INVESTMENT OPPORTUNITY IN ELIE, MB

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

6 MAIN STREET

ELIE, MB

CONTACT

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PROPERTY OVERVIEW

Capital Commercial Real Estate Services has been retained by the Owner to market for sale a standalone commercial building in Rural Manitoba. The Property is located at 6 Main Street in Elie, Manitoba. The property consists of one standalone building with a single tenant. The Property offers an opportunity for an investor to gain immediate investment scale in one rural Manitoba market with an established rent roll. The Property is well-located in Elie along a major local transit route with surrounding amenities.

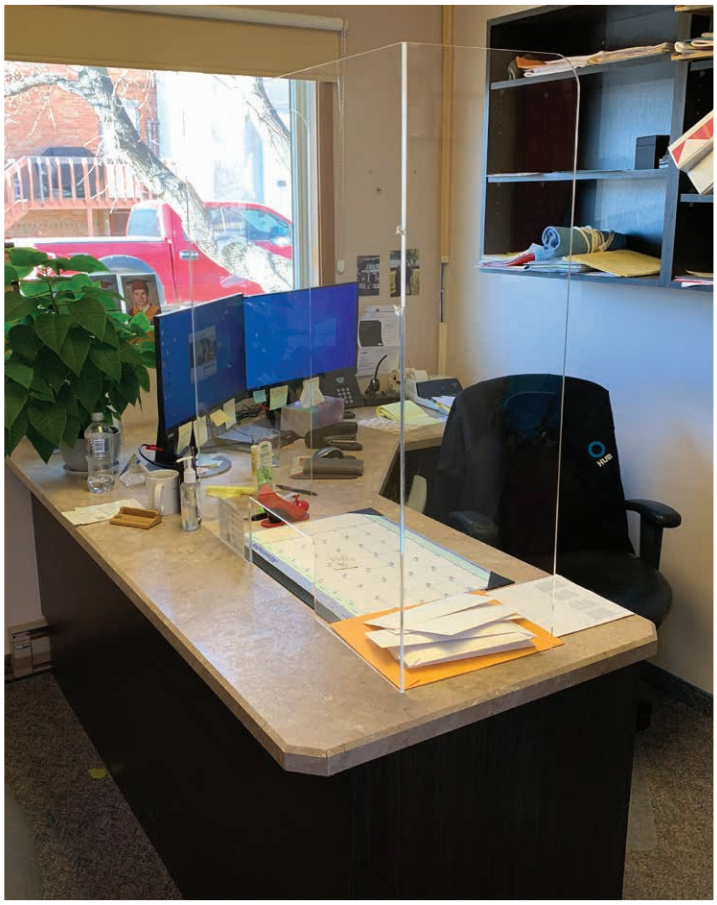
PROPERTY DETAILS

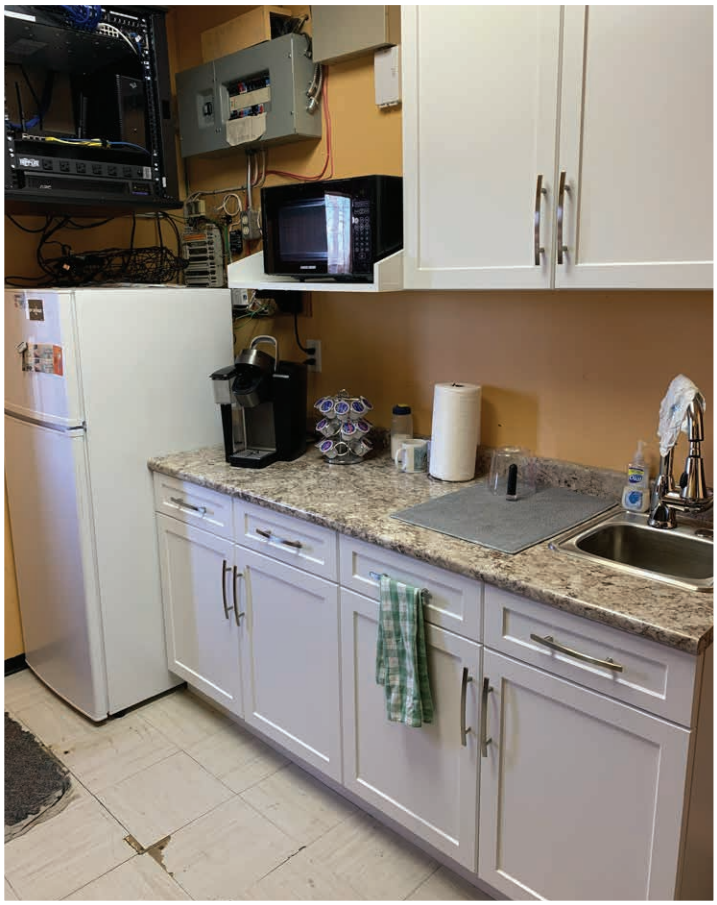
SALE PRICE	$190,000
YEAR BUILT	1950
PROPERTY TYPE	1 story commercial
BUILDING AREA (+/-)	880 sq. ft.
CONSTRUCTION	Wood frame
TENANT	HUB Insurance

