

RETAIL PROPERTY AVAILABLE FOR SALE



125 2nd Street West

THE PAS, MB



The Offering

Capital Commercial Investment Services is pleased to present the opportunity to acquire a well-located retail property in The Pas, Manitoba, a key service hub for Northern Manitoba with a regional trade area supported by resource-based industries and surrounding communities. Situated along the town’s primary commercial corridor, the Property consists of a 27,339 sq. ft. building on approximately 1.95 acres and benefits from strong visibility and accessibility. The asset features functional retail infrastructure, including dock loading and on-site cooler/freezer capabilities, and offers near-term repositioning or owner-user potential.

SALE PRICE: \$1,650,000

PROPERTY HIGHLIGHTS

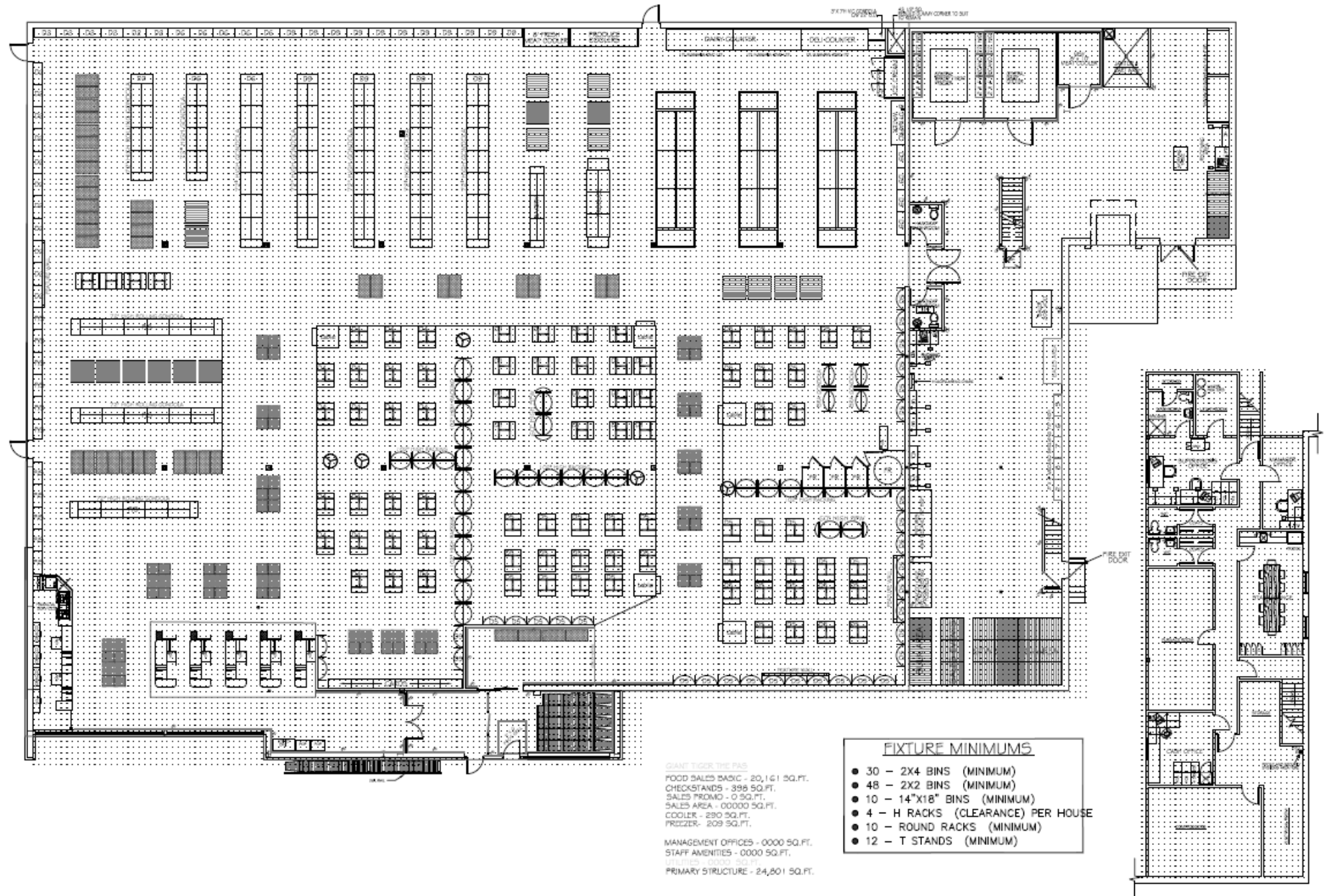
- Prominent location along The Pas’ primary retail corridor with strong visibility
- Large-format retail building with functional layout, second-floor mezzanine area, dock loading, and sprinkler system
- Existing cooler and freezer infrastructure supports food retail or distribution uses
- Generous site area with ample on-site parking
- Opportunity for owner-user or repositioning

PROPERTY DETAILS

CIVIC ADDRESS	125 2 nd Street West, The Pas, MB (the “Property”)
LEGAL DESCRIPTION	Multiple titles (available upon request)
SITE AREA (±)	1.95 acres
BUILDING AREA (±)	27,339 sq. ft.
SITE COVERAGE	29%
YEAR BUILT	1983
CLEAR HEIGHT	8’ - 14’ 3”
ZONING	Mixed-Use
PROPERTY ASSESSMENT	\$1,332,100 (2026)
PROPERTY TAXES	\$53,058.28 (2025)



Floor Plan



Site Aerial



This aerial map of Regina, Saskatchewan, illustrates the location of the proposed site. The site is highlighted with a red pin and labeled 'SITE' in a red speech bubble. It is situated in the central-eastern part of the city, near the intersection of Highway 10 and Highway 285. The Saskatchewan River flows along the western edge of the map. Various commercial establishments are marked with their respective logos, including McDonald's, Esso, Subway, RBC, and others. Major roads such as Highway 10, Highway 285, and several local streets are clearly visible. A north arrow is located in the top right corner of the map.

Advisory Team Contacts

TREVOR CLAY, Broker, Principal

(204) 985-1365

trevor.clay@capitalgrp.ca

Services provided by Trevor Clay Personal Real Estate Corporation

BRYN OLIVER, Principal

(204) 985-1379

bryn.oliver@capitalgrp.ca

Services provided by Bryn Oliver Personal Real Estate Corporation

LUKE PAULSEN, Vice President - Sales & Leasing

(204) 985-1358

luke.paulsen@capitalgrp.ca

Services provided by Luke Paulsen Personal Real Estate Corporation

CAPITAL COMMERCIAL INVESTMENT SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | **capitalgrp.ca**

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.