



4.36 acres  
(+/-)

2.06 acres  
(+/-)

WESTPARK PLACE

MAIN STREET W

PROVINCIAL TRUNK HIGHWAY 5

**FOR SALE**

# 123 Main Street West

**NEEPAWA, MB**

Bob Antymniuk, Vice President, Sales & Leasing  
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[capitalgrp.ca](http://capitalgrp.ca)

# Parcel A

## PROPERTY DETAILS

ADDRESS Vacant Land

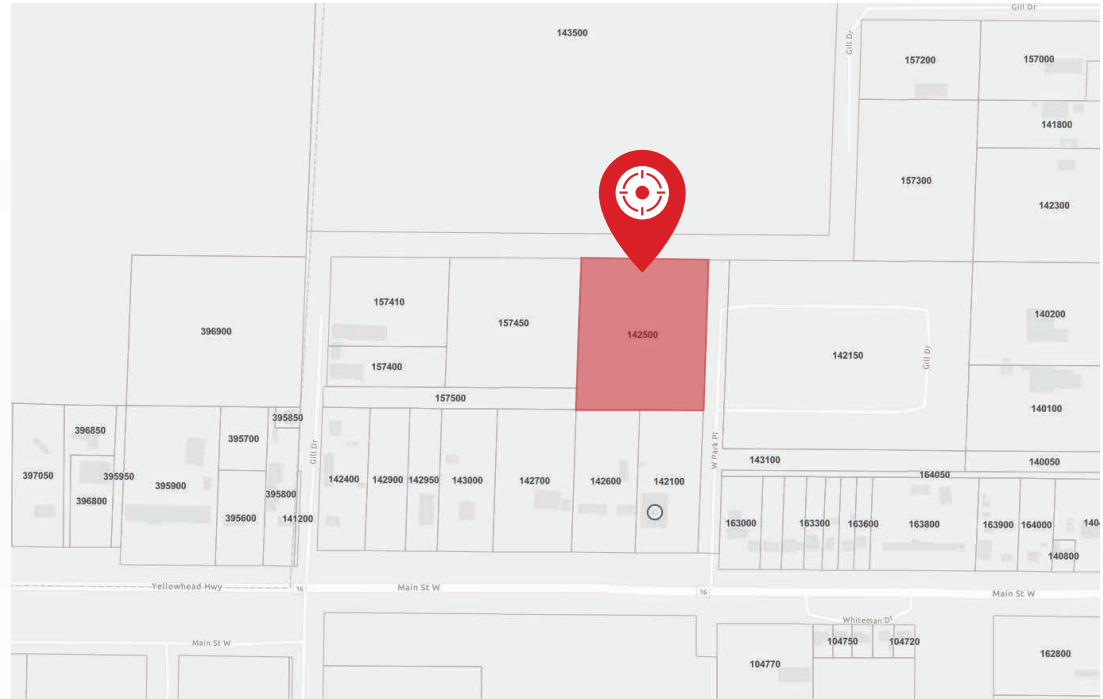
LEGAL PARCEL "A" PLAN 70819 NLTO IN SE  
1/4 23-14-15 WPM

TAX ROLL NO. 142500.000

LAND AREA (+/-) 4.36 acres

ZONING ML - Industrial Light

SALE PRICE \$1,400,000 (Cumulative for Parcels A & C)



