

OFFICE BUILDING FOR SALE IN FISHER BRANCH



OFFICE FOR SALE
21-23 MAIN ST, FISHER BRANCH MB

Colin Gratton
Associate

T 204 928 5000

C 204 471 1270

colin.gratton@cwinnipeg.com

Lydawn McGarry
Associate

T 204 934 8906

C 204 801 6967

lydawn.mcgarry@cwinnipeg.com



**CUSHMAN &
WAKEFIELD**
Winnipeg



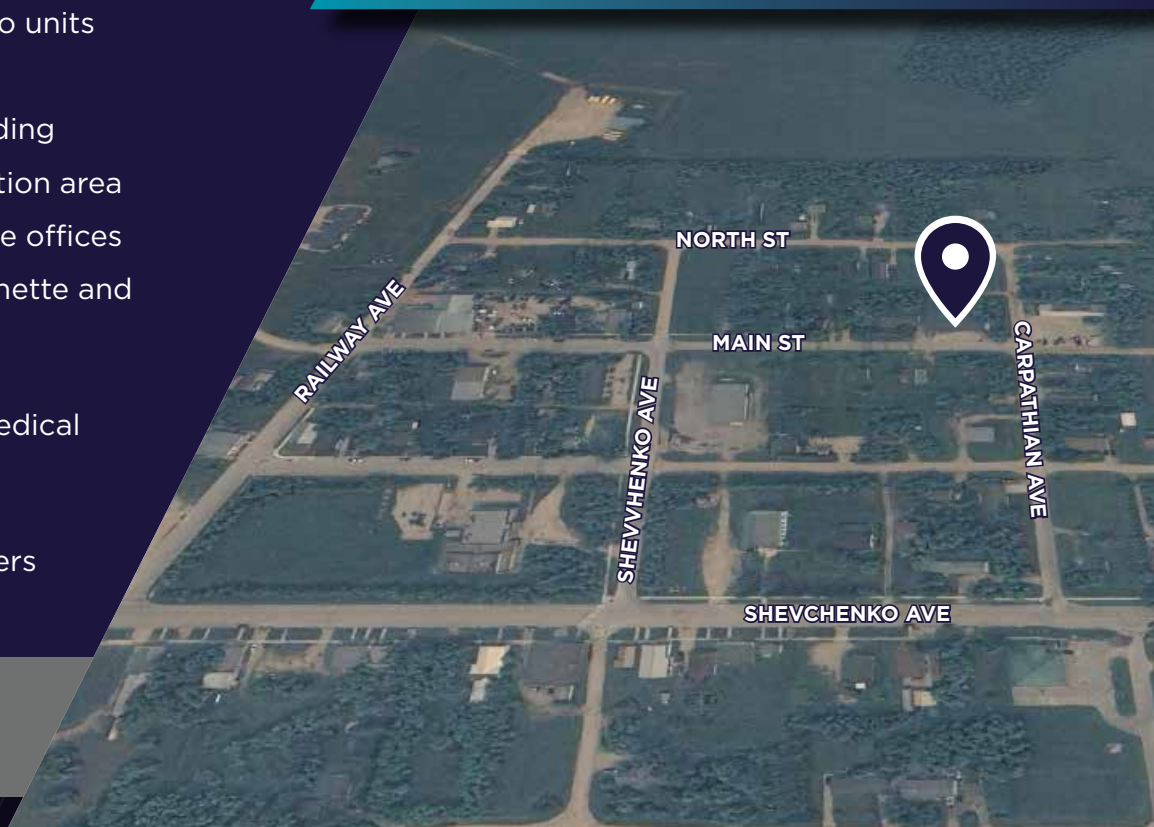
PROPERTY HIGHLIGHTS

(+/-) 4,368 SF AVAILABLE

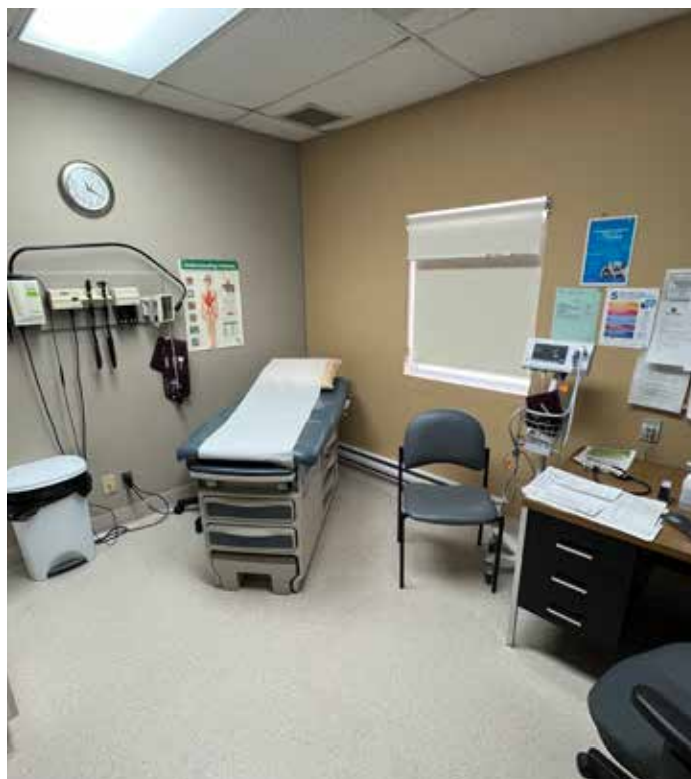
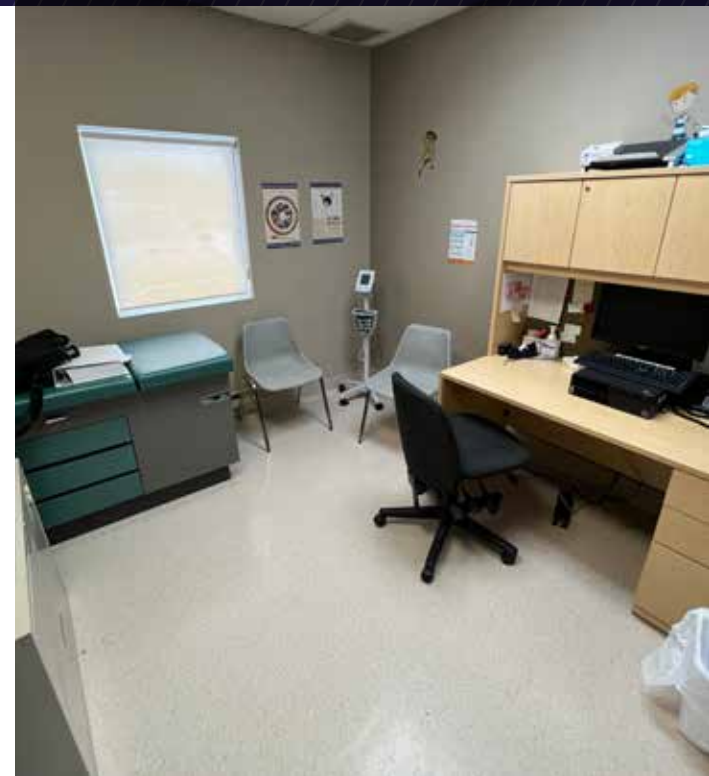
- Well maintained single story office building featuring two units
- Nicely improved and maintained office improvements
- Ample parking both at the front and the rear of the building
- Unit 1 features 5 exam rooms, 1 storage room, and reception area
- Unit 2 features a large communal work area and 8 private offices
- Common area space includes a large boardroom, kitchenette and washrooms
- Rear entrance with access to staff parking
- Owner-occupier opportunity with income-generating medical tenancy potential
- Strong long-term tenant potential for stable income
- Ideal for pharmacy, medical, and professional service users

