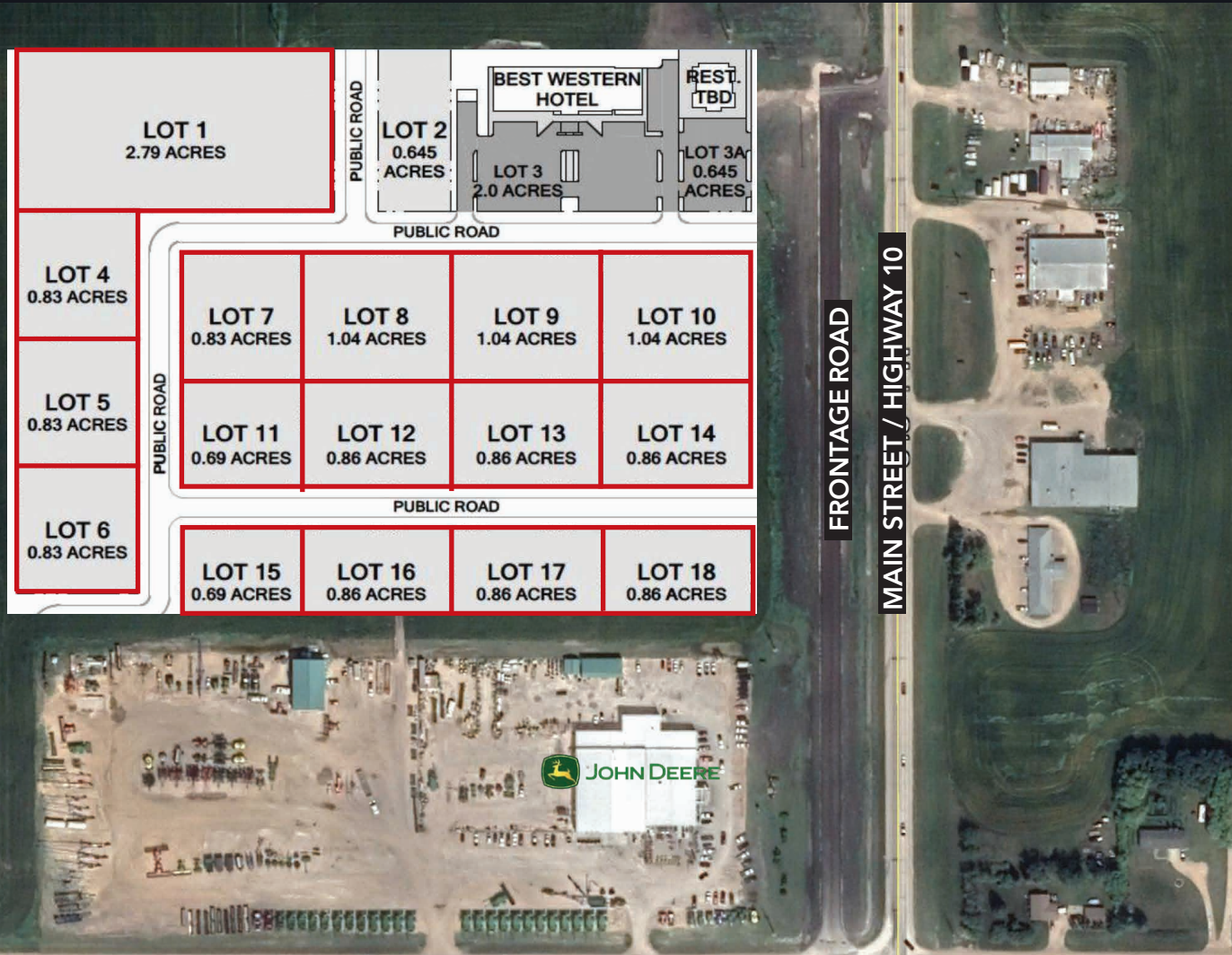


**FOR SALE**



**COMMERCIAL REAL ESTATE  
SERVICES INC.**

# Commercial Lots Available in Dauphin, MB



## Property Details

- 18 COMMERCIAL LOTS ON 22 ACRES ALONG HIGHWAY 10
- \$145,000 - \$295,000/ACRE
- LOTS ARE SERVICED TO PROPERTY LINE
- PRIME SPACE FOR RESTAURANT IN FRONT OF HOTEL FOR TENANT/ BUYER WILLING TO WORK ELECTRICAL/GAS BY MB HYDRO, WATER/SEWER SERVICE
- PAVED ACCESS ROAD WITH EXCELLENT FRONTAGE ALONGSIDE THE BUSIEST ENTRANCE TO THE CITY OF DAUPHIN
- ACCESS TO HIGHWAY 10
- SITE IS ANCHORED BY NEW BEST WESTERN PLUS HOTEL AND NEW JOHN DEERE DEALERSHIP