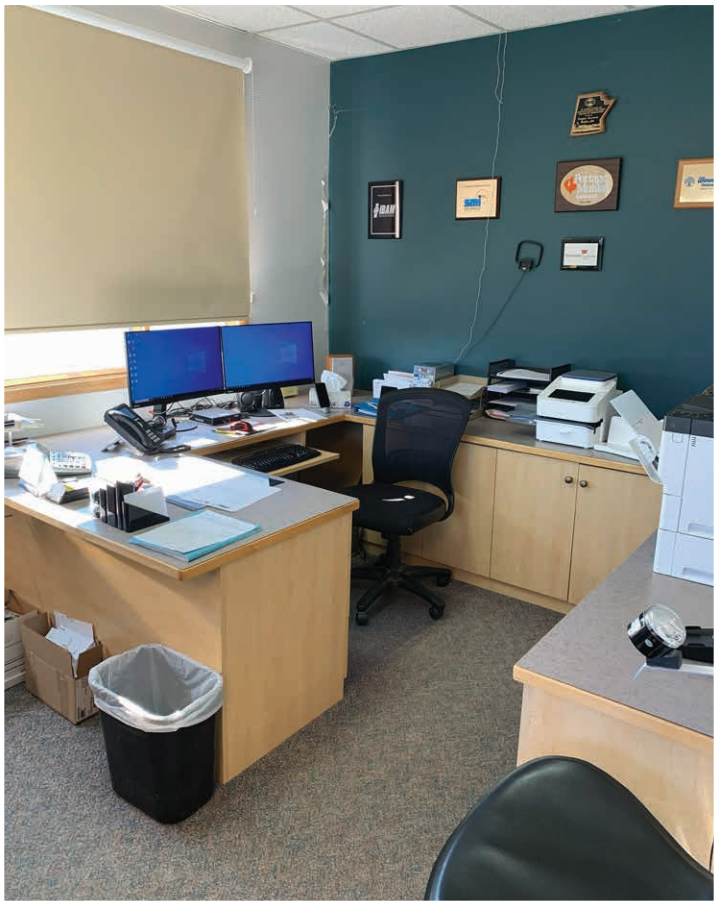
RECENT UPGRADES

- Roof was updated 14 years ago
- Electrical upgrades to circuit breakers
- Upgraded plumbing to copper & hot water tanks and toilets all replaced
- Heating upgraded to electrical baseboard heating