SALE PRICE: \$375,000

PROPERTY TAX: TBD



UNIT 1



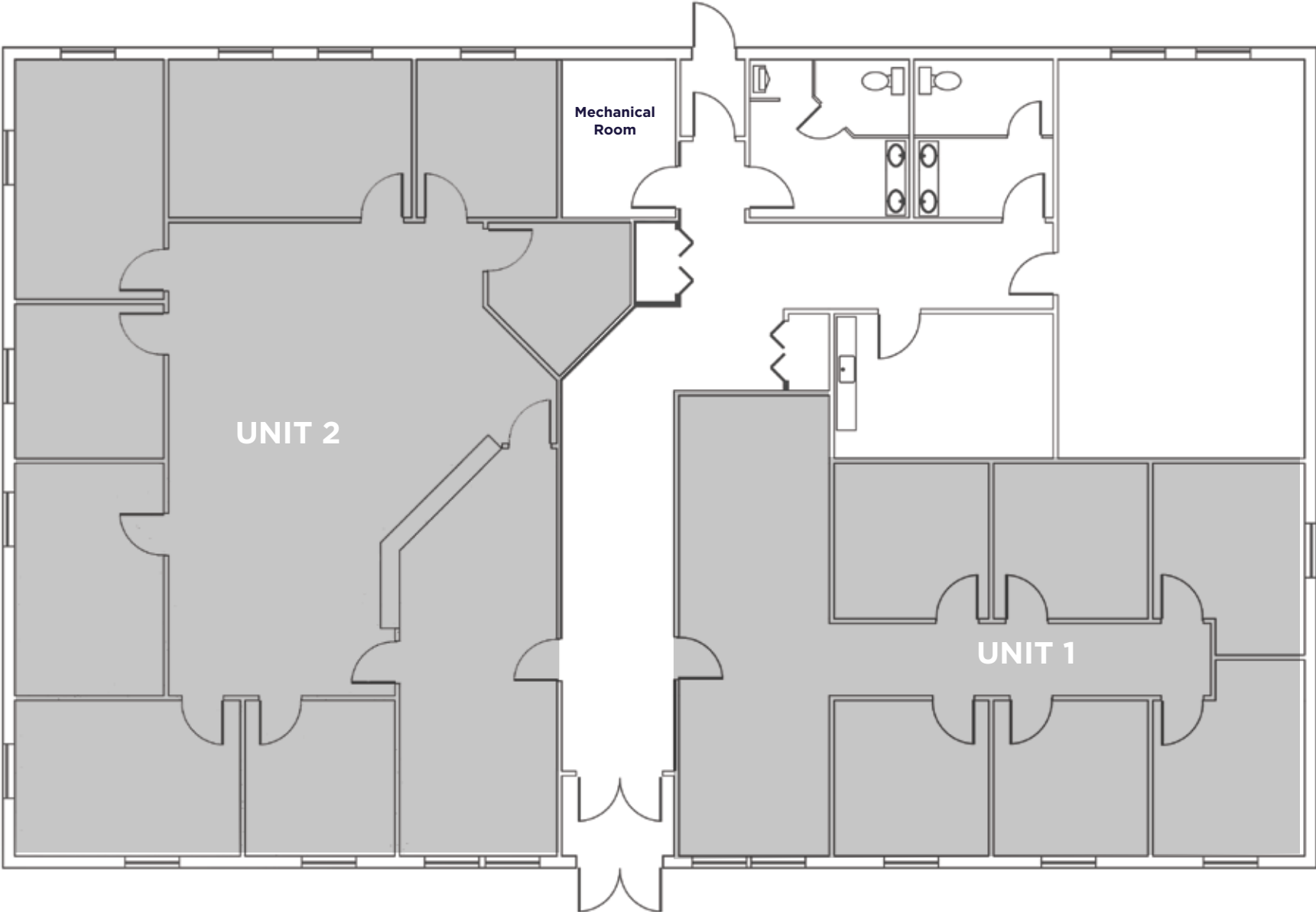
UNIT 2

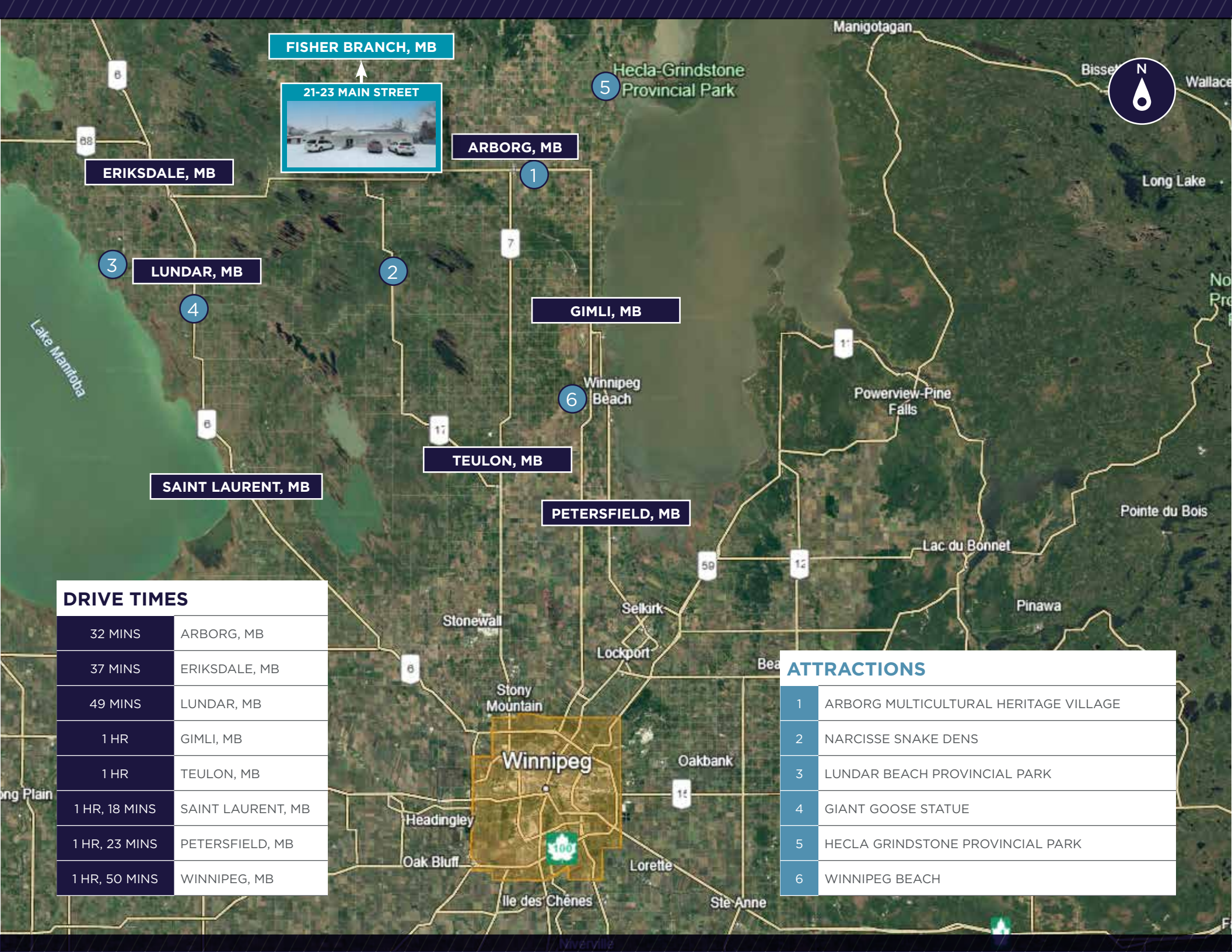


COMMON AREA



FLOOR PLAN





DRIVE TIMES

32 MINS	ARBORG, MB
37 MINS	ERIKSDALE, MB
49 MINS	LUNDAR, MB
1 HR	GIMLI, MB
1 HR	TEULON, MB
1 HR, 18 MINS	SAINT LAURENT, MB
1 HR, 23 MINS	PETERSFIELD, MB
1 HR, 50 MINS	WINNIPEG, MB

ATTRACTIONS

1	ARBORG MULTICULTURAL HERITAGE VILLAGE
2	NARCISSE SNAKE DENS
3	LUNDAR BEACH PROVINCIAL PARK
4	GIANT GOOSE STATUE
5	HECLA GRINDSTONE PROVINCIAL PARK
6	WINNIPEG BEACH



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