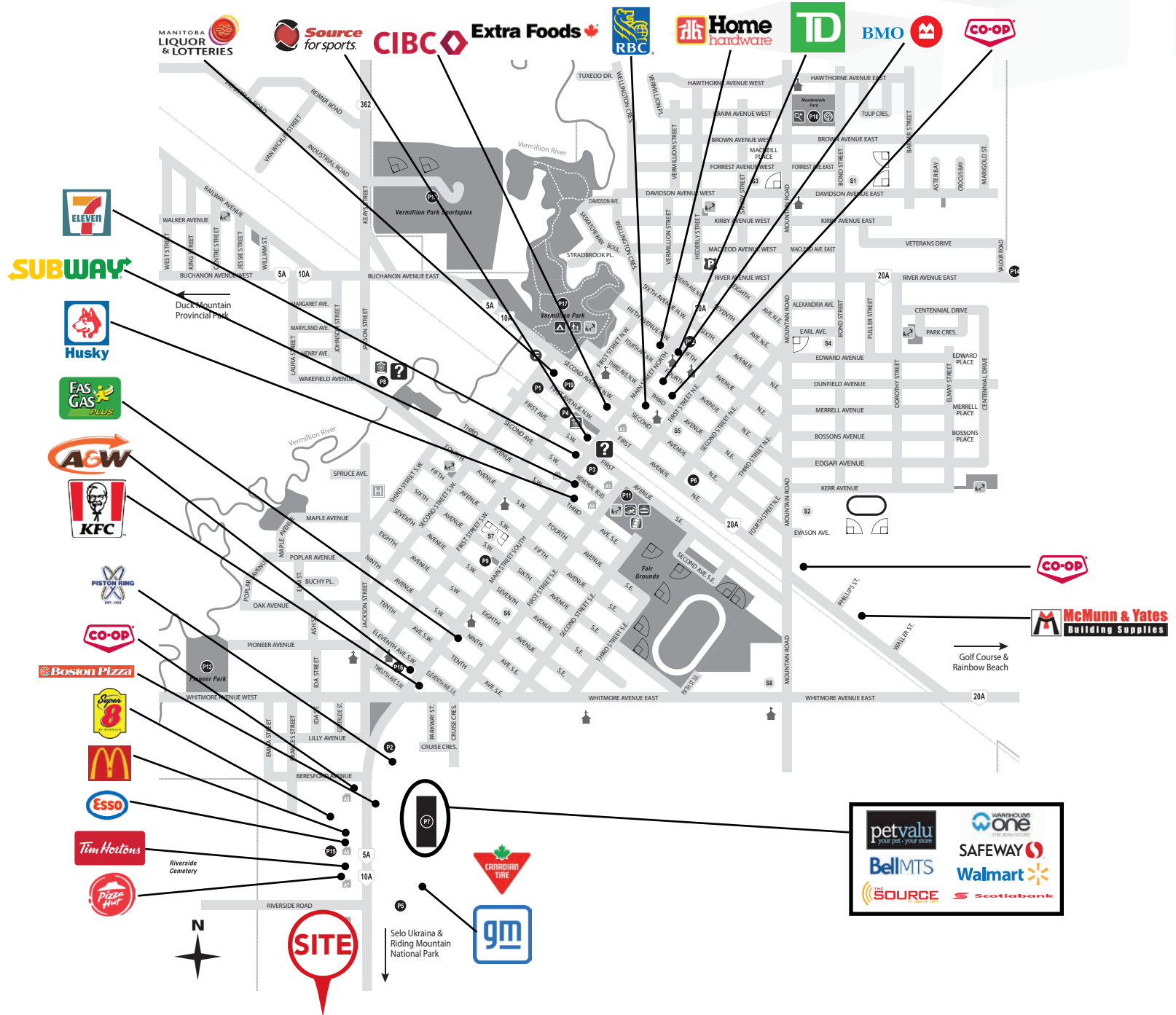
RENNIE ZEGALSKI, Principal  
(204) 985-1368

[rennie.zegalski@capitalgrp.ca](mailto:rennie.zegalski@capitalgrp.ca)

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[capitalgrp.ca](http://capitalgrp.ca)

# Retail Map



# Trade Area Demographic Analysis



## TOTAL POPULATION

DAUPHIN	8,177
25 KM	10,824
50 KM	16,854
100 KM	40,437



## TOTAL DAYTIME POPULATION AT WORK

DAUPHIN	6,019
25 KM	6,577
50 KM	9,165
100 KM	18,441



## MEDIAN AGE

DAUPHIN	43
25 KM	45
50 KM	47
100 KM	45



## TOTAL HOUSEHOLDS

DAUPHIN	3,916
25 KM	5,072
50 KM	7,818
100 KM	17,365



## AVERAGE HOUSEHOLD INCOME

DAUPHIN	\$72,945
25 KM	\$77,497
50 KM	\$75,093
100 KM	\$73,200



## PROJECTED HOUSEHOLD INCOME (2029)

DAUPHIN	\$99,030
25 KM	\$104,656
50 KM	\$101,162
100 KM	\$106,127

## Contact

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*Services provided by Rennie Zegalski Personal Real Estate Corporation*

## CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300 - 570 Portage Avenue, Winnipeg, Manitoba R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | [capitalgrp.ca](http://capitalgrp.ca)