

RETAIL INVESTMENT OPPORTUNITY



300 Mountain Avenue

NEEPAWA, MB



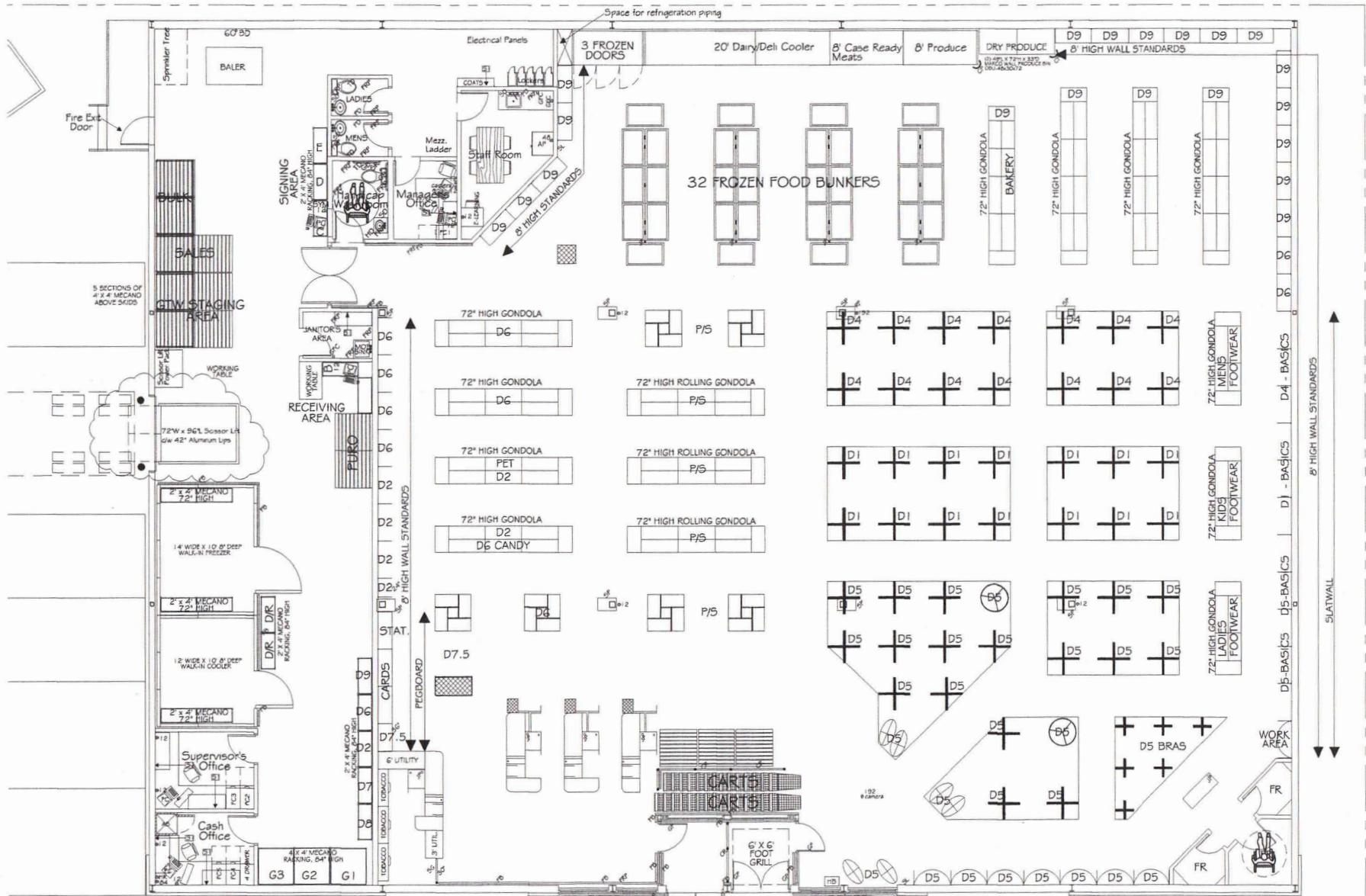
BOB ANTYMNIUK, Vice President, Sales & Leasing
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PROPERTY DETAILS

