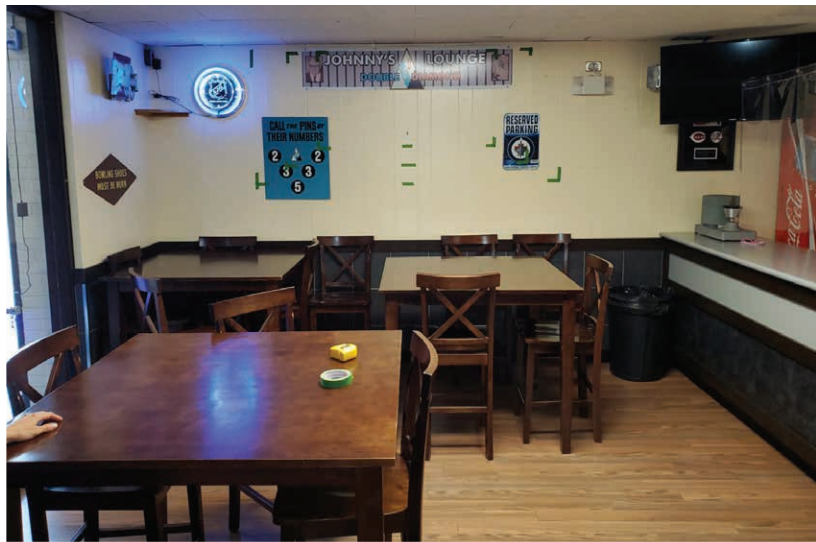


FOR SALE

120 Main Street South

CARMAN, MB

WELL LOCATED BUILDING WITH EXCESS DEVELOPMENT LAND



PRICE REDUCED: \$425,000



5,940 SQ. FT.
AVAILABLE
FOR SALE



OPPORTUNITY
TO OPERATE THE
BUSINESS CARMAN
BOWLING CENTRE



EXCELLENT LOCATION
AND VISIBILITY ON
CARMAN'S MAIN
STREET RETAIL ARTERY



APPROXIMATELY
8,000 SQ. FT.
OF EXCESS
DEVELOPABLE LAND



INVESTMENT OR
OWNER OCCUPIER
OPPORTUNITY

120 Main Street South

PROPERTY DETAILS

BUILDING AREA (+/-) 5,940 sq. ft.

LAND AREA (+/-) 14,000 sq. ft.

ZONING Commercial Linear

FRONTAGE 120'

