

Freestanding Walmart

200 MANITOBA 10, FLIN FLON, MB



INVESTMENT OPPORTUNITY



Property Specifications

Address 200 Manitoba 10, Flin Flon, MB

Intersection Highway 10 and Channing Drive

Tenant Walmart Canada Corp. (Walmart)

63,439
GLA

6.49
ACRES

100%
OCCUPANCY

5.29
YEARS
REMAINING

Investment Highlights

- Excellent Location:** The Property is located within a major northern retail hub near other national retailers servicing Flin Flon residents and the surrounding communities. Flin Flon is a major regional service centre and provides a commerce hub to the surrounding communities.
- Strong Financials:** The Property is fully leased to Walmart Canada Corp., offering the investors secure cash flow with 5.29 years remaining on its lease term.
- Stability:** Walmart is a proven 'AAA' tenant covenant with predictable cash flow.
- Well-Designed Asset:** The Site was constructed in 2002 and refaced in 2013 offering quality that meets today's national design standards.

The Offering

JLL's National Retail Investment Group and Capital Commercial Real Estate Services are pleased to offer for sale a 100% freehold interest in a freestanding Walmart Canada Corp. ("Walmart") located at 200 Manitoba 10 ("the Property") in Flin Flon, Manitoba. The Property benefits from having ample parking (373 parking stalls/5.88 per 1,000 SF) and offers premium access along Channing Drive and Provincial Highway 10. The asset offers the investor secure future cash flow with 5.29 years remaining on the Walmart Canada Corp. lease.

200 Manitoba 10 is strategically situated in the eastern retail node of Flin Flon, east of Ross Lake and approximately 1 km from the Saskatchewan provincial border. Flin Flon is a city that straddles the provincial boundary between Manitoba and Saskatchewan and services its residents and all surrounding communities. Located on Manitoba provincial Highway 10 and Saskatchewan provincial Highway 106, the city of Flin Flon provides easy access to all major markets in northern Manitoba and Saskatchewan. There are numerous national retailers in the immediate area drawing consumers from across the region.



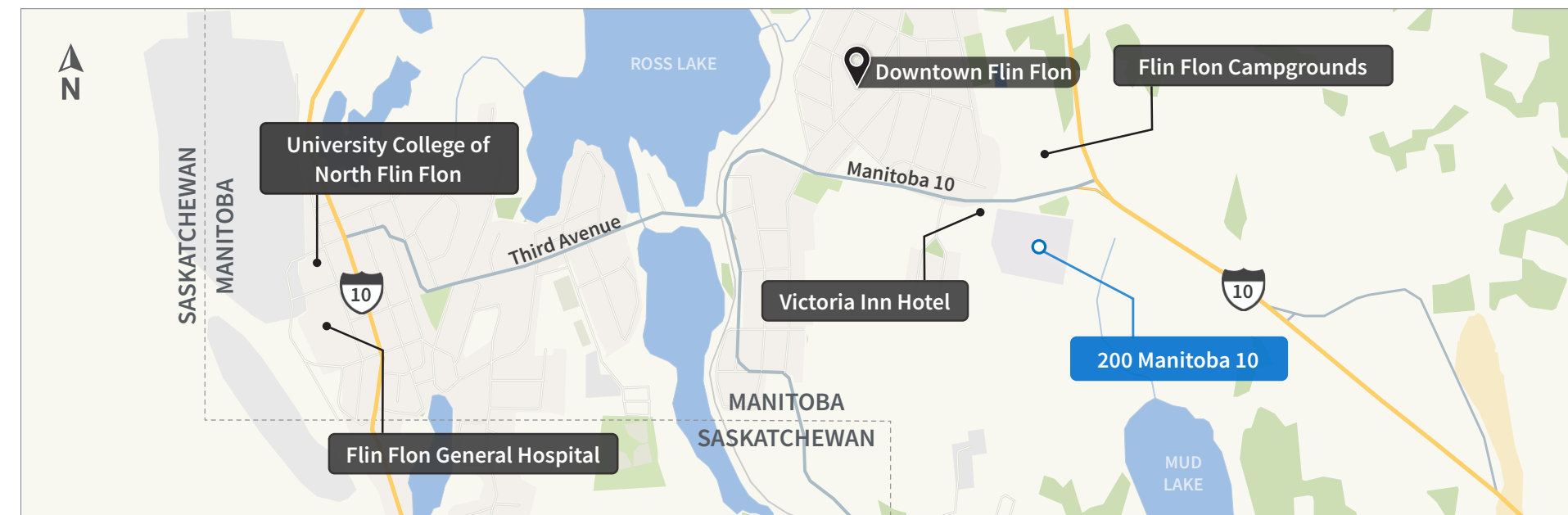
Surrounding Retail Landscape

200 Manitoba 10
Flin Flon, MB

Trade Area Demographics

2021 Radius Demographics (Distance from Site)	5 km	10 km
Total Population	6,596	6,833
Total Households	2,979	3,054
Average Household Size	2.2	2.2
Average Household Income	\$107,201	\$107,165

Market Overview



Flin Flon is in central Canada and straddles the provincial boundary between Manitoba and Saskatchewan with most of the city located in Manitoba. The City is incorporated and jointly administered by both provinces. Flin Flon services its residents and all surrounding communities. The City is accessible by Manitoba Provincial Trunk Highway 10, Saskatchewan Highway 106 and Saskatchewan Highway 167. The site is serviced by Flin Flon Transit, Northern Bus Lines, Calm Air at the Flin Flon Airport and the Hudson Bay Railway. The City is reconnected to Churchill via the rebuilt One North rail line establishing Flin Flon as a popular tourist stop along the polar bear line. Located in the Canadian Shield, The City is nicknamed “the city built on rock” and benefits from its scenic location, lakes, forests and parks appealing to both tourists and residents.



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For more information **please contact:**



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