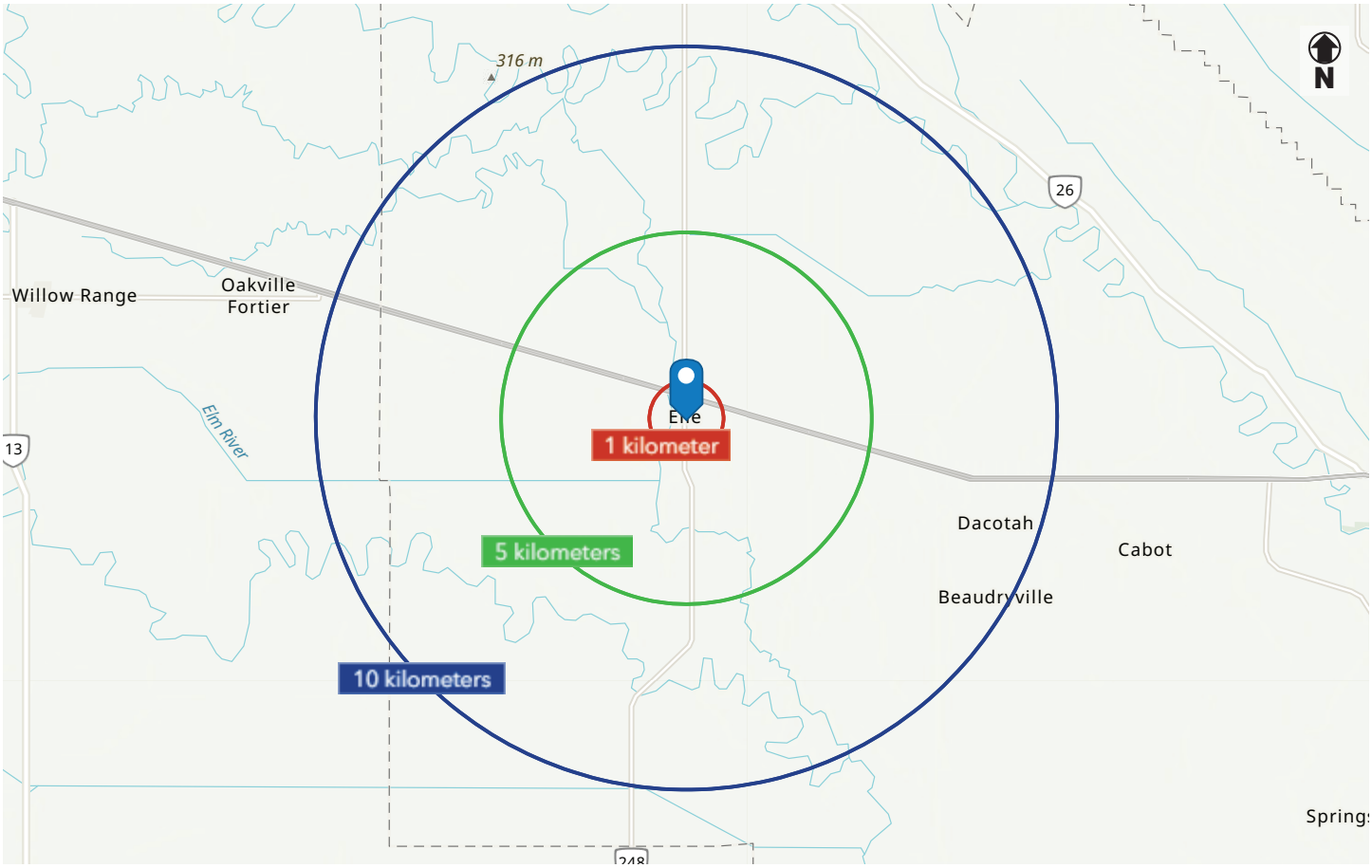
INTERIOR PHOTOS







DEMOGRAPHIC ANALYSIS



POPULATION

1 km	5 km	10 km
99	785	1,999

PROJECTED (2029)

109	874	2,219

HOUSEHOLD INCOME

1 km	5 km	10 km
$133,485	$120,820	$115,377

PROJECTED (2029)

$149,569	$140,891	$133,893

HOUSEHOLDS

1 km	5 km	10 km
18	227	513

MEDIAN AGE

1 km	5 km	10 km
31.4	36.2	34.2

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