

**FOR SALE**



COMMERCIAL REAL ESTATE SERVICES INC.

# 497 #5 Highway North

NEEPAWA, MB

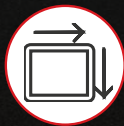
**RARE RETAIL DEVELOPMENT OPPORTUNITY**



0.51 ACRES  
AVAILABLE  
FOR SALE



PROPOSED RETAIL  
DEVELOPMENT  
OPPORTUNITY ALONG  
YELLOWHEAD HWY



175' FRONTAGE ON  
HWY #5 & 131.4'  
TOTAL FRONTAGE  
ON HWY #16



ADDITIONAL  
52.5'X100'  
ADJOINING PARCEL  
FOR PURCHASE



NEW HOTEL  
DEVELOPMENT  
NORTH OF SITE

# 497 #5 Highway North

## PROPERTY DETAILS

LAND AREA (+/-) 0.51 acres

BUILDING AREA (+/-) 3,195 sq. ft.

LEGAL DESCRIPTION LOT 1 PLAN 40134 NLTO EXC: ALL MINES, MINERALS AND GRAVEL IN TRANSFERS 140991 AND 158073 NLTO IN SW 1/4 33-14-15 WPM

ZONING CH - Commercial Hwy Zone

SITE COVERAGE RATIO 14.38%

PROPERTY TAXES (2021) \$7,376.78

YEAR BUILT 1979

ROLL NUMBER 155900.000

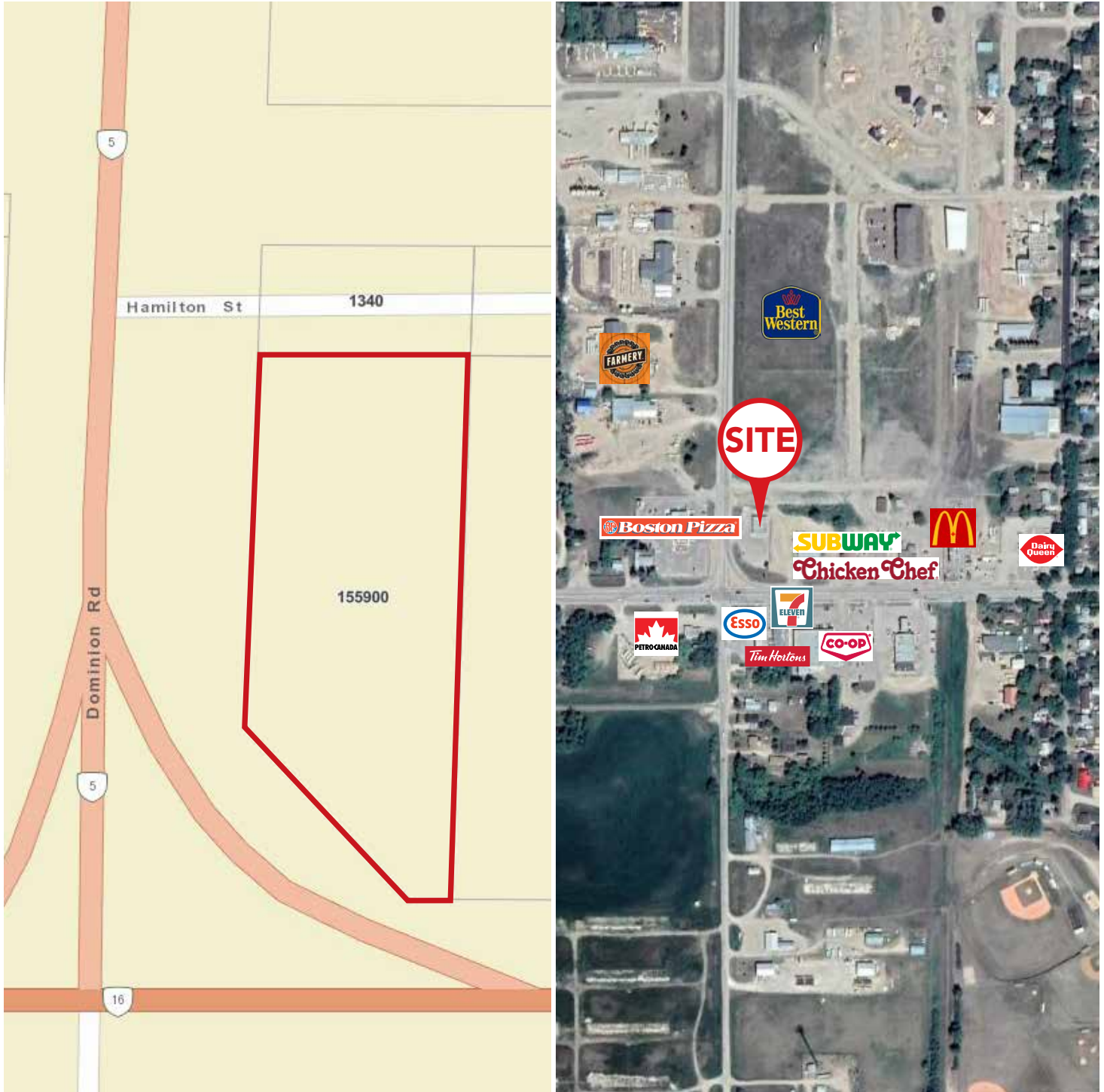
MUNICIPALITY 437 – Town of Neepawa

**SALE PRICE \$599,000**



# 497 #5 Highway North

## SITE AERIAL



# 497 #5 Highway North

## Neepawa, Manitoba

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.

### QUICK FACTS

#### ECONOMY



Central trading area for over **15,000** people

#### POPULATION



Currently **5,685** (2021) with a median growth rate of **22.3%** since 2016

#### INCOME



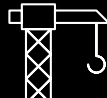
Current average household income for Neepawa is **\$92,641**

#### HOUSING



Average house price is **\$221,776** with **1,605** home owners and **435** renters

#### CONSTRUCTION



Commercial building permits value total **\$23M**

#### TRANSPORTATION



Over **72%** of residents use a vehicle as their main mode of transportation

#### EMPLOYMENT



Current unemployment rate of **5.1%** with **70.5%** of the total labour force employed or actively seeking work

#### AGE GROUP



Majority age group between 35 to 39 years old with **62%** of population in the working age range of 15 to 64 years old

#### PROFESSIONAL SECTOR



Over **50%** of employed residents work in agriculture, manufacturing and healthcare fields

ArcGis, 2020.

Town of Neepawa.

Statistics Canada. 2016 Census.

Statistics Canada. 2021 Census.



COMMERCIAL REAL ESTATE  
SERVICES INC.



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