

FOR SALE

Investment / Owner-User Opportunity

57-77 Main Street, Flin Flon, Manitoba



AMENITIES
NEARBY



6,000+
DAYTIME POPULATION



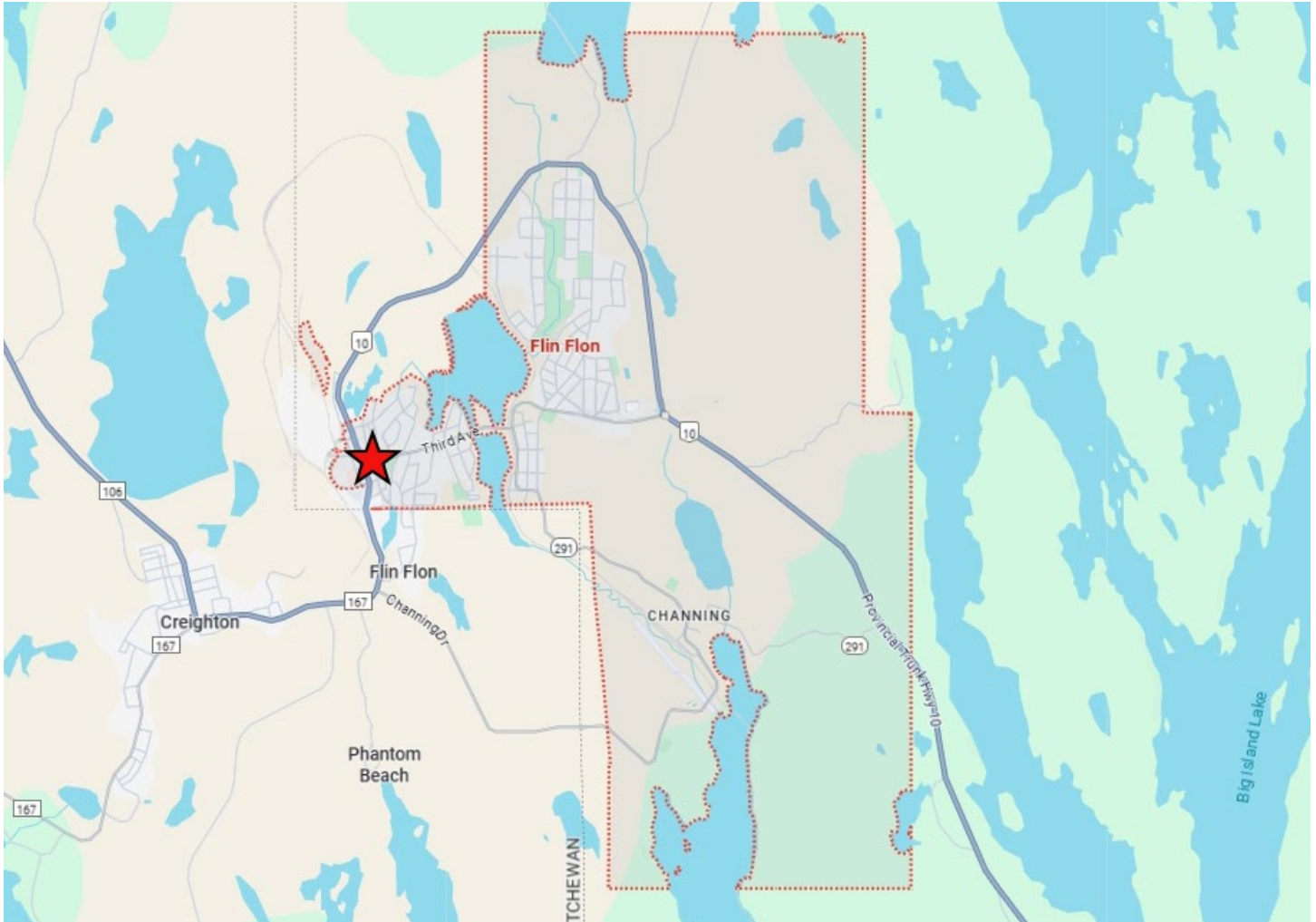
GREAT
ACCESS

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FLIN FLON, MANITOBA

Flin Flon is Manitoba's 6th largest city, with a population of approximately 6,000. Located 743 km northwest of Winnipeg, the community is a major mining hub rich in natural resources. The town serves as a regional service and retail center, drawing from a strong local workforce and surrounding area.

LOCATION FEATURES

Ideally positioned near Creighton and the Copper Mine Project, one of the major projects the federal government is fast tracking.

The McIlvenna Bay Foran Copper Mine Project in east-central Saskatchewan, developed with the Peter Ballantyne Cree Nation, will supply copper and zinc for clean energy and industry, create 400 jobs, boost economies in Saskatchewan and Quebec, and become Canada's first net-zero copper project.

