

FOR SALE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

115 Main Street South

MINNEDOSA, MB

~ Mixed-Use Retail and Multi-family Space ~



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capitalgrp.ca

Property Details

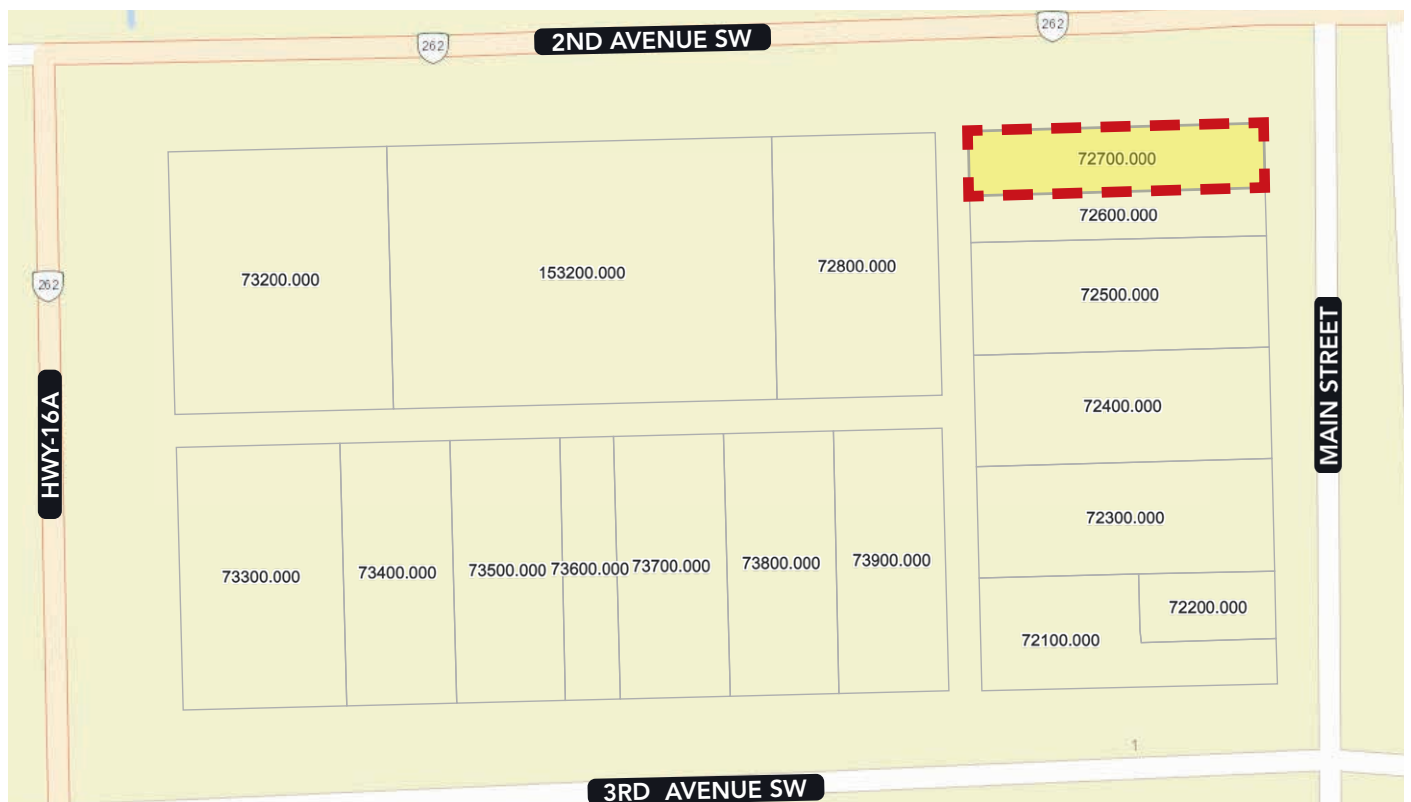


LAND AREA (+/-)	3,920 sq. ft.
BUILDING AREA (+/-)	2,055 sq. ft. floor plate - 2 Storeys
YEAR BUILT	Unknown
TENANTS	Main Floor - Commercial: Liberty Physiotherapy, Minnedosa Chiropractic Centre, Massage Therapy Centre Second Floor - Residential: 4 units - two 2-bedrooms and two 1-bedroom
ZONING	Commercial Central
TAX ROLL NO	72700.000
LEGAL	THE NLY 4 FEET OF LOT 9 AND ALL OF LOT 10 BLOCK 10 PLAN 4 NLTO IN SE 1/4 2-15-18 WPM
SALE PRICE	\$490,000.00