HVAC 3 forced air units

ROOF Tar & gravel

ASKING PRICE ~~\$499,000~~ \$425,000

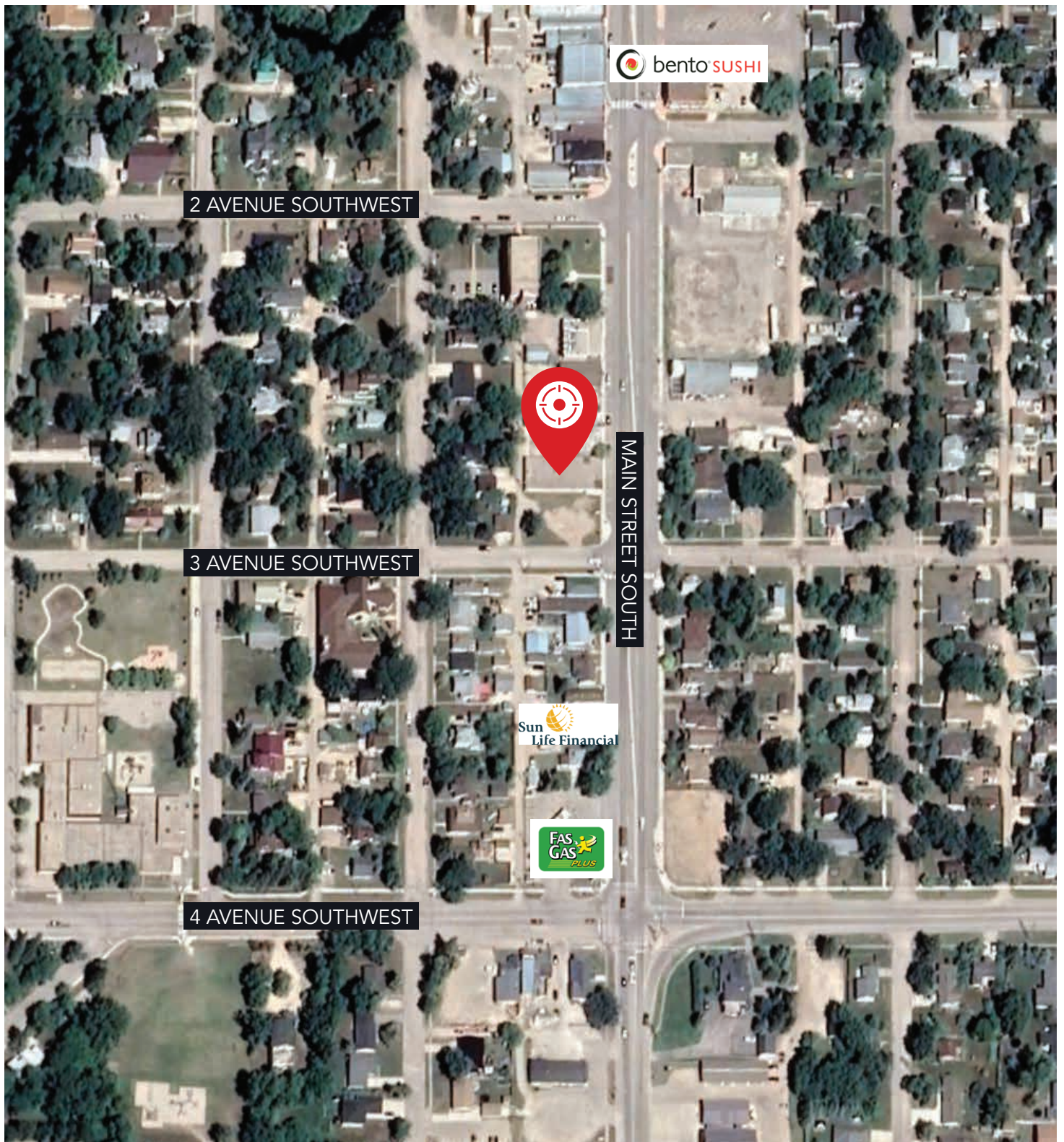


COMMERCIAL REAL ESTATE
SERVICES INC.

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120 Main Street South

RETAIL AERIAL



COMMERCIAL REAL ESTATE
SERVICES INC.

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120 Main Street South

Carman, Manitoba

The town of Carman, located on the junction of Highway 3 and 13, is a growing community with a population of more than 3,000 residents. Carman sits within the Greater Carman Area (GCA) Ag Production Innovation Hub with approximately 70 acres of land between the Town of Carman and the RM of Dufferin Industrial Parks. The GCA hosts many agri-businesses - from large, international players like Bayer CropScience and to local entrepreneurs like Vanderveens Greenhouse.

With a strong mixture of retail and commercial businesses as well as great railway, trucking and air access, Carman continues to be an important asset to Manitoba's economy.

QUICK FACTS

ECONOMY



Services over **60,005** people within the Greater Carman Area

POPULATION



Currently **3,114** with a median age of 48 years old

INCOME



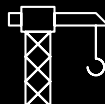
Majority of Carman residents income above is **\$59,179** national median income

HOUSING



Average house price is **\$227,137** with **1,015** home owners and **395** renters

CONSTRUCTION



Commercial building permits valued at **\$923,711** in 2016

TRANSPORTATION



Over **90%** of residents use a vehicle as their main mode of transportation

EMPLOYMENT



Current unemployment rate of **4.9%** with **55.8%** of the total labour force employed or actively seeking work

AGE GROUP



Majority age group between 55 to 59 years old with **53%** of population in the working age range of 15 to 64 years old

PROFESSIONAL SECTOR



Over **50%** of employed residents work in public administration, agriculture and education related fields

*Statistics Canada. Census.
Town of Carman.*



120 Main Street South

EXTERIOR AND INTERIOR PHOTOGRAPHS



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