

**FOR SALE**

**244 Hamilton Street**

**NEEPAWA, MB**

*~ Mixed-Use Retail and Multi-family Space ~*



BOB ANTYMNIUK, Vice President, Sales & Leasing  
(204) 985-1364  
[bob.antymniuk@capitalgrp.ca](mailto:bob.antymniuk@capitalgrp.ca)

[capitalgrp.ca](http://capitalgrp.ca)

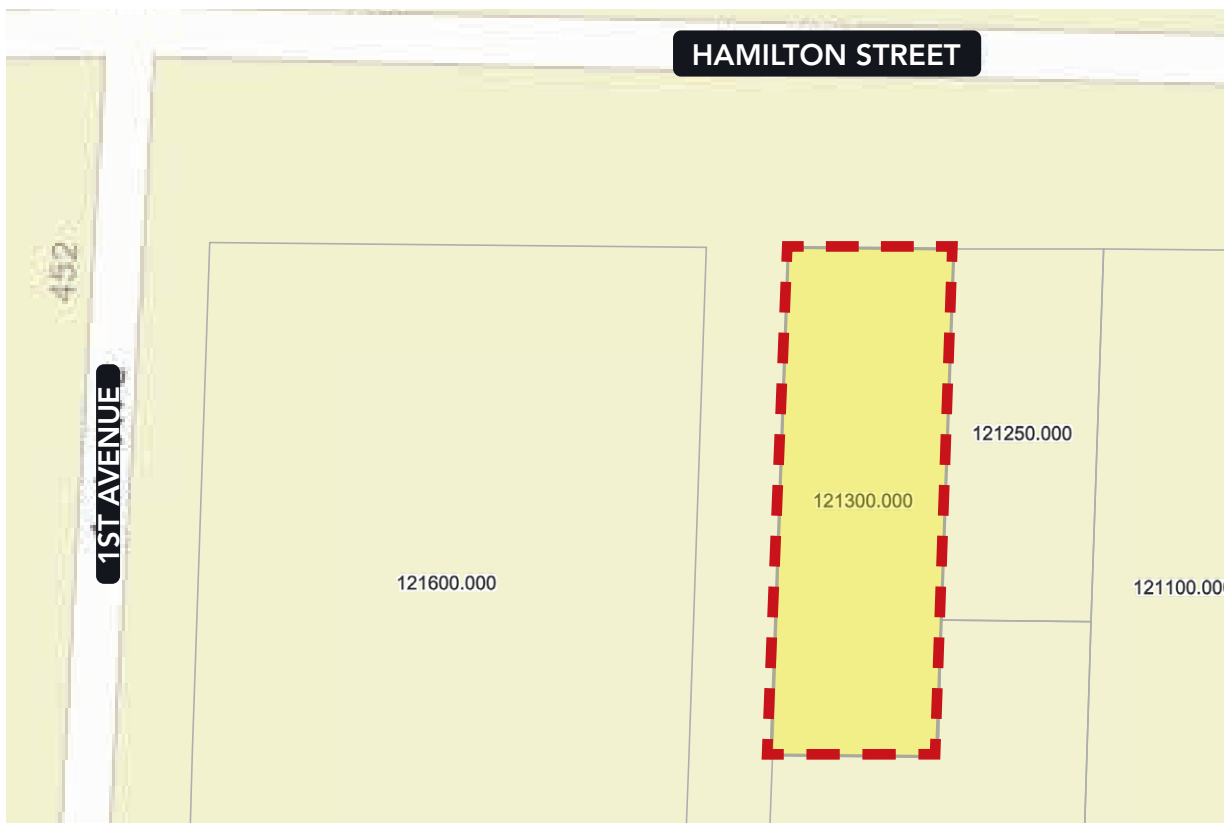
# Property Details



<b>LAND AREA (+/-)</b>	3,049 sq. ft. (0.07 acres)
<b>BUILDING AREA (+/-)</b>	2,145 sq. ft. floor plate - 2 storeys
<b>YEAR BUILT</b>	Unknown
<b>YEAR RENOVATED</b>	1993 (as per Neepawa assessment records)
<b>TENANTS</b>	Main Floor - Commercial: World Financial Group Insurance Agency of Canada Second Floor - Residential: 4 units
<b>ZONING</b>	Commercial Centre
<b>TAX ROLL NO.</b>	121300.000
<b>LEGAL</b>	LOT 3 BLOCK 5 PLAN 26984 NLTO IN SW 1/4 33-14-15 WPM
<b>SALE PRICE</b>	\$440,000.00

## HIGHLIGHTS

- Nearby grocery stores and many other retail businesses
- Ample parking
- 70 ft. (+/-) west of lighted intersection at Mountain Avenue and Hamilton Street



# Area Overview

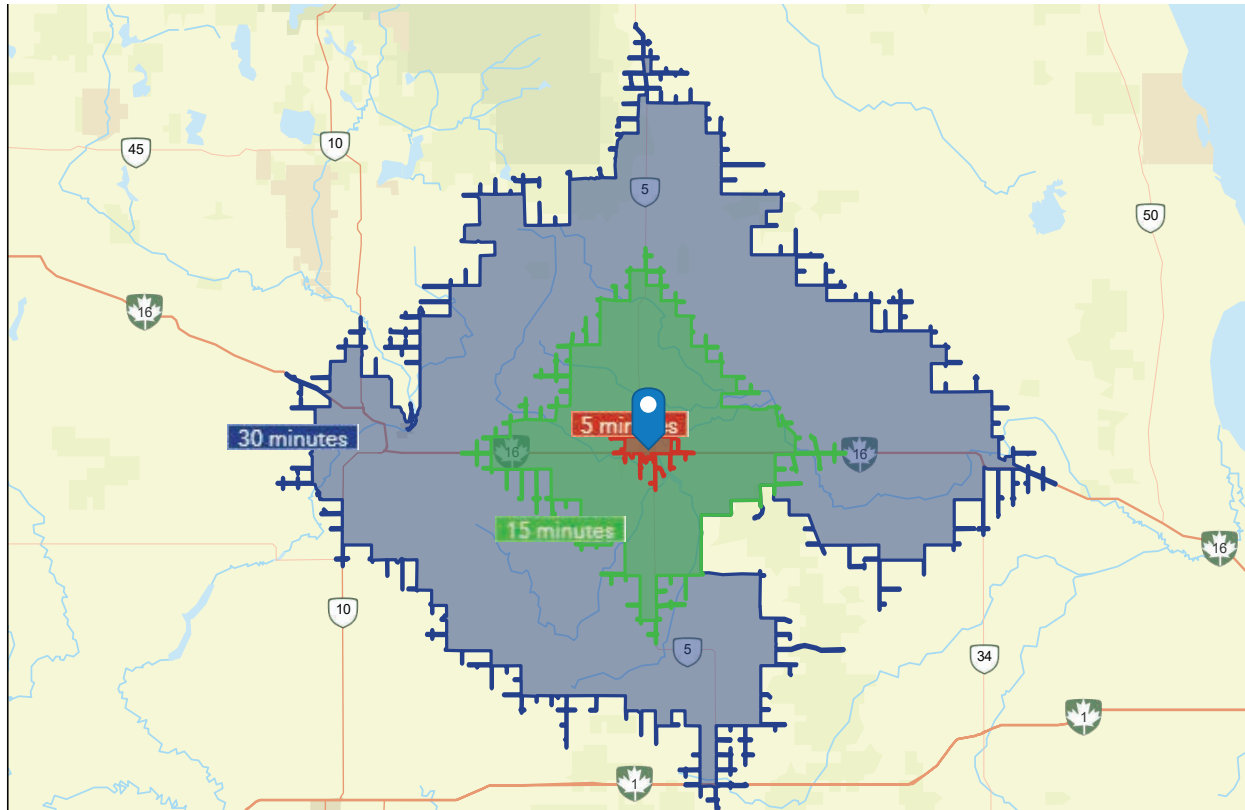
The town of Neepawa, located on Yellowhead Highway at the intersection of Highway 16 and 5, is a growing community with a population of 5,685 residents. Neepawa's culturally diverse workforce supports a regional economy built namely on agriculture, logistics, manufacturing, healthcare and wholesale trade sectors.

Neepawa serves as a major agricultural and manufacturing employer for the town and its surrounding areas. Hylife Ltd., Canada's largest pork producer, made home in Neepawa's thriving agriculture sector as one of its major employers. Between 2011-2016, Neepawa's manufacturing sector grew 22.7%.

With its long-standing reputation of inclusivity and strong community supports for local businesses and its main economic industries, Neepawa continues to be a central retail trading area for over 15,000 people.



# Demographic Analysis



## POPULATION



	2021	2026
5 MINUTES	5,595	5,640
15 MINUTES	6,797	6,849
30 MINUTES	16,016	16,016

## HOUSEHOLD INCOME



	2021	2026
5 MINUTES	\$99,858	\$119,774
15 MINUTES	\$99,967	\$119,434
30 MINUTES	\$95,039	\$112,339

## MEDIAN AGE



	Median Age
5 MINUTES	39.1
15 MINUTES	39.4
30 MINUTES	39.8

## HOUSEHOLDS



	2021	2026
5 MINUTES	1,281	1,827
15 MINUTES	1,602	1,597
30 MINUTES	3,852	3,896

## Contact

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## CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | [capitalgrp.ca](http://capitalgrp.ca)

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