

~ **INVESTMENT OPPORTUNITY** ~

Co-op Main Street Plaza

29-31 MAIN STREET, FLIN FLON, MANITOBA






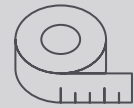


The Offering

Capital Commercial Real Estate Services Inc. is pleased to offer for sale a 100% interest in 29-31 Main Street, Flin Flon, MB on behalf of North of 53 Consumers Co-operative Limited.

The Property consists of a 33,000 sq. ft. (+/-) of building area on a total of 2.18 acres (+/-) of land. There are a total of 15 tenants over 2 floors representing a diverse mix of services, along with an abundance of parking (98 parking stalls +/-). The Property is 89.0% occupied offering income stability along with the potential to add significant value through new leasing and renewals. The Property is one of the most prominent commercial buildings in Flin Flon and is extremely well located on the towns high traffic main artery providing excellent visibility.

PROPERTY HIGHLIGHTS

 <p>41,500 sq. ft. TOTAL BUILDING AREA</p>	 <p>\$8.79 per sq. ft. AVERAGE IN-PLACE RENT</p>
 <p>2.18 acres TOTAL LAND AREA</p>	 <p>1,743 sq. ft. AVERAGE UNIT SIZE</p>
 <p>15 TOTAL TENANTS</p>	 <p>30,139 sq. ft. TOTAL LEASEABLE AREA</p>



Property Details

ADDRESS	29-31 Main Street, Flin Flon, Manitoba
LEGAL	LOTS 1 TO 16 BLOCK 17 PLAN 591 (PLTO N DIV) PARCEL A PLAN 2430 ROLL NO: 27800 AREA: 1.40 ACRES CERTIFICATE OF TITLE: 1889093 LOT 7 BLOCK 17 PLAN 591 ROLL NO: 33100 AREA: 2,970 SQ. FT. CERTIFICATE OF TITLE: 2857001 LOT 8 BLOCK 17 PLAN 591 ROLL NO: 33200 AREA: 2970 SQ. FT. CERTIFICATE OF TITLE: 2857002
# OF TENANTS	15
KEY TENANTS	Baker Tilly Accounting; Community Adult Learning Centre; IG Private Wealth
ZONING	C2 - Commercial Zone
OCCUPANCY	89%
PARKING	98 stalls (+/-)
ASKING PRICE	\$500,000
GROSS ANNUAL INCOME	\$276,247
2023 PROPERTY TAXES	\$33,937.72 (29-31 Main Street) \$1,050.80 (Lot 7 12 Churchill Avenue) \$1,050.80 (Lot 8 14 Churchill Avenue)

Building Details

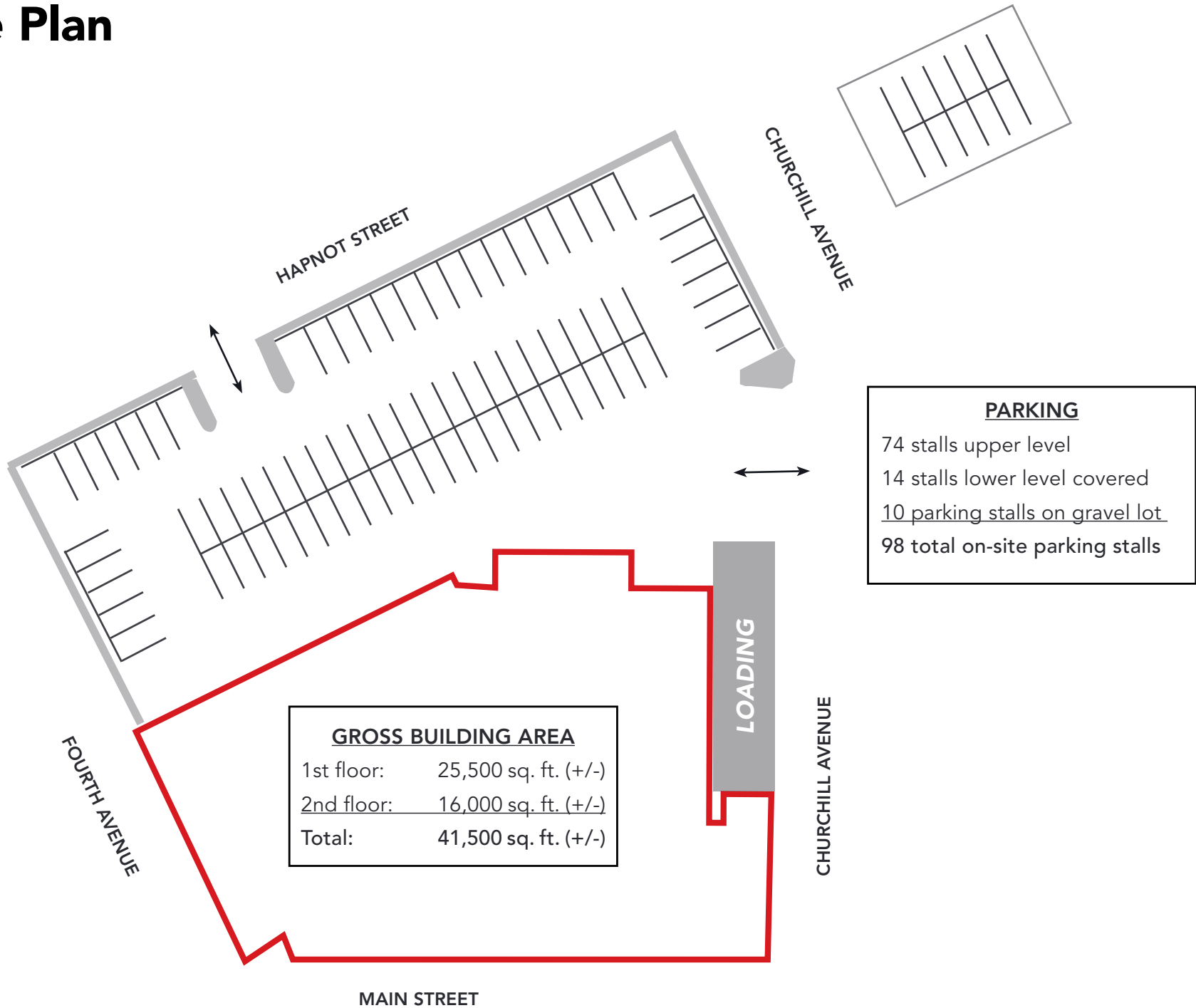
YEAR BUILT	1950 (north side - 7,000 sq. ft. +/-) 1987 (south side - 18,500 sq. ft. +/-)
BUILDING AREA	41,500 sq. ft. (+/-)
LEASEABLE AREA	30139 sq. ft. (+/-)
HVAC	Roof mounted heating/cooling units
ELECTRICAL	600V
FIRE SPRINKLERS	Wet sprinkler system throughout property
ROOF	Tar and gravel cover

Site Access



Additional gravel parking area for staff use is located at the southwest corner of Churchill Avenue and Hapnot Street. 66' frontage feet on Churchill Avenue x 90'. They are separately identified as 12 Churchill Avenue (Roll #33100-540, Lot 7 Block 20 Plan 591 PLTO and CT#2857001 PLTO) and 14 Churchill Avenue (Roll #33100-540, Lot 8 Block 20 Plan 591 PLTO and CT#2857001 PLTO).

Site Plan



Advisory Contact

RENNIE ZEGALSKI

Principal

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Services provided by Rennie Zegalski Personal Real Estate Corporation

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