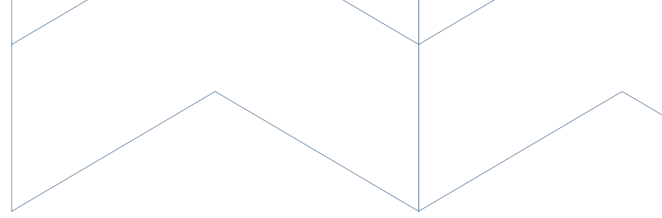




545 McBride Avenue, Neepawa, Manitoba

# Commercial Opportunity in the heart of Neepawa, MB

For Sale/Lease 



## Property Details

**+/- 5,620 sq. ft.**

TOTAL BUILDING SIZE

**+/- 14,503 sq. ft.**

TOTAL LAND SIZE

**\$750,000**

SALE PRICE

**\$7,000/month**

ASKING RENT

**\$7,571.61**

2024 PROPERTY TAXES

**CH - Highway Commercial**

ZONING

## Features

- Property offers a blend of functionality and potential, ideal for investors or businesses seeking a presence in this vibrant community
- +/- 1,020 sq. ft. front office/showroom area
- +/- 4,600 sq. ft. main production shop/storage/loading area
- Property is approximately 90' wide by 160'
- Selling on as-is basis - buyer to complete own due diligence



## Highlights



**Prime Location**

IN DOWNTOWN  
NEEPAWA



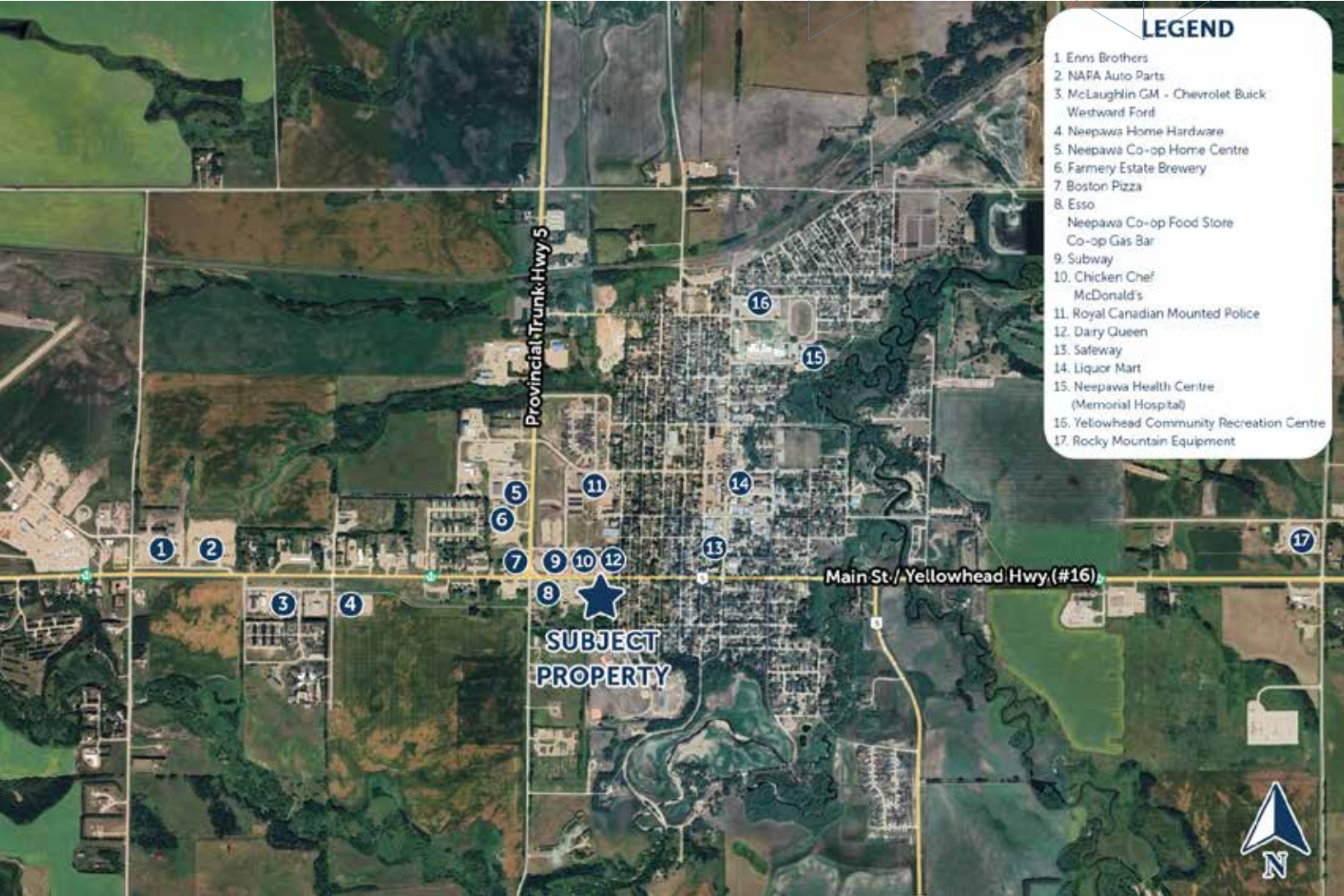
**Dominant**

BUILDING SIGNAGE  
OPPORTUNITIES



**Excellent On-Site**

PARKING



Connect with us today!

[iciproperties.com](http://iciproperties.com)

**Ken Zacharias**

VICE PRESIDENT

[kzacharias@iciproperties.com](mailto:kzacharias@iciproperties.com)

204-795-8040

**DISCLAIMER** Although information has been obtained from sources deemed reliable, neither Owner nor ICI Properties makes any guarantees, warranties or representations, expressed or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. Purchasers must perform their own due diligence. The Property may be withdrawn without notice. Neither Owner nor ICI Properties accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024. ICI Properties. All rights reserved.