

**FOR SALE/LEASE**

# **Dugald Station**

27016 DUGALD ROAD, DUGALD, MB

**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

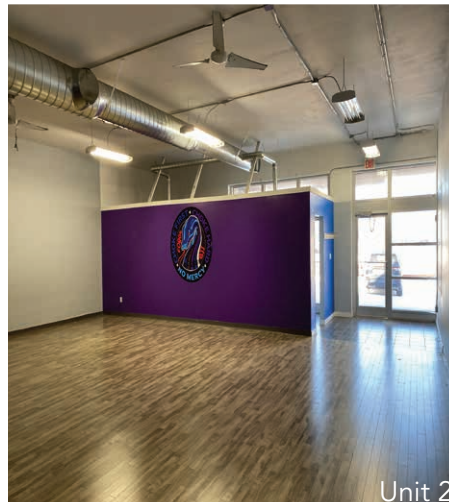
*~ Retail/Office Space Available in Dugald, Manitoba ~*



# Dugald Station

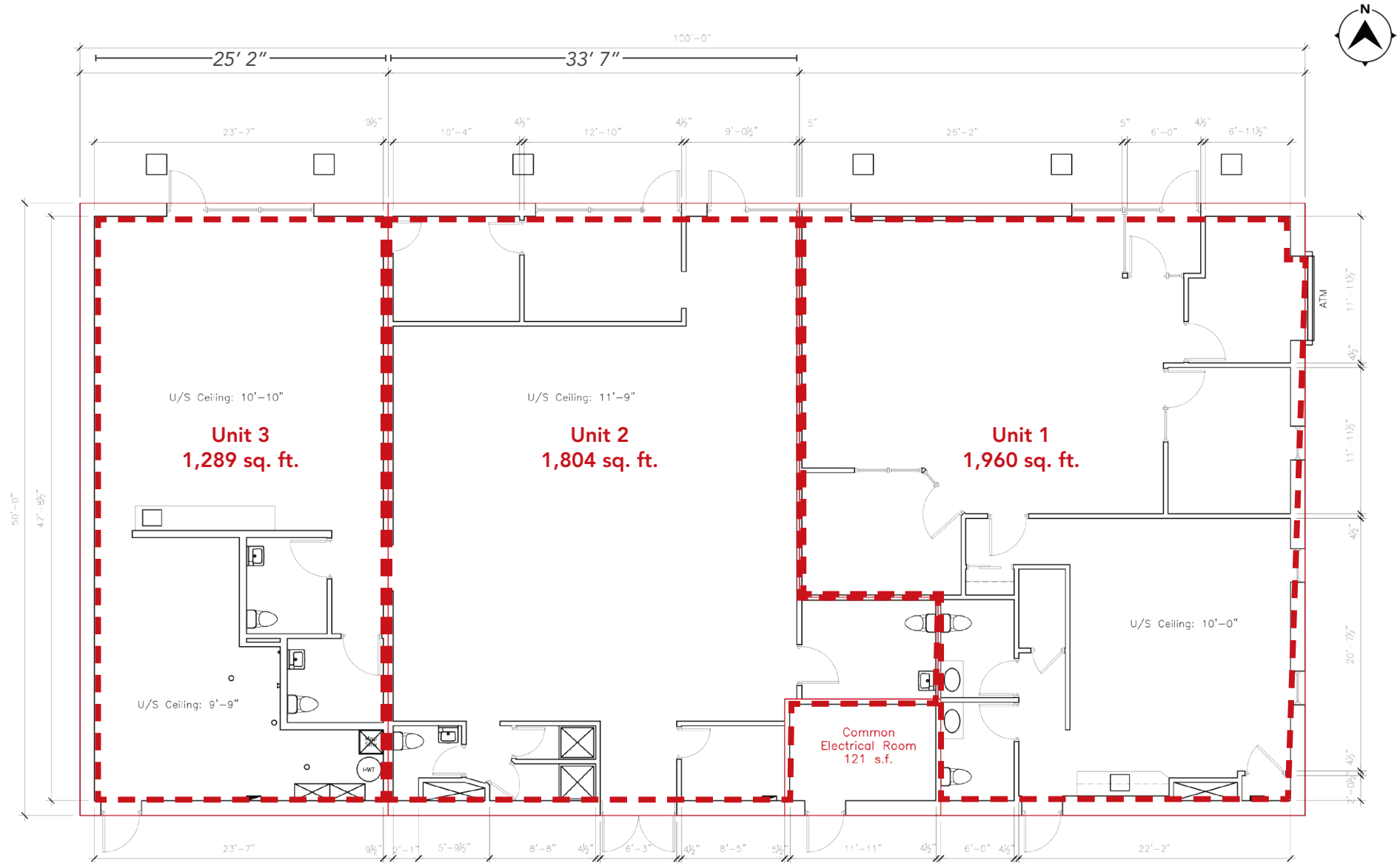
## Property Details

ADDRESS	27016 Dugald Road, Hwy 15, Dugald, Manitoba		
OWNER	Access Credit Union		
AVAILABLE AREA (+/-)	Unit 1	Vacant	1,960 sq. ft.
	Unit 2	Vacant	1,804 sq. ft.
	Unit 3	Vacant	1,289 sq. ft.
SALE PRICE	\$875,000.00		
BASE RENT	\$10.00 per sq. ft. <i>(Negotiable depending on term of lease and requested Landlord's work)</i>		
ADDITIONAL RENT	\$9.50 per sq. ft. (est. 2024) <i>(inclusive of mgmt. fee, sewer &amp; water) (hydro &amp; gas are separately metered)</i>		
PROPERTY TAXES	\$15,712.80 <i>(less school rebate of \$1,045.22)</i>		
YEAR BUILT	2011		