# Parcel C

## PROPERTY DETAILS

**ADDRESS** 123 Main Street West

**LEGAL** PARCEL "C" PLAN 5428 NLTO exc firstly: ROAD Plan 29867 NLTO in SE 1/4 32-14-15 WMP

**TAX ROLL NO.** 142100.000

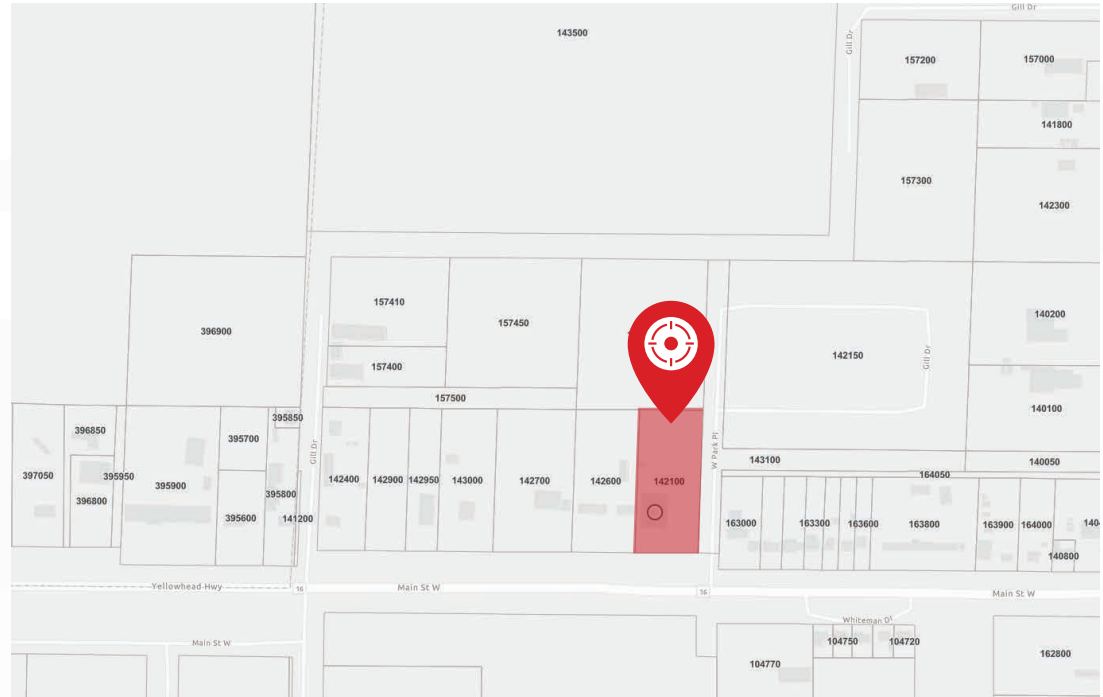
**LAND AREA (+/-)** 2.06 acres

**BUILDING AREA (+/-)** 6,500 sq. ft.

**TENANTS** Province of Manitoba; Brydges and Taylor Veterinary Clinic; Child and Family Services of Western Manitoba

**ZONING** CH - Commercial Highway

**SALE PRICE** \$1,400,000 (Cumulative for Parcels A & C)

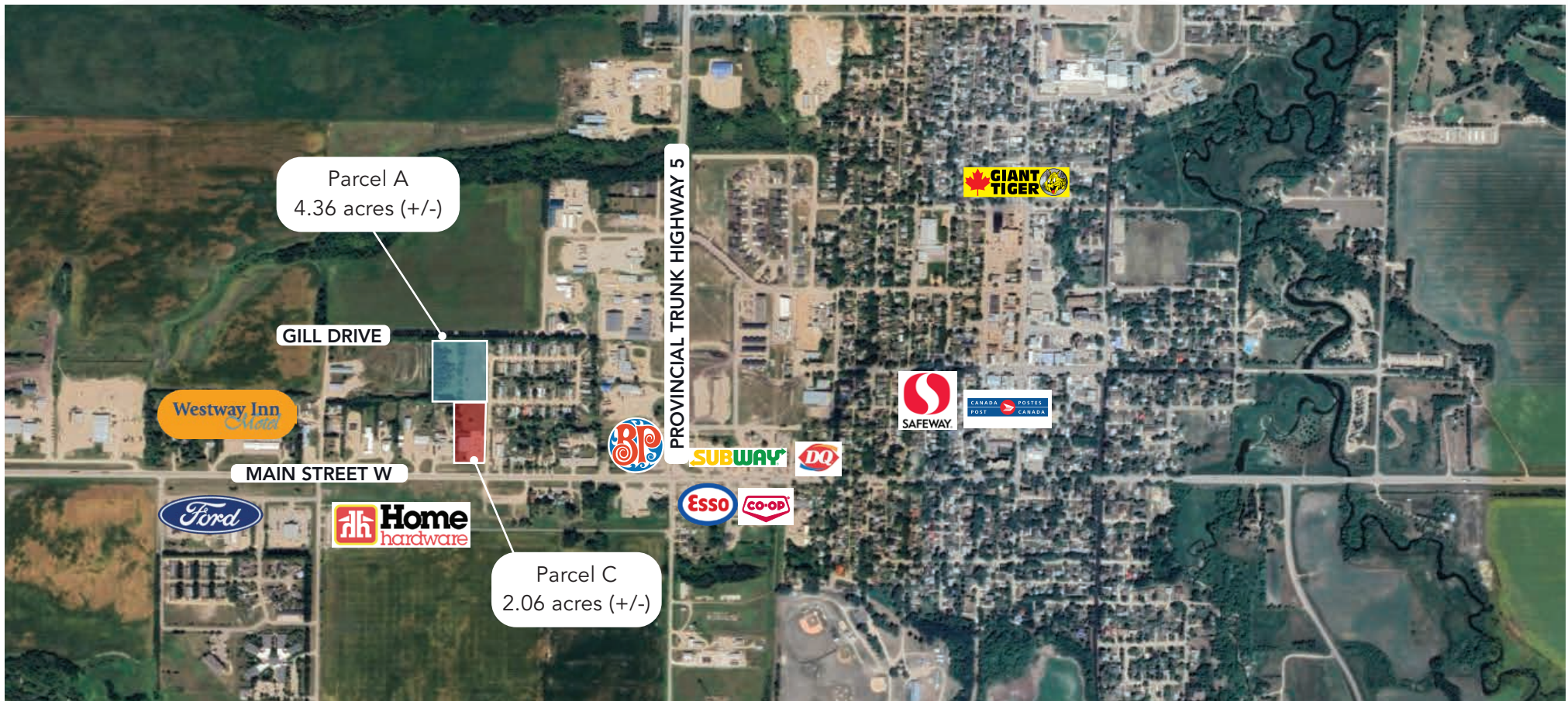


# Area Overview


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.