HIGHLIGHTS

- Across from Co-op grocery store
- In central business district
- On main traffic artery
- Abundant parking in South West corner of 2nd Avenue and South West of Main Street South

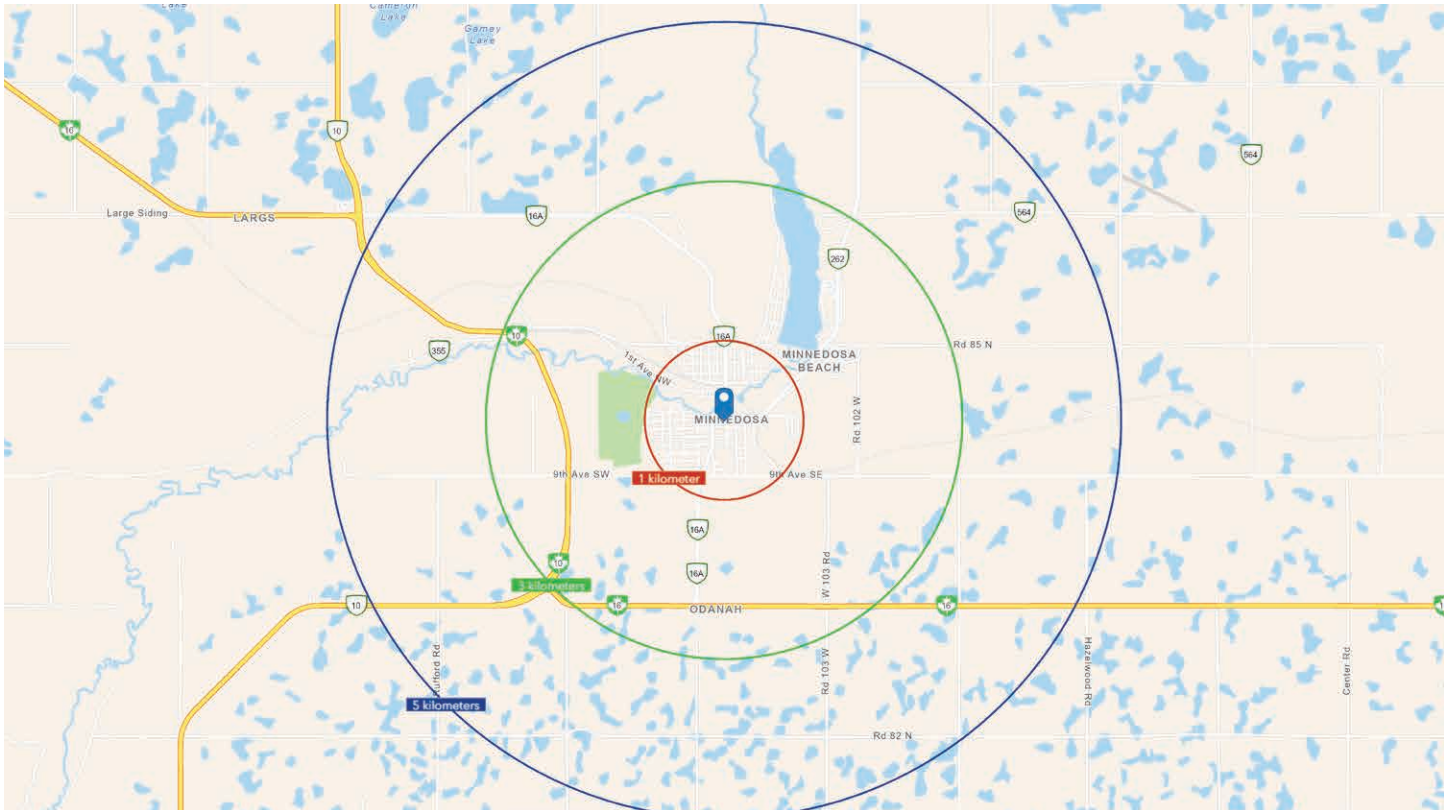
LOT MAP



Property Photos



Demographic Analysis



POPULATION



	2023	2028
1 KM	1,755	1,856
3 KM	2,601	2,771
5 KM	2,706	2,881

HOUSEHOLD INCOME



