

COMMERCIAL PROPERTY FOR SALE IN NEEPAWA, MB



141 Main Street

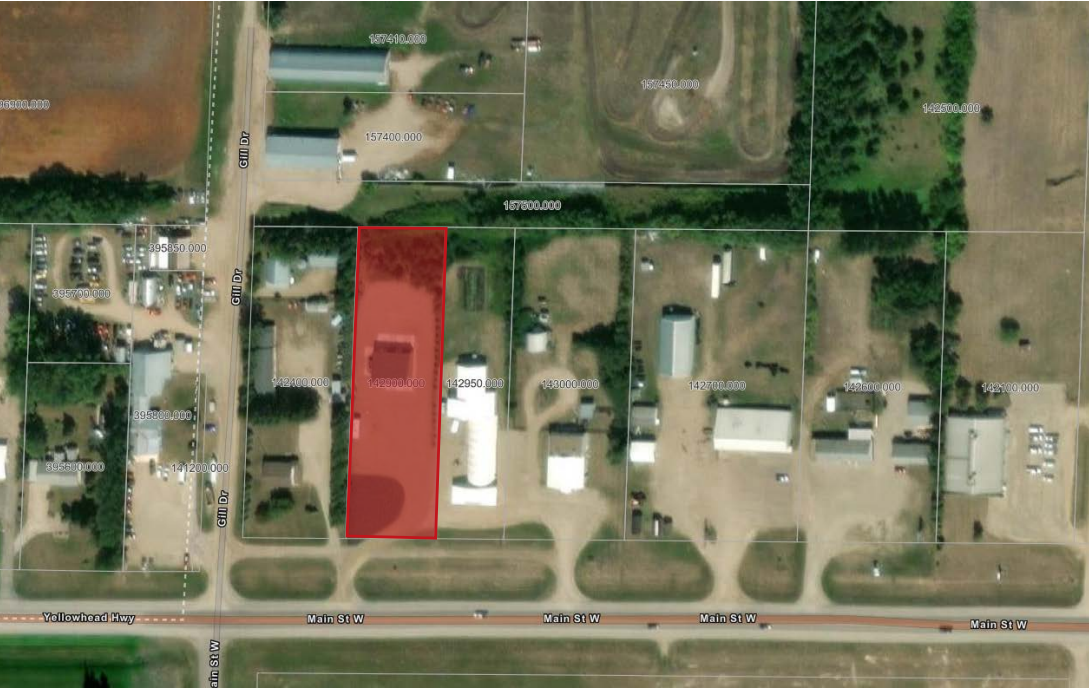
NEEPAWA, MB



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PROPERTY DETAILS

TAX ROLL NO.	142900.000
LEGAL DESCRIPTION	PARCEL "A" PLAN 5772 NLTO EXC FIRSTLY: THE ELY 100 FEET AND SECONDLY: ROAD PLAN 7136 NLTO SUBJECT TO SPECIAL RESERVATIONS AS TO MINES MINERALS AND OTHER MATTERS AS PARTICULARLY DEFINED IN THE ORIGINAL GRANT FROM THE CROWN IN SE 1/4 32-14-15 WPM
ZONING	CH - Commercial Highway
LAND AREA (+/-)	1.33 acres (+/-)
BUILDING AREA (+/-)	Car Wash: 2,184 sq. ft.
EXCLUSION	Food service trailer & yard tractor
POSSESSION	Immediate
SALE PRICE	\$650,000
SERVICING	• Serviced by water main in proximity to south property line • Sewer is on south side of Main Street requiring a low pressure pump-out style



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)

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)

\$133,524 \$134,421 \$127,029

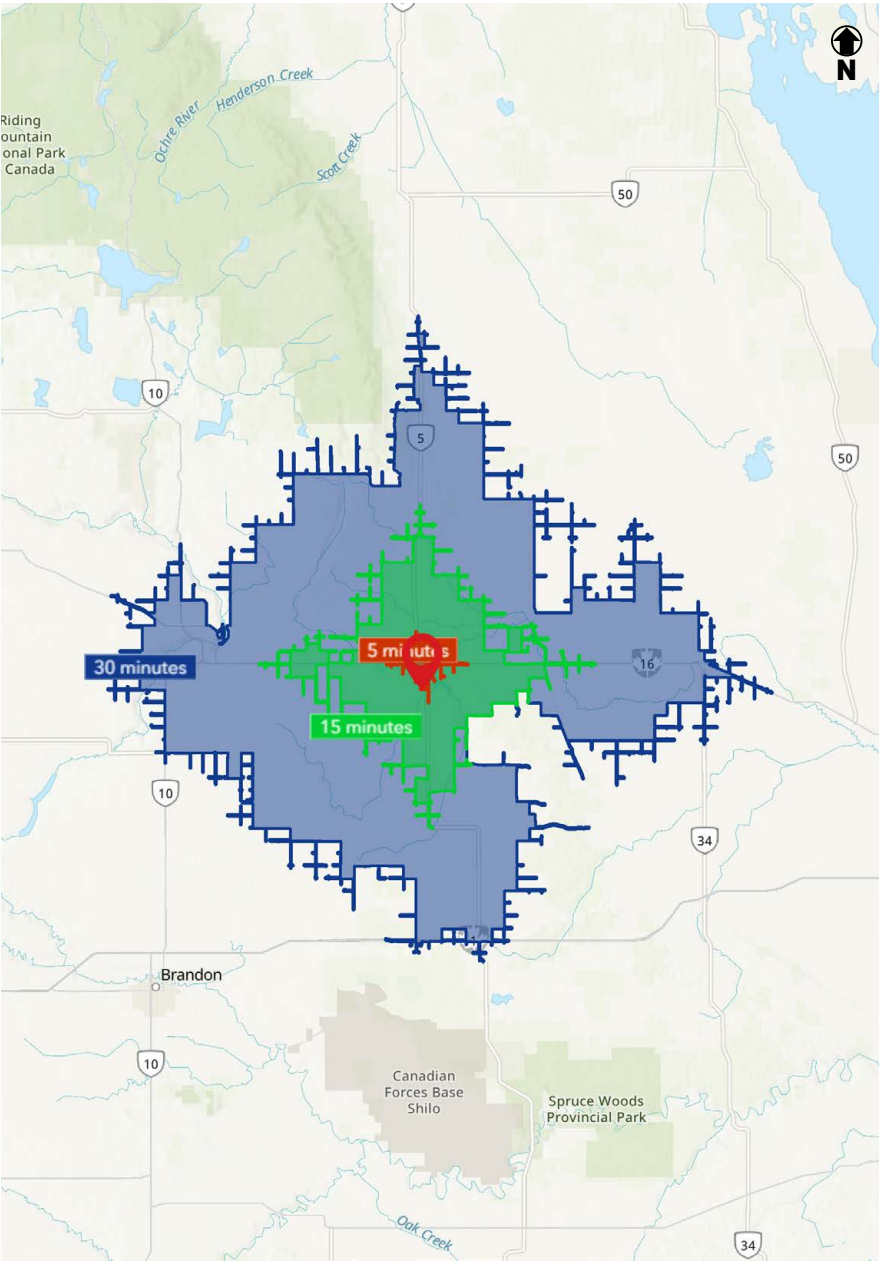


HOUSEHOLDS

Total Households

5 min 15 min 30 min

2,083 2,605 5,739



Contact

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