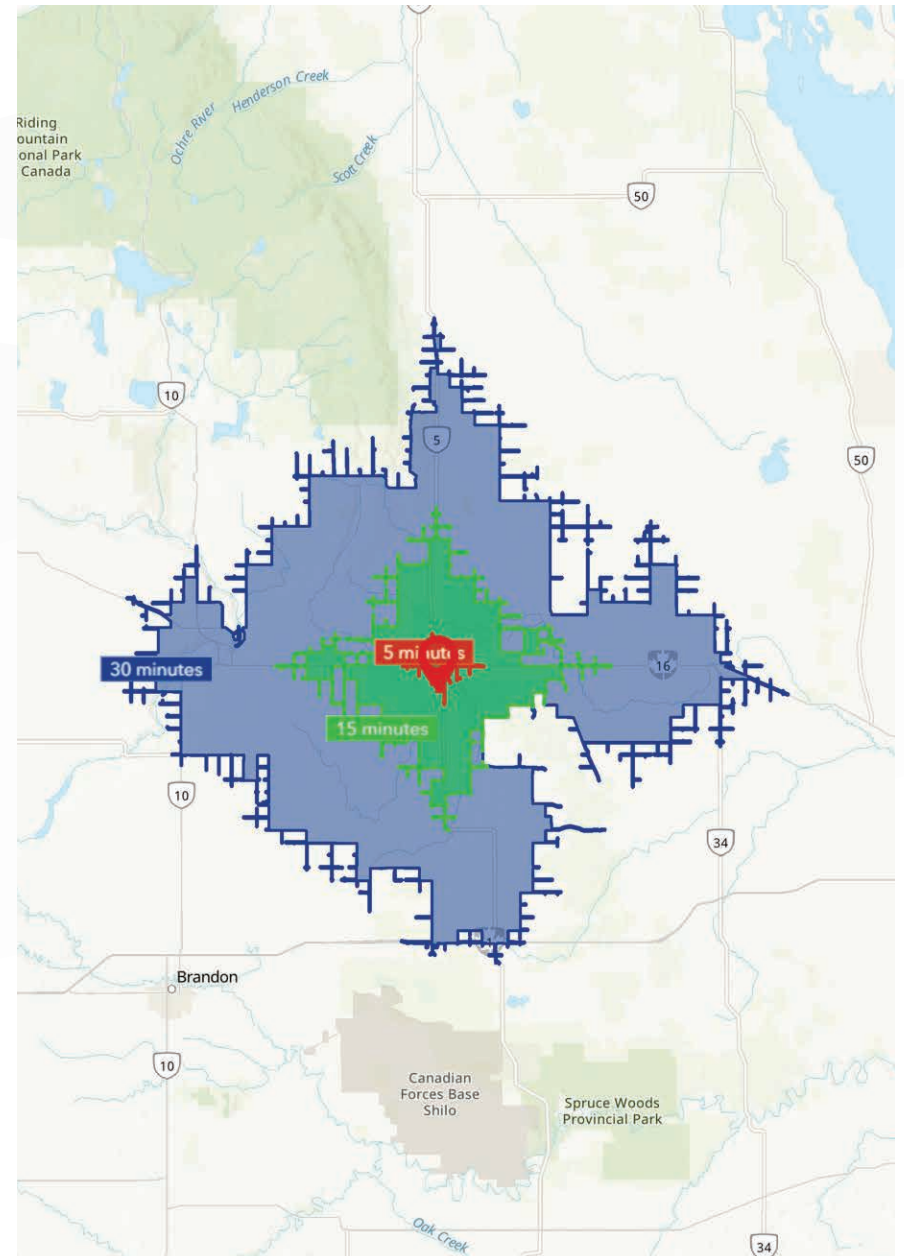
5 min	15 min	30 min
\$133,524	\$134,421	\$127,029



HOUSEHOLDS

Total Households

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



Contact

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