

HIGH EXPOSURE INDUSTRIAL OPPORTUNITY IN NORTHERN MANITOBA

55 STATION ROAD, THOMPSON, MB



Ryan Munt
Executive Vice President

Ryan Munt Personal Real Estate Corporation
T 204 928 5015
C 204 298 1905
ryan.munt@cwstevenson.ca

Karin Thielmann
Senior Associate

T 204 934 6226
C 204 470 4715
karin.thielmann@cwstevenson.ca





PROPERTY HIGHLIGHTS

(+/-) 8,500 SF AVAILABLE

- Located at the high exposure intersection of Nelson Road and Station Road in Thompson, MB
- One grade-level loading door for easy access
- Large lot with outdoor space for parking or storage, approximately 45 parking stalls currently on site
- Located just off Highway 6 in the amenity hub of Thompson, MB.
- Potential for customization to suit tenant needs

LEASE RATE: \$14.00 PSF

CAM & TAX: \$4.50 PSF (EST. 2025)



CITY OF THOMPSON, MANITOBA



COMMUNITY AND LOCATION

Thompson, the largest city in Northern Manitoba, is located 761km north of Winnipeg and serves as the region's main hub for trade, healthcare, and education. It offers full amenities and attracts newcomers seeking opportunity.



NATURAL ATTRACTIONS

Thompson is surrounded by lakes, forests, and parks, including Pisew Falls, Paint Lake, and Spirit Way, making it a gateway for wildlife viewing and access to the Northern Lights.



RECREATION AND OUTDOOR ACTIVITIES

The city offers year-round recreation such as hiking, skiing, fishing, snowmobiling, and sports, supported by parks, trails, and facilities like the Thompson Regional Community Centre.



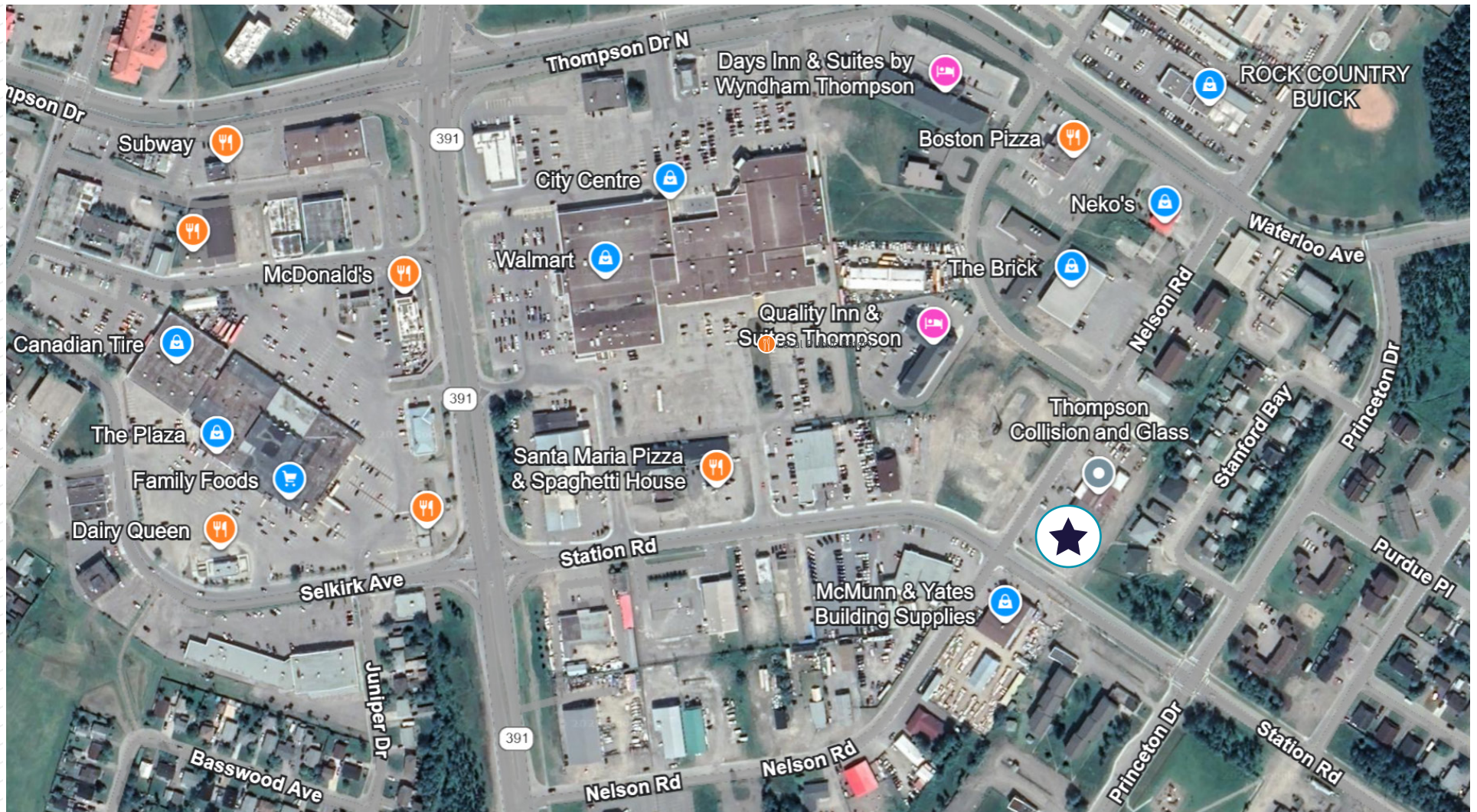
POPULATION AND GROWTH

Thompson's population is approximately 12,500 in 2025. It remains a vibrant center for local industry and services.



[CLICK HERE FOR MORE INFO](#)

AMENITIES MAP



PROPERTY PHOTOS



PROPERTY PHOTOS





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