	2023	2028
1 KM	\$85,330	\$100,284
3 KM	\$92,256	\$108,309
5 KM	\$91,847	\$107,804

MEDIAN AGE



	Median Age
1 KM	45.4
3 KM	45
5 KM	45

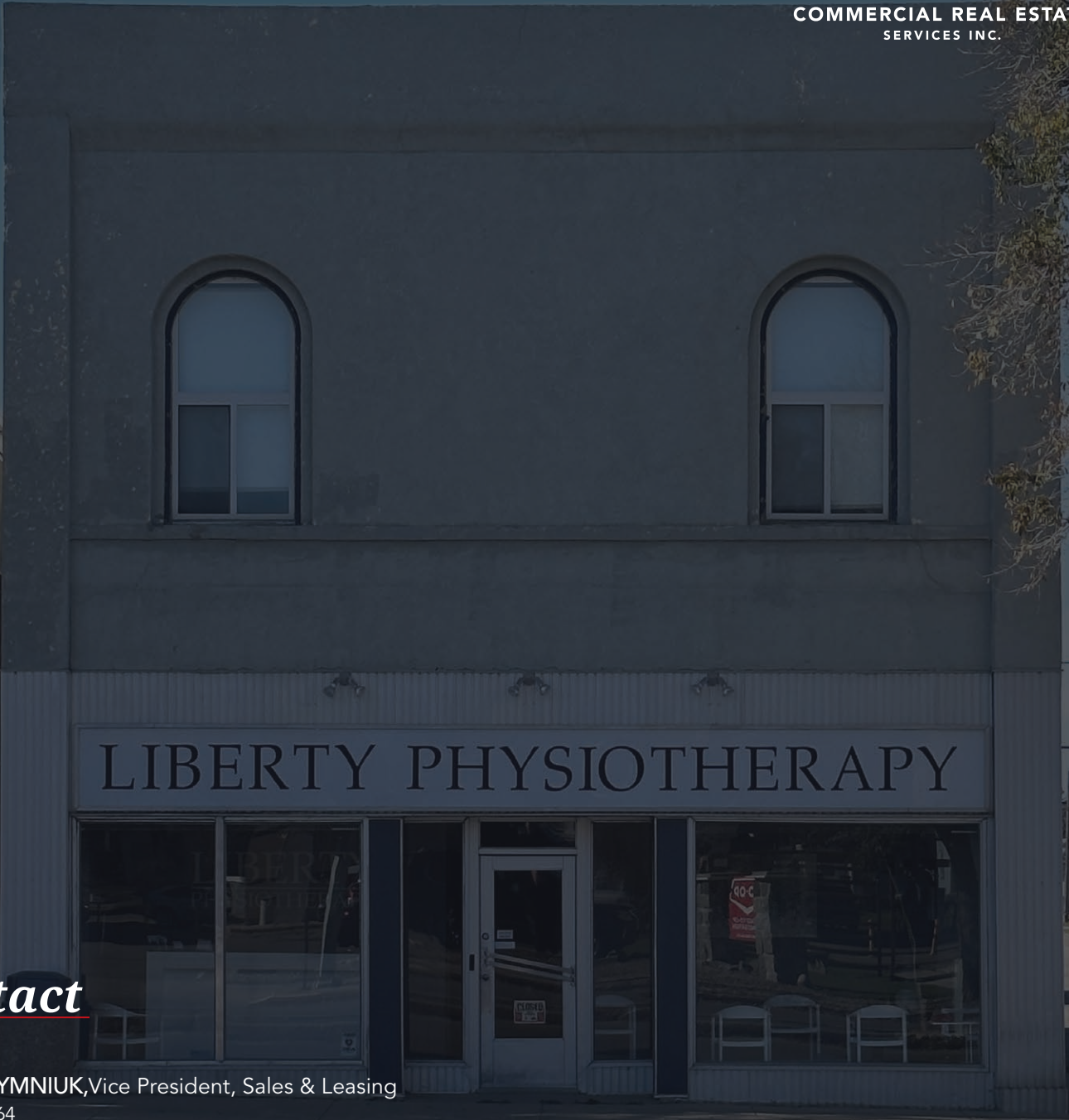
HOUSEHOLDS



	2023	2028
1 KM	851	893
3 KM	1,185	1,251
5 KM	1,237	1,305



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Contact

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