



4.36 acres (+/-)

10.51 acres (+/-)

2.57 acres (+/-)

WEST PARK PLACE

MAIN STREET W

PROVINCIAL TRUNK HIGHWAY 5

FOR SALE

West Park Place

NEEPAWA, MB

BOB ANTYMNIUK, Vice President, Sales & Leasing

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Capital

COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

Property Details

ROLL NO.	142150.000	
	143100.000	
	142500.000	
PROPERTY TYPE	142150.000	Trailer park
	143100.000	Street
	142500.000	Vacant land
AREA AVAILABLE (+/-)	142150.000	10.51 acres
	143100.000	2.57 acres
	142500.000	4.36 acres
	Total	17.44 acres
SALE PRICE	\$2,350,000	

HIGHLIGHTS

- Just west of PTH #5
- Full visibility from Main Street
- Future planned accessibility to Gill Drive



Property Details

ROLL NO. 142150.000

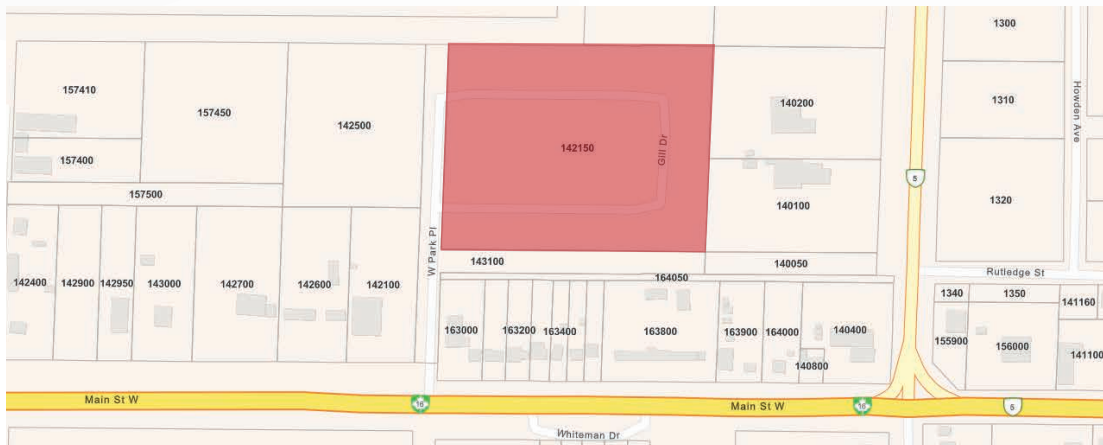
PROPERTY TYPE Trailer Park with 61 pad sites

AREA AVAILABLE (+/-) 10.51 acres

NET OPERATING INCOME \$167,648

TITLE NO. 3170189/5

LEGAL DESCRIPTION PARCEL "B" PLAN 5428 NLTO IN SE 1/4 32-14-15 WPM



Property Details

ROLL NO. 143100.000

PROPERTY TYPE Street

AREA AVAILABLE (+/-) 2.57 acres

TITLE NO. 3170188/5

LEGAL DESCRIPTION PARCELS 1 AND 2 PLAN 5847 NLTO EXC OUT OF SAID
PARCEL 1: ROAD PLAN 29867 NLTO IN SE 1/4 32-14-15
WPM



Property Details

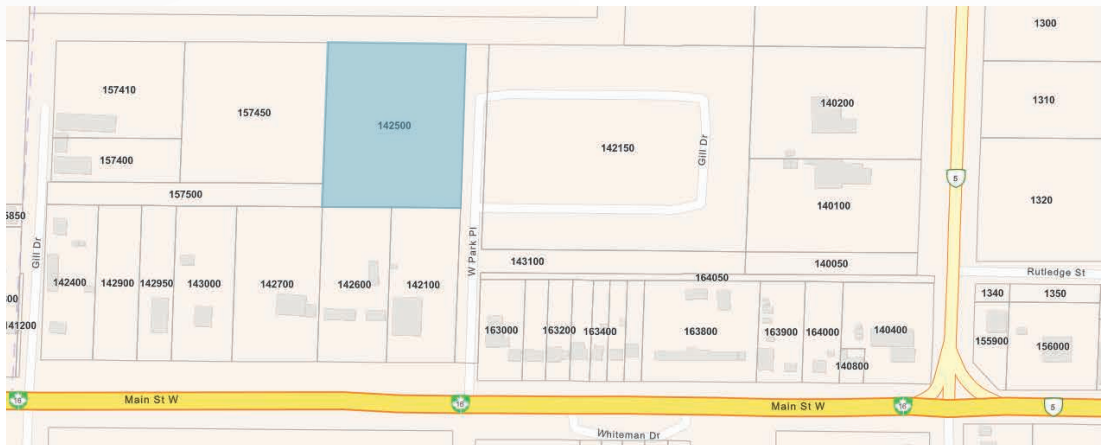
ROLL NO. 142500.000

PROPERTY TYPE Vacant Land

AREA AVAILABLE (+/-) 4.36 acres

TITLE NO. 3220352/5

LEGAL DESCRIPTION PARCEL "A" PLAN 70819 NLTO IN SE 1/4 32-14-15 WPM



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.



