

OFFICE BUILDING FOR SALE IN FISHER BRANCH



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

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**CUSHMAN &
WAKEFIELD**
Winnipeg



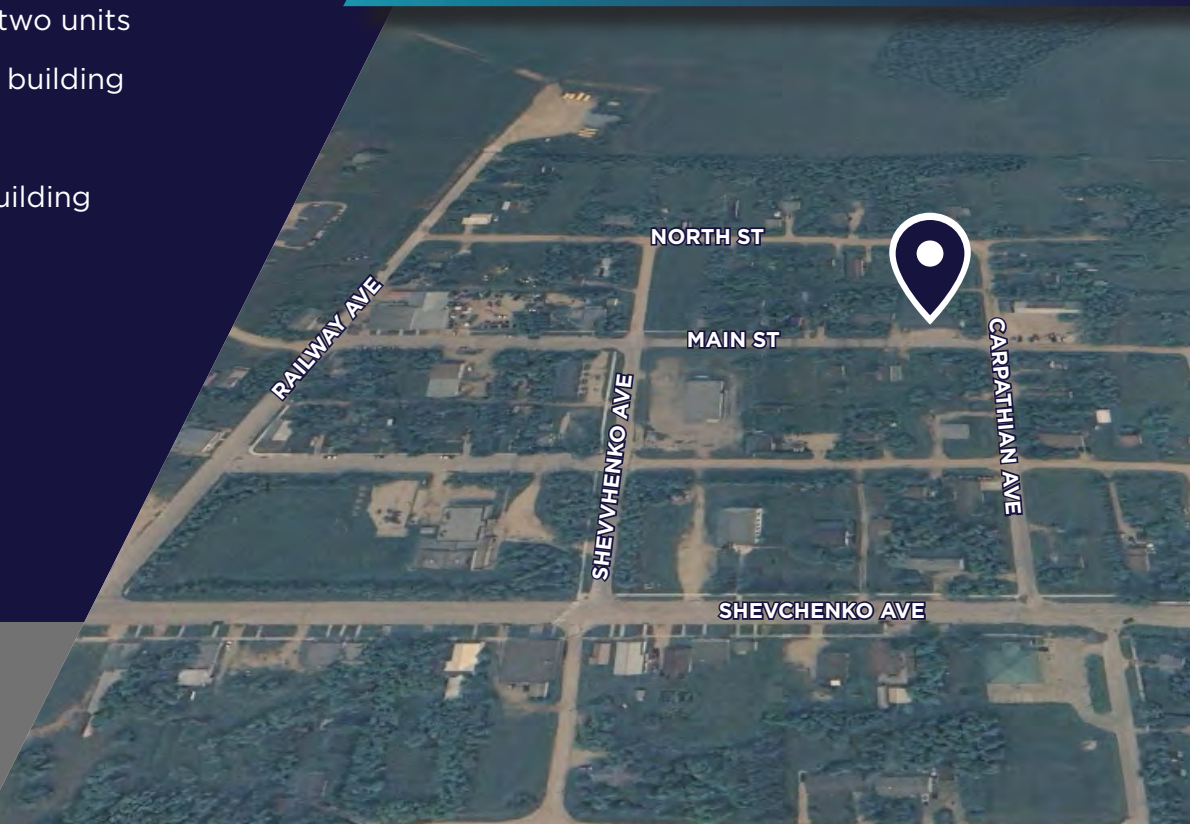
PROPERTY HIGHLIGHTS

(+/-) 4,368 SF AVAILABLE

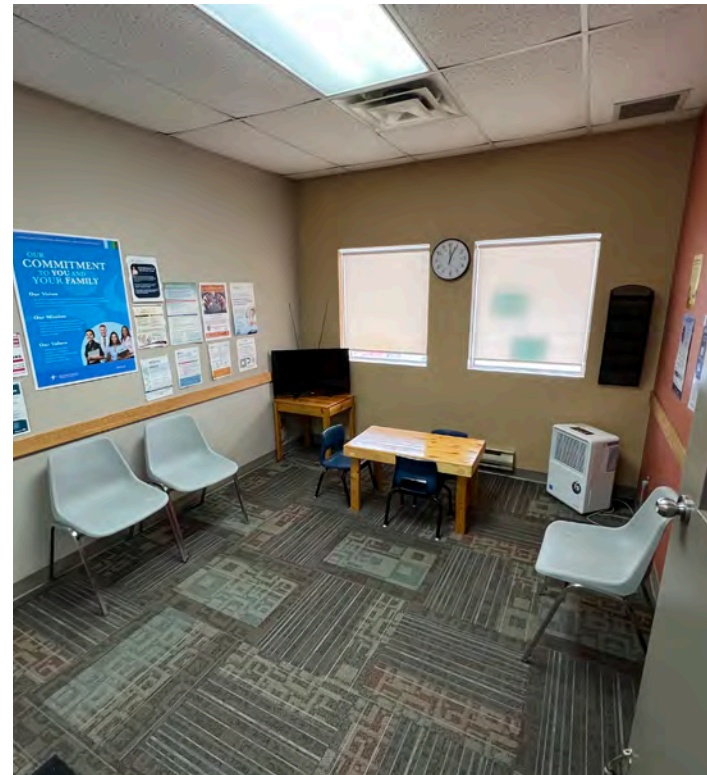