TAX ROLL NO.	125800		
LEGAL DESCRIPTION	Lots 13 to 15 Block F Plan 1878 NLTO in SW ¼ 33 - 14 - 15 WPM Lots 16 to 18 Block F Plan 1878 NLTO in SW ¼ 33 - 14 - 15 WPM		
BUILDING AREA (+/-)	11,793 sq. ft.		
LAND AREA (+/-)	20.029 sq. ft.		
SALE PRICE	\$825,000.00		
PROPERTY TAXES	\$18,646.63 (2025)		
TENANT	NWC GP Inc., as General Partner of the North West Company LP; Giant Tiger Stores Limited		
LEASE TERM	July 10, 2010 to July 9, 2018 plus 5 renewal terms of 5 years each		
NET RENTAL RATE	July 10, 2018 to July 9, 2023	\$5.00 / sq. ft. / year (\$58,965.00)	(first renewal option)
	July 10, 2023 to June 18, 2028	\$5.25 / sq. ft. / year (\$61,913.25)	(second renewal option)
	June 19, 2028 to June 18, 2033	\$6.00 / sq. ft. / year (\$70,758.00)	(third renewal option)
	June 19, 2033 to June 18, 2038	Current Market Rates	(fourth renewal option)
	June 19, 2038 to June 18, 2043	Current Market Rates	(fifth renewal option)
RIGHT OF FIRST REFUSAL	Tenant has 5 business days		
ELECTRICAL	4 panels (Main 190/208 V30 4W 600 A)		
LOADING	1 grade door - 8 ft. W x 12 ft H		



FLOOR PLAN

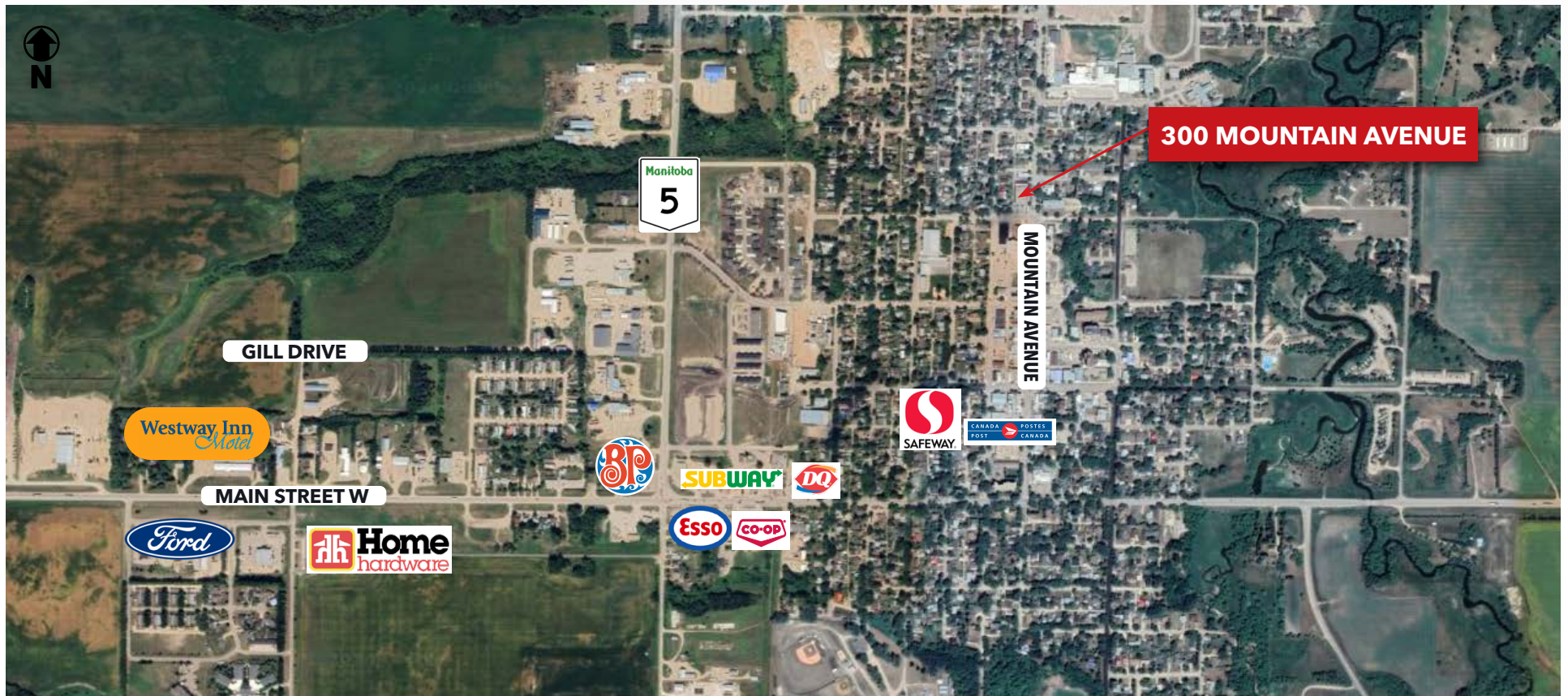


AREA OVERVIEW

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

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)