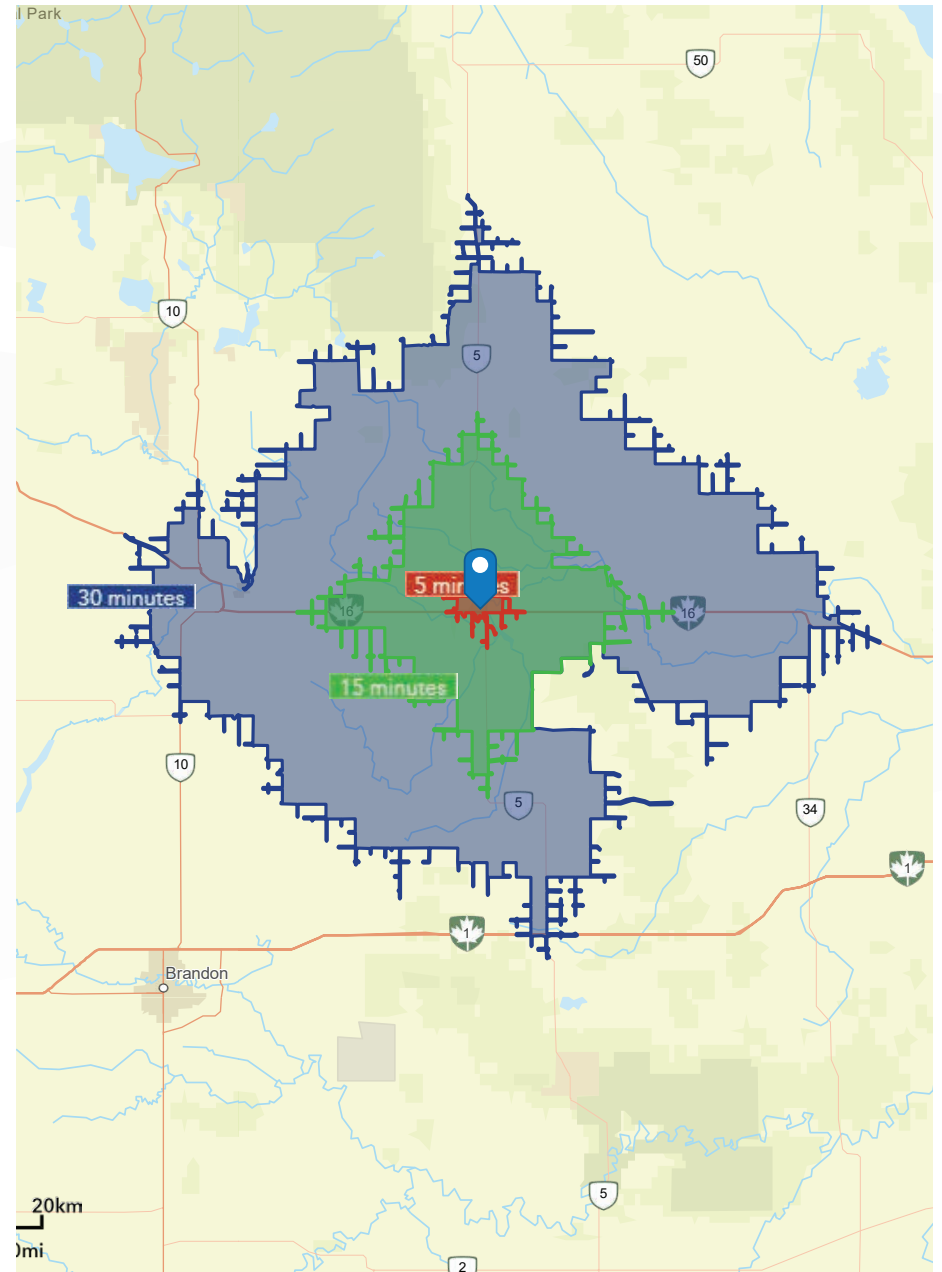
Demographic Analysis

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





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Contact

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