STEINBACH NORTH
BUSINESS PARK



FOR SALE

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40 North Gate Drive

Prime Commercial Lots, 0.67 to 6.73 Acres

Bare Land Condo

Starting at: $132,600

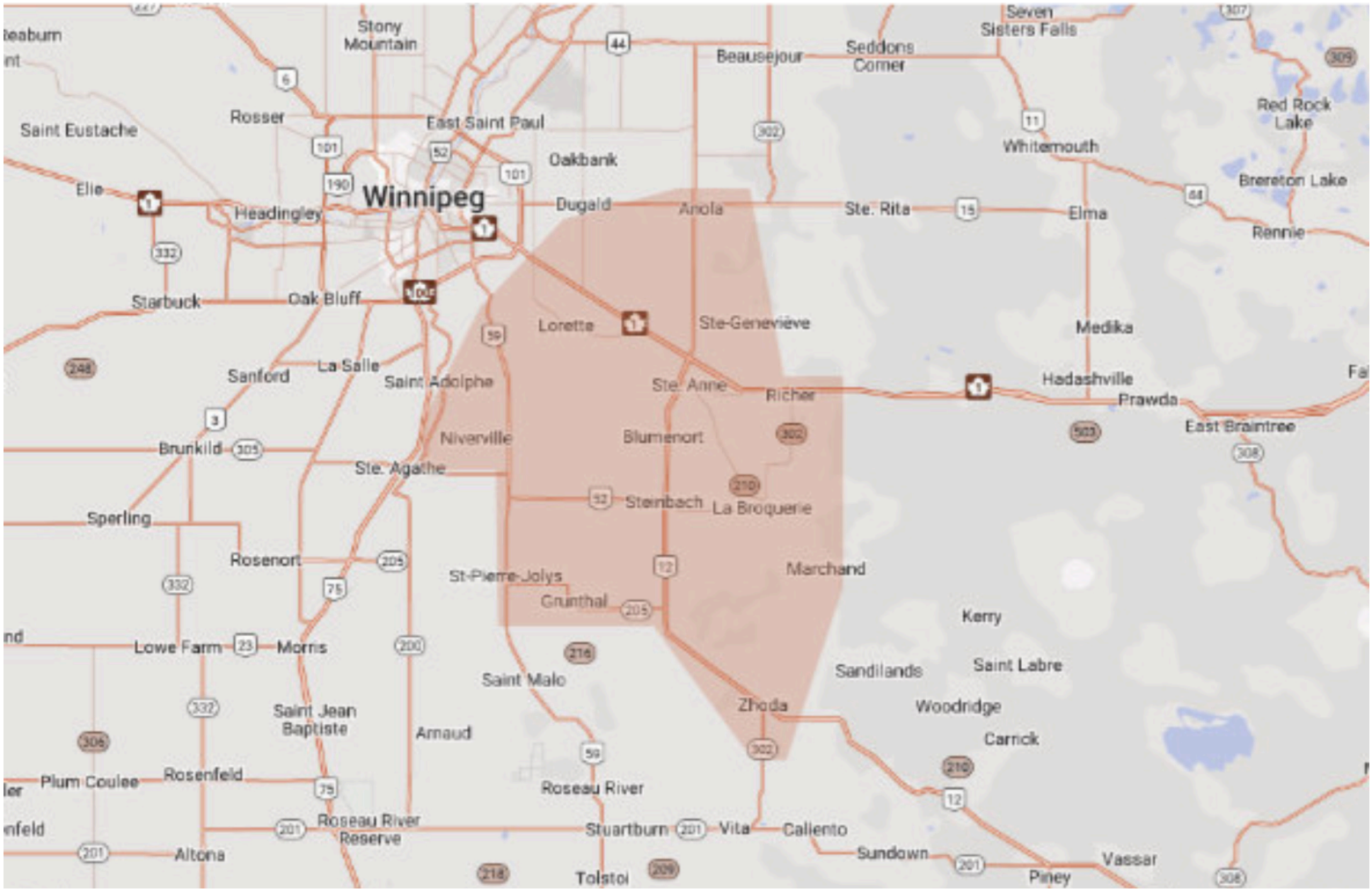


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SCHINKEL PROPERTIES
property management

WHY Steinbach?



TRADEZONE- 30 Minutes from Steinbach

- Market Consumption: $3.5 billion / year
- Import Demand: $2.5 billion
- Local Demand: $992 million
- Diversified labour force supply
- Diversified industry - many international & connected companies
- Strong agriculture & agro-industry community
- Central location at intersection of 2 provincial highways, less than 1 hour from the USA Border
- Low operation cost
- Strong consumer base and local economy