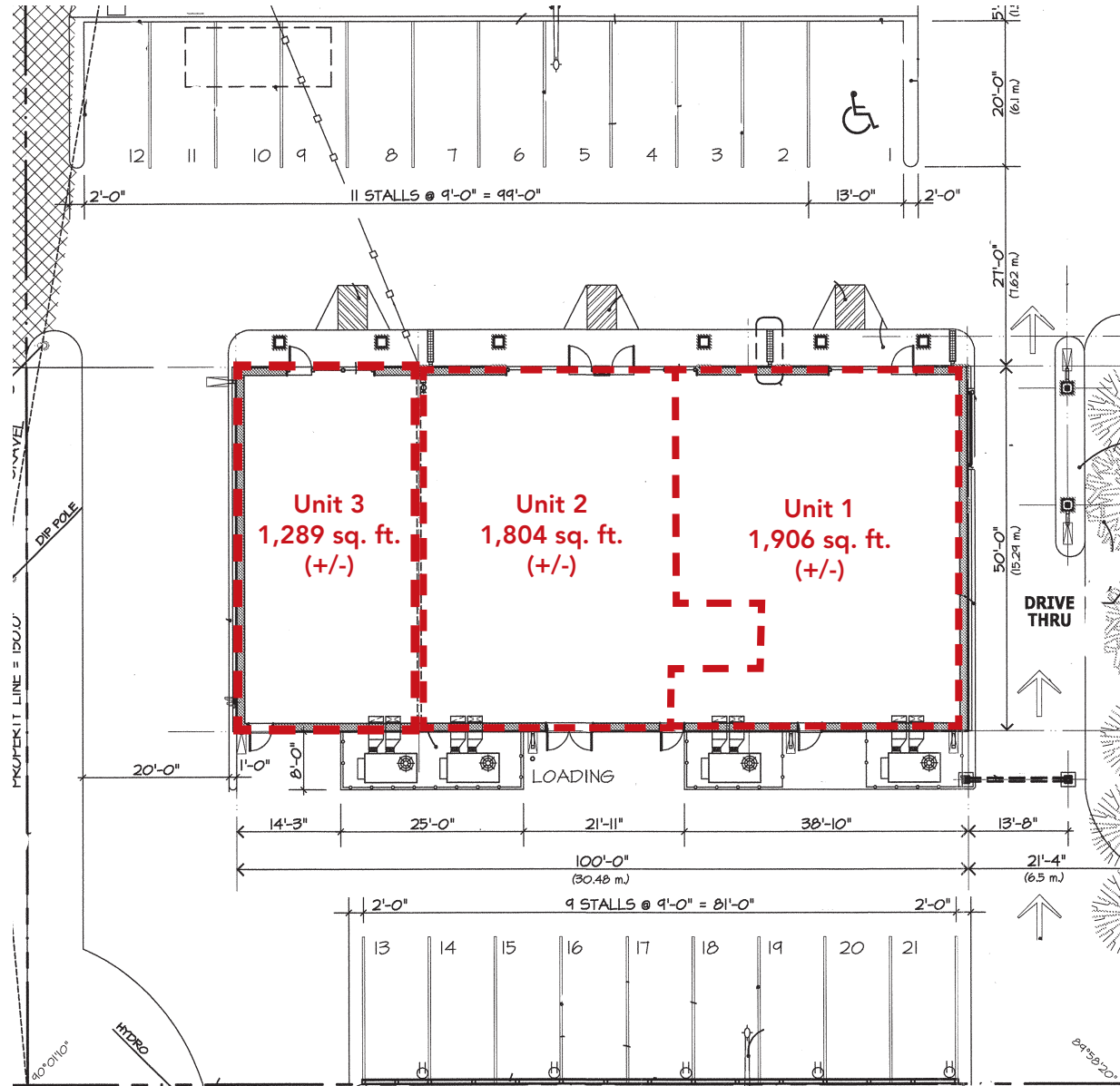
# Dugald Station

## Floor Plan



# Dugald Station

## Site Plan & Parking Plan

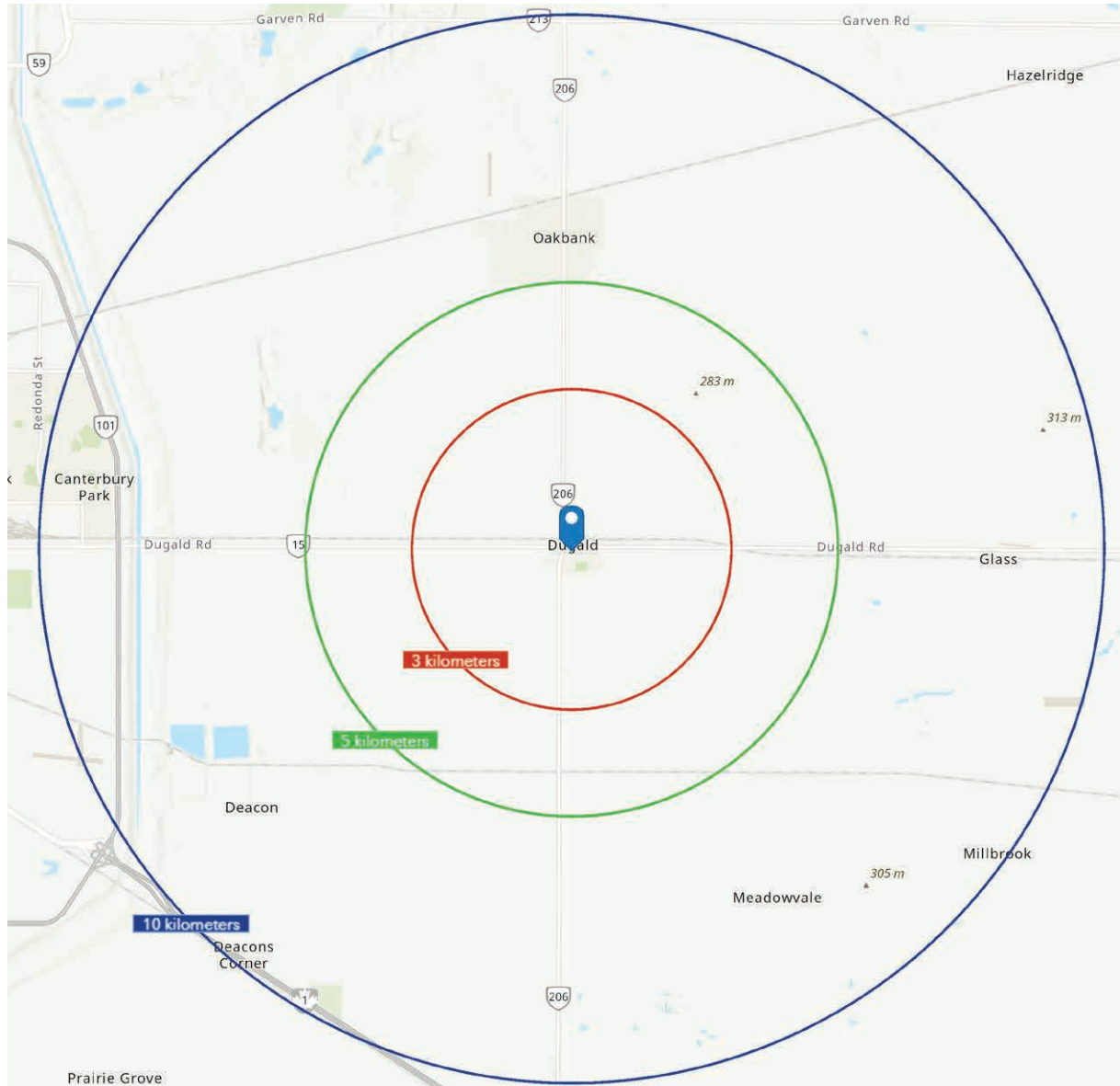


# Dugald Station



# Dugald Station

## Demographic Analysis



### Population

3km	<b>489</b>
5km	<b>1,158</b>
10km	<b>16,753</b>



### Projected Pop. (2027)

3km	<b>562</b>
5km	<b>1,300</b>
10km	<b>19,348</b>



### Median Age

3km	<b>50.5</b>
5km	<b>47.1</b>
10km	<b>37.0</b>



### Total Households

3km	<b>199</b>
5km	<b>435</b>
10km	<b>5,284</b>



### Avg. Household Income

3km	<b>\$104,543</b>
5km	<b>\$114,365</b>
10km	<b>\$130,921</b>



### Projected Household Income (2027)

3km	<b>\$124,771</b>
5km	<b>\$135,084</b>
10km	<b>\$153,325</b>



## CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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Principal

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*Services provided by Rennie Zegalski Personal Real Estate Corporation*

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