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PROPERTY SUMMARY

Red Apple (Leased)	11,700 SF
Former Bank Space	4,404 SF
Second Floor Space	8,633 SF
Total	24,737 SF

Land Area	26,461 SF
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Asking Price	\$999,000
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Property Taxes	TBD
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Zoning	C2
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Parking Lot Area	9,800 SF
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FEATURES

- Prime location on Flin Flon's main commercial corridor
- Excellent visibility and steady traffic flow
- Convenient access to surrounding amenities
- Stable income from a national tenant
- Significant upside through leasing or owner use of vacant areas
- Strong opportunity for investors or businesses looking to establish a community presence

DEMOGRAPHICS

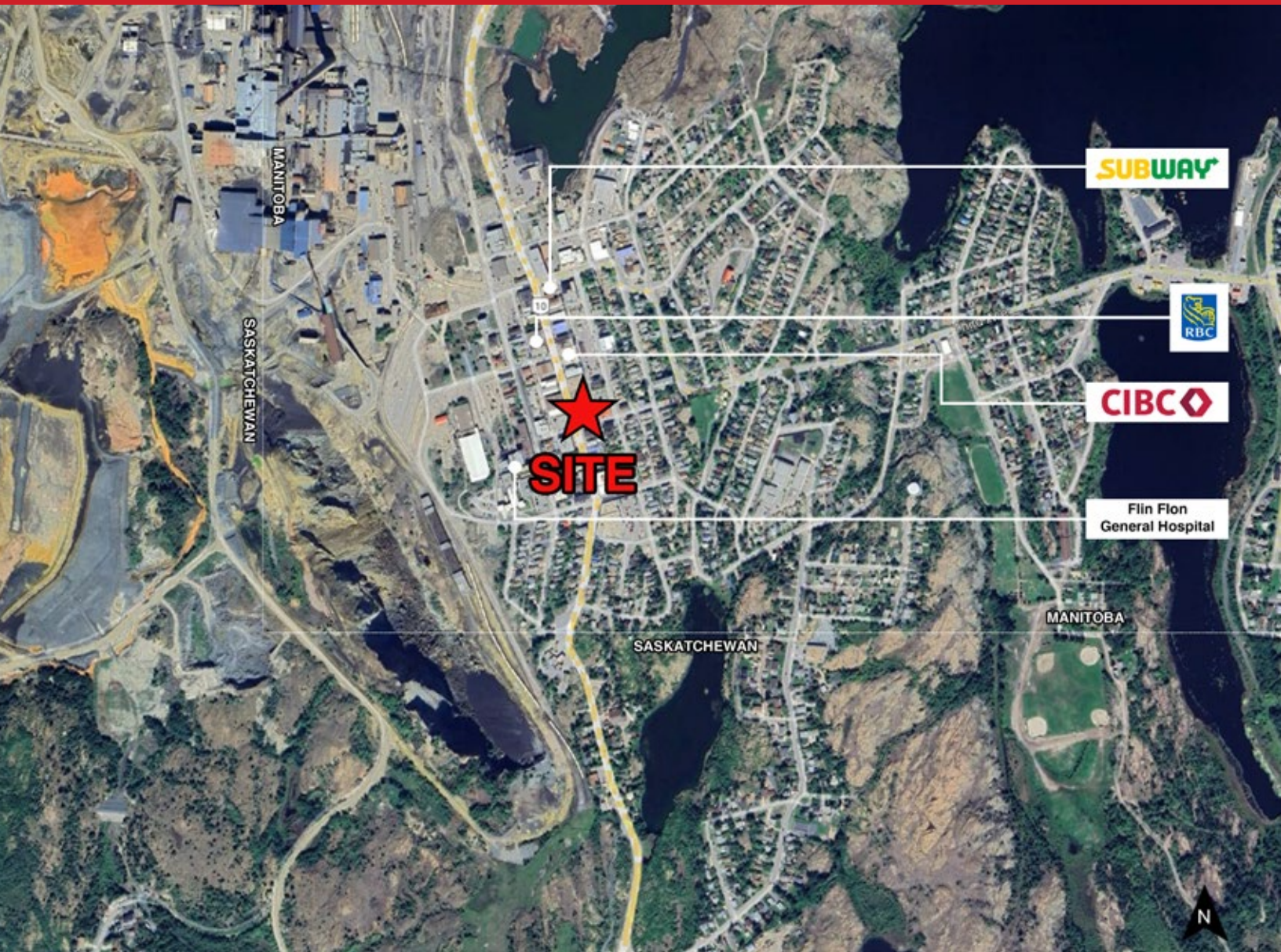
	5 km. Radius
Total Population	5,132
Daytime Population	6,115
Households	2,338
Median Age	42
Avg. Household Income	\$92,867

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Succeeding by Helping Others Succeed



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