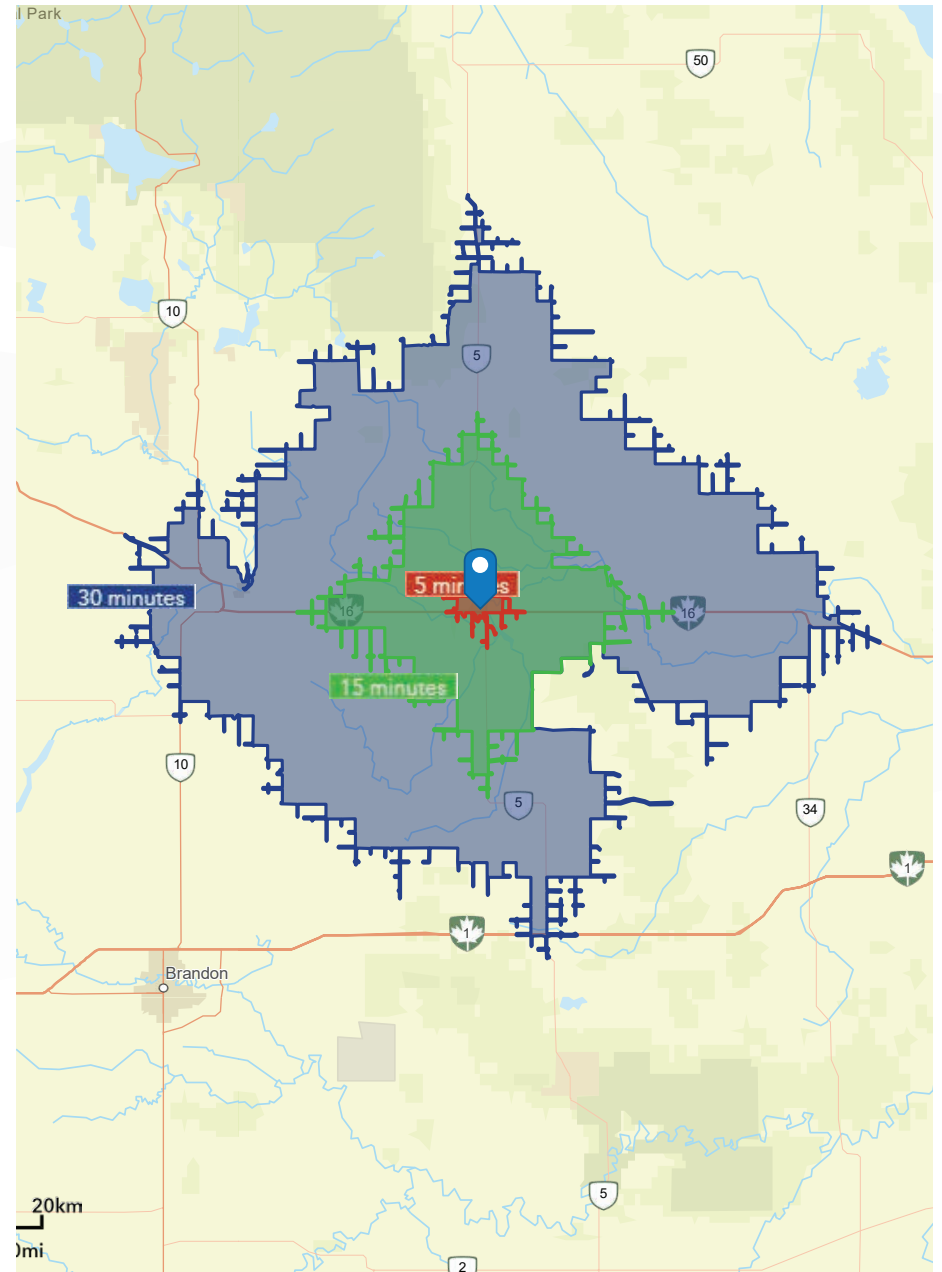
# Demographic Analysis

POPULATION	5 minute drive time	15 minute drive time	30 minute drive time
 Total Population	5,595	6,797	16,016
Projected Population (2026)	5,640	6,849	16,333

MEDIAN AGE	5 minute drive time	15 minute drive time	30 minute drive time
 Median Age	39.1	39.4	39.8

HOUSEHOLD INCOME	5 minute drive time	15 minute drive time	30 minute drive time
 Avg. Household Income	\$99,858	\$99,967	\$95,039
Projected Household Income (2026)	\$119,774	\$119,434	\$112,339

HOUSEHOLDS	5 minute drive time	15 minute drive time	30 minute drive time
 Total Households	1,731	2,127	5,362



## Contact

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## **CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.**

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