POPULATION

Steinbach: 21.7K
Trade Zone: 125,000

MEDIAN INCOME

$80.1K

LABOUR FORCE

Steinbach: 8,920
Trade Zone: 52,000

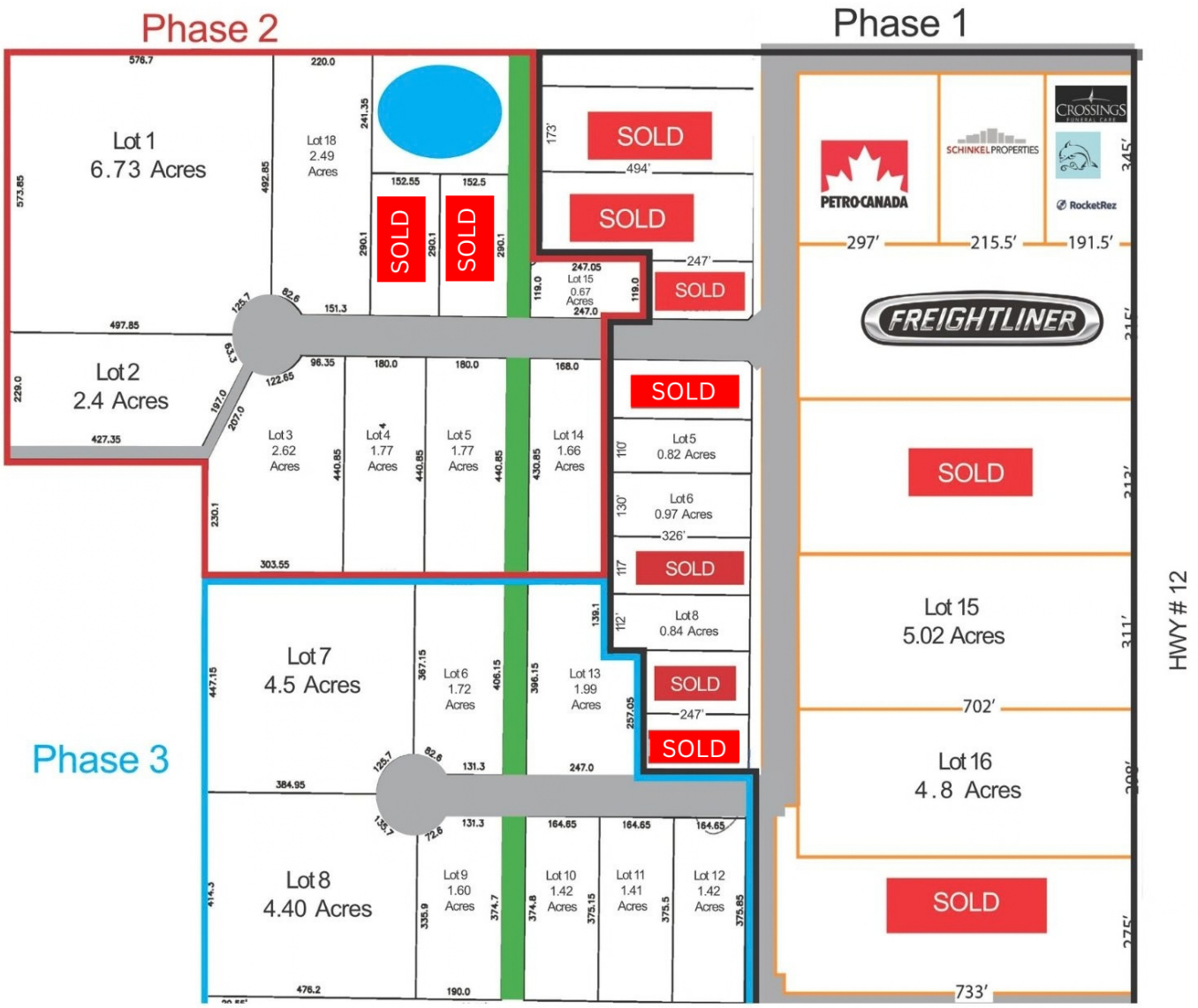
LOCATION & AREA OVERVIEW

Steinbach, Manitoba is located 55 kilometers southeast of Winnipeg, Manitoba, with a population of approximately 21.7Kpeople. The city is a capital of the Eastman Region and serves as a trade zone. It is the 3rd largest City in Manitoba. The city has seen rapid population growth, having grown 11.4% since 2016 which has led to multiple new housing and commercial developments.

These commercial spaces are located in the rapidly developing Steinbach North Business Park. They are accessed via a new signalized intersection on the ½ mile mark on highway 12 thus high traffic volume and great visual exposure. This is the last large commercial development within city limits.



Lot Availability & Pricing



PHASE 1 - PL 62864

LOT	SIZE	PRICE
4	0.90	SOLD
5	0.82	$179,000
6	0.97	$189,000
7	0.87	SOLD
8	0.85	$179,000
10	0.73	SOLD
15	5.02	$995,000
16	4.80	$995,000

PHASE 2 - PL 74083

LOT	SIZE	PRICE
1	6.73	$699,900
2	2.40	$349,900
3	2.62	$379,900
4	1.77	$274,900
5	1.77	$274,900
14	1.77	$274,900
15	0.67	$129,900
16	0.93	SOLD
17	0.93	SOLD
18	2.49	$324,900

PHASE 3 - PL 74083

LOT	SIZE	PRICE
6	1.72	TBD
7	4.50	TBD
8	4.40	TBD
9	1.60	TBD
10	1.42	TBD
11	1.41	TBD
12	1.42	TBD
13	1.99	TBD

SCHINKEL PROPERTIES

CITY STATISTICS

Manitoba's 3rd Largest city!

- Manitoba's fastest growing city with consistent development
- Centrally located in Canada and near the USA border
- At the intersection of two provincial trunk highways
- Gateway to the heart of Manitoba
- Frequent stopping place for travelers and business people
- Many international connected companies - provide great opportunities for local and businesses and industries
- Regional centre supporting more than 60,000 people
- Strong agricultural & agro-industry community
- Strong consumer base & local economy
- Large local workforce with a strong work ethic
- Favourable tax rates - second lowest in Manitoba
- Average household income is higher than provincial average
- Median Age: 35 years old

