



FOR SALE

40 North Gate Drive

Prime Commercial Lots, 0.67 to 6.73 Acres
Bare Land Condo

Starting at: \$132,600

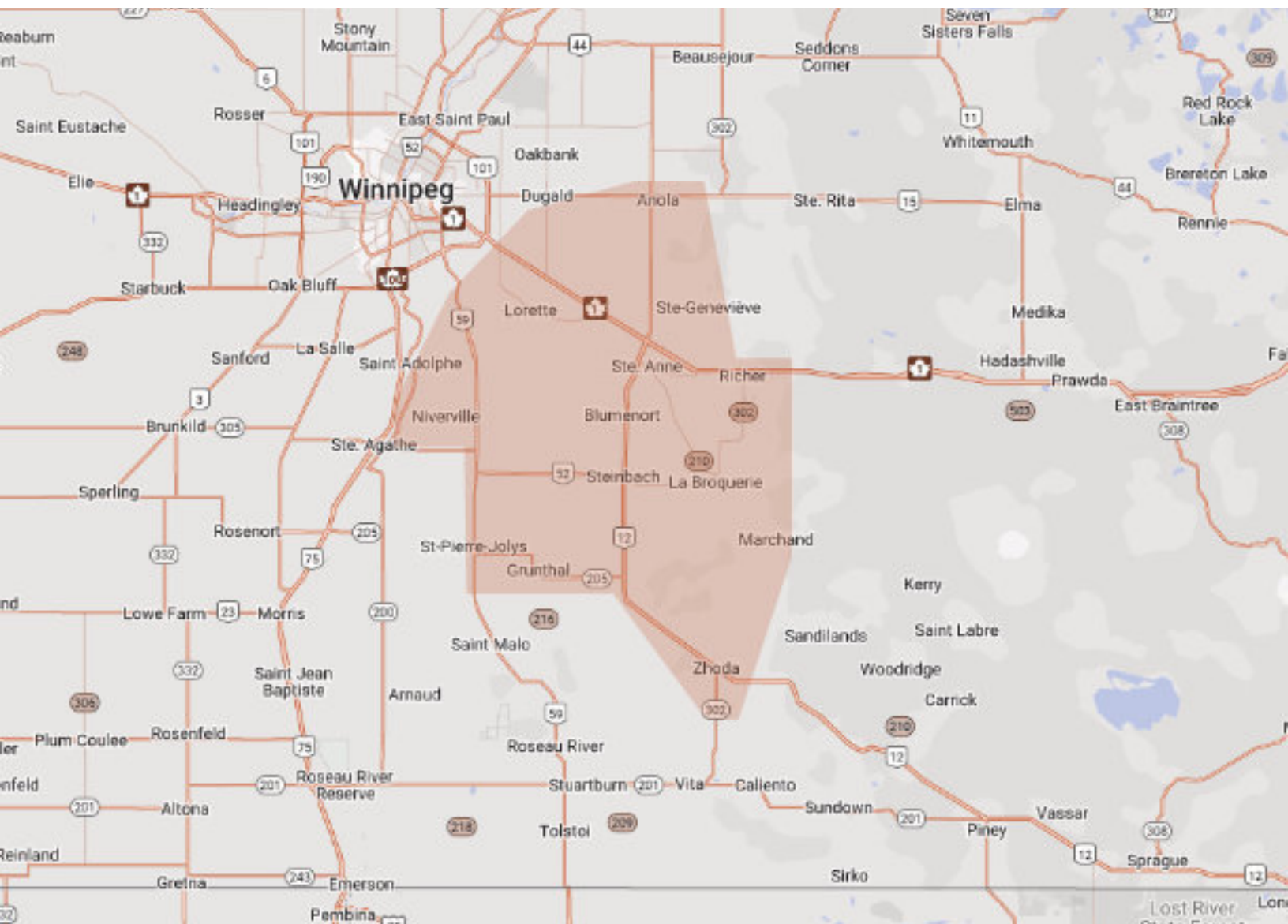


EDDY NOLL

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Why Steinbach?



TRADE ZONE - 30 minutes from Steinbach

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

POPULATION



Steinbach: 20,262
Trade Zone:125,000

MEDIAN INCOME



\$64,000

LABOUR FORCE



Steinbach: 8,920
Trade Zone: 52,000

Location

Area Overview

Steinbach, Manitoba is located 55 kilometers south east of Winnipeg, with a population of approximately 20,462 people. The city is a capital of the Eastman Region serves as a trade zone. It is the 3rd largest City in Manitoba. The town has seen rapid population growth, having grown 11.4% since 2016 which has led to multiple new housing and commercial developments.

Trade Area Demographics



These commercial spaces are located in the rapidly developing Steinbach North. They are accessed via a new signalized intersection on the 1/2 mile mark on Highway 12 thus high traffic volume and great visual exposure. This is the last large commercial development within city limits.

Phase 1



Phase 3		
PI 74083		
Lot	Size	Price
6	1.72	\$218,400
7	4.5	\$511,500
8	4.40	\$616,000
9	1.60	\$288,000
10	1.42	\$258,440
11	1.41	\$260,850
12	1.42	\$262,700
13	1.99	\$248,750

City Statistics

Manitoba's 3rd Largest City!

- Manitoba's fastest growing city with consistent economic development
- Centrally located in Canada and near the US 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 opportunity for local 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

Steinbach's Population Growth, 1991 - 2016¹

