

Investment Opportunity For Sale

32-48 Seal Road,
88 and 108 Severn Crescent
Thompson, Manitoba

- ◆ Located at the intersection of Seal Road and Severn Crescent, just off of Mystery Lake Road, Thompson, Manitoba.
- ◆ Two (2) buildings comprised of 25,844 sf ±
- ◆ 1.8 acres ±
- ◆ Constructed in 1971/1972 & 1976
- ◆ "IL" Industrial Light Zoning
- ◆ Actual 2024 NOI \$114,310
- ◆ List Price: \$995,000

For a more Detailed Offering Package
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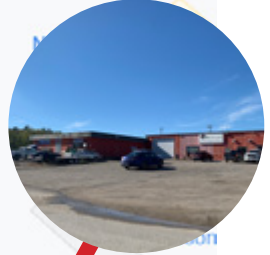
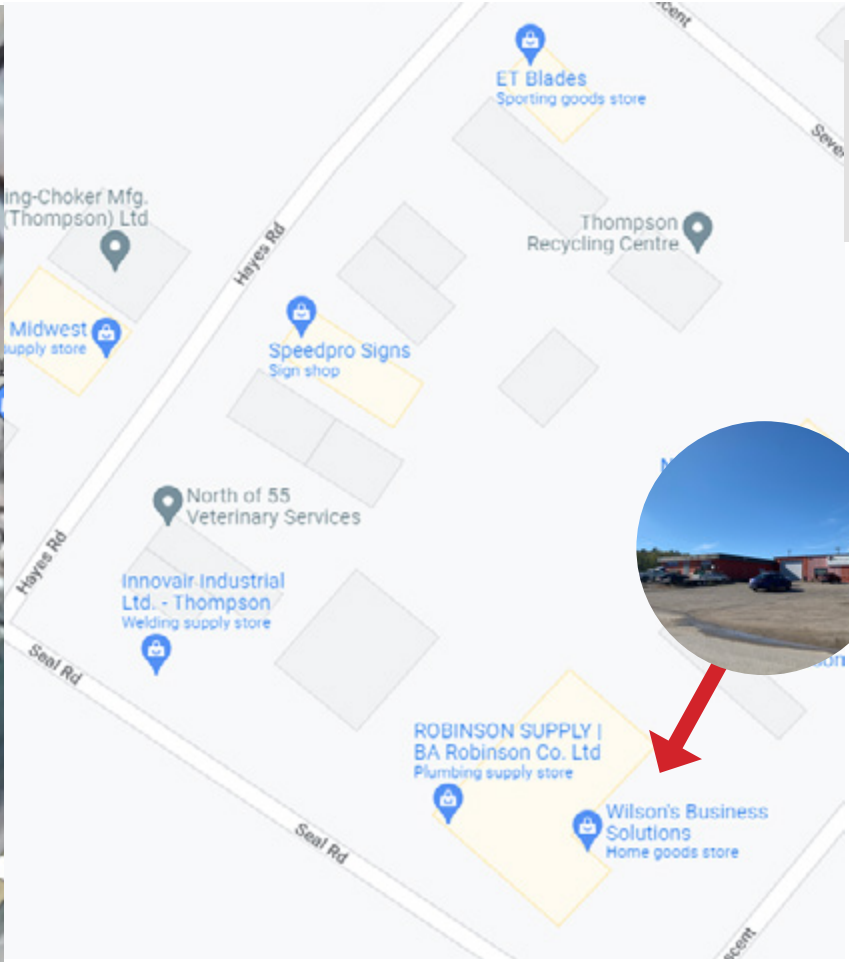
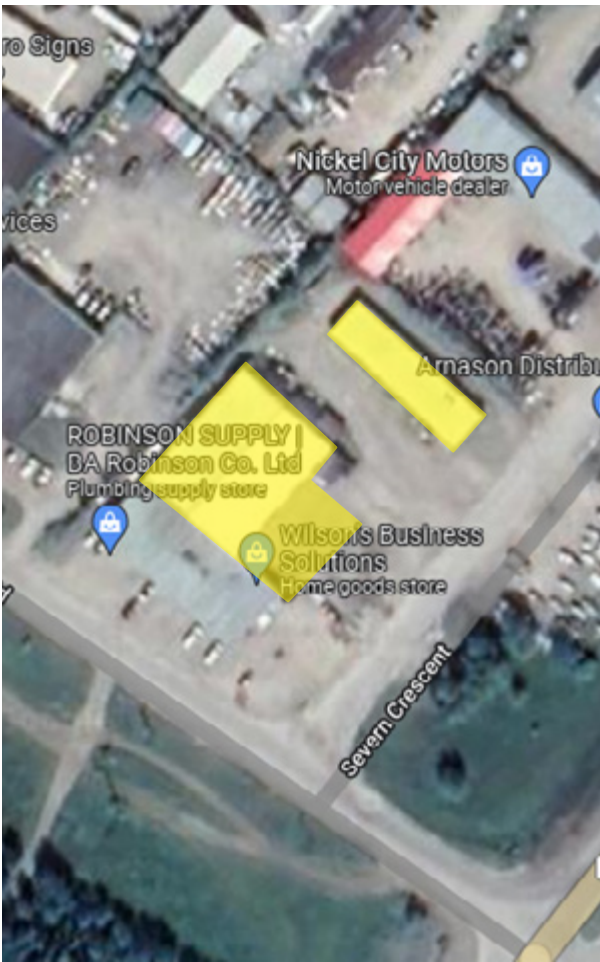
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BROKERAGE

April 2025 E&OE



All of the information contained herein has been obtained from sources believed to be reliable. We have no reason to doubt the accuracy but cannot guarantee it. Wherever described, all measurements are approximate. This information does not purport to contain all of the information that a prospective purchaser may require. All prospective purchasers are advised to obtain independent verification of any information which is of material interest to them. The Property is presented on an "as is, where is" basis. This information is subject to errors, omissions, change of offering price, lease rates, or withdrawal without notice. Unless otherwise stated, A.S.H. Management Group Inc., brokerage, represents the Vendor in the offering of this Property.



About Thompson, Manitoba

- Thompson is the largest City in the Northern Region of Manitoba.
- Thompson was incorporated as a town in 1967 on Canada's Centennial Anniversary.
- Thompson is known as the "Hub of the North".
- Thompson covers an area of 20.79 square kilometers and is located on the Precambrian Canadian Shield.
- Thompson was originally founded in 1956 as a mining town.
- In 1970 Thompson gained city status in the royal presence of Queen Elizabeth II.
- The Estimated Population of Thompson is 13,678.
- The City is surrounded by boreal forest and bordered on the west and north by the Burntwood River.
- The median age in Thompson is 30.8 years old, significantly below Canada's median age of 41.0

Source: isolatedtraveller.com