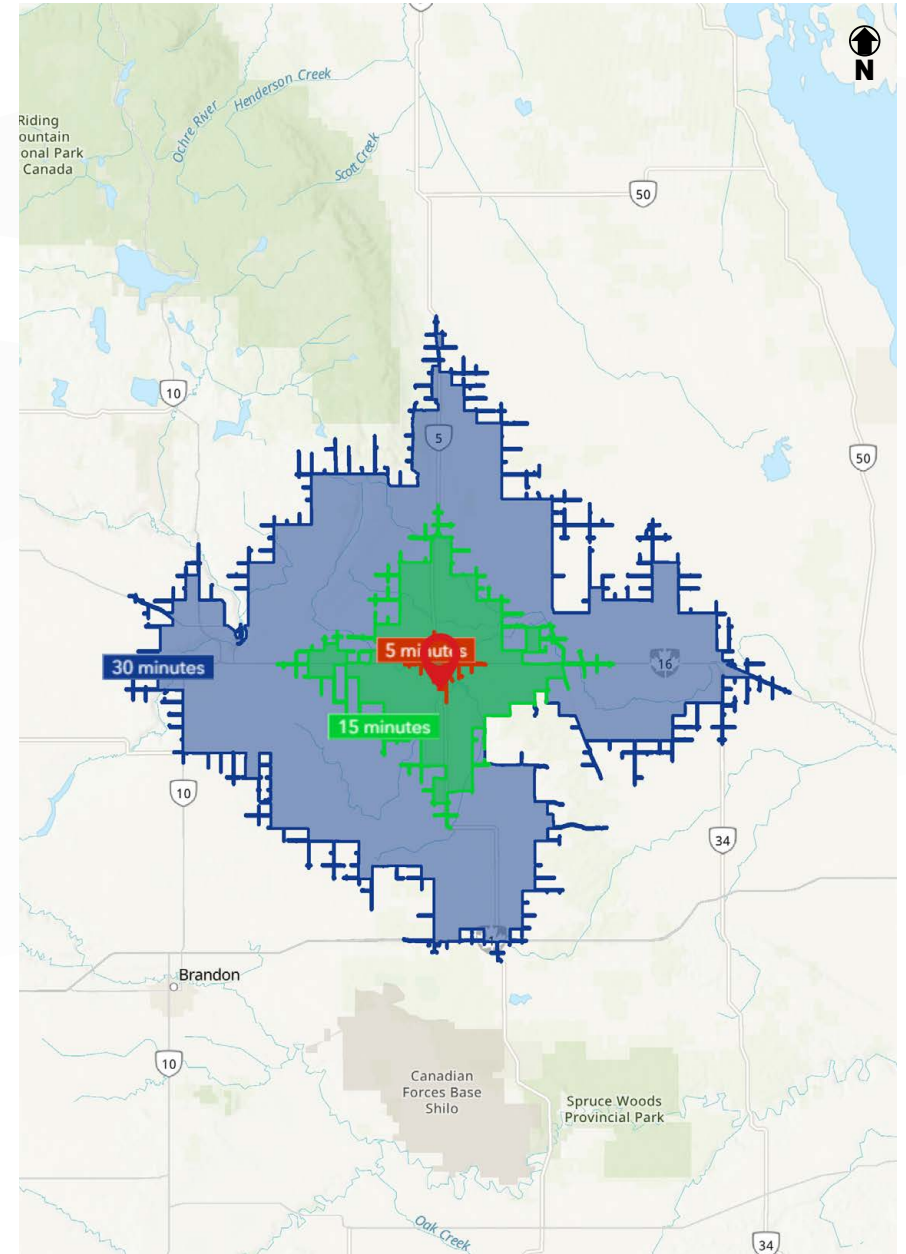
5 min	15 min	30 min
\$133,524	\$134,421	\$127,029



HOUSEHOLDS

Total Households

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



Contact

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