

FOR SALE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

34-36 Main Street

WINNIPEG BEACH, MB

~ Commercial Opportunity in Winnipeg Beach ~



PRICE REDUCED: \$375,000

MARIO POSILLIPO, Senior Advisor, Sales & Leasing
(204) 985-1373
mario.posillipo@capitalgrp.ca

capitalgrp.ca

Property Details



SALE PRICE	\$475,000 \$375,000
PROPERTY TAXES	\$3,400.00 (est. 2023)
LAND AREA (+/-)	5,500 sq. ft.
BUILDING AREA (+/-)	5,019 sq. ft.
FRONTAGE (+/-)	50' on Main Street
LEGAL DESCRIPTION	LOTS 7 AND 8 BLOCK "A" PLAN 725 WLTO IN SE 1/4 34-17 - 4 EPM AND SW 1/4 3-8 - 4 EPM
ROLL NO.	2700.000
ZONING	CMU - Commercial Mixed Area
DATE OF CONSTRUCTION	1945/1952-1953

HIGHLIGHTS

- Opportunity for redevelopment
- Located on Main Street with the most well-known beach front in Manitoba with a view of Lake Winnipeg
- Ample Street Parking
- Residential suite

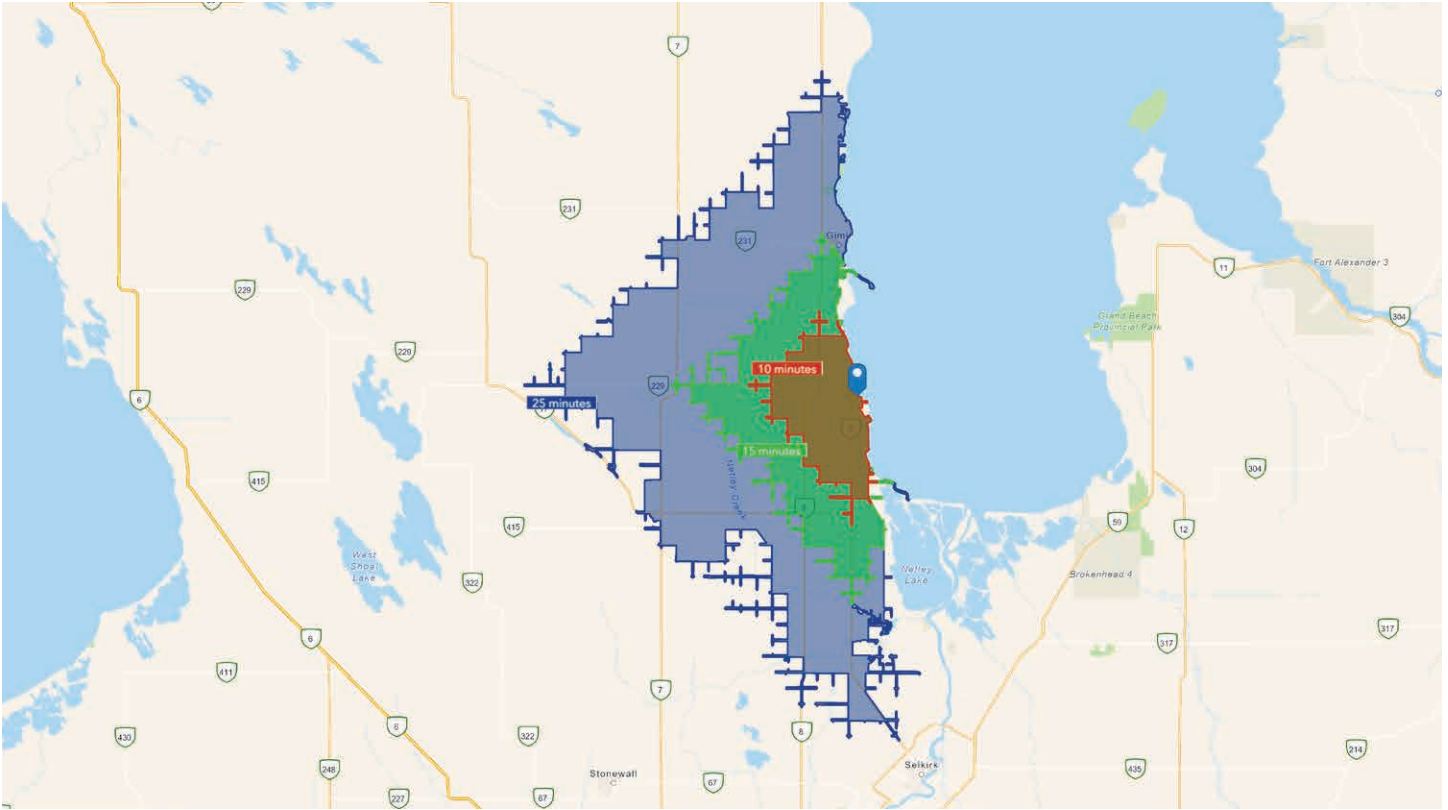
LOT MAP



Property Photos



Demographic Analysis



POPULATION

	Total Population (2023)	Projected Population (2030)
10 minute drive time	4,569	4,913
15 minute drive time	6,700	7,159
25 minute drive time	14,500	15,117



MEDIAN AGE

	Median Age (2023)
10 minute drive time	58.0
15 minute drive time	56.3
25 minute drive time	54.2



HOUSEHOLD INCOME

	Avg. Household Income (2023)	Projected Household Income (2030)
10 minute drive time	\$89,087	\$102,166
15 minute drive time	\$89,381	\$103,423
25 minute drive time	\$94,012	\$109,037



HOUSEHOLDS

	Total Households (2023)
10 minute drive time	2,224
15 minute drive time	3,175
25 minute drive time	6,413



Contact

MARIO POSILLIPO, Senior Advisor, Sales & Leasing
(204) 985-1373
mario.posillipo@capitalgrp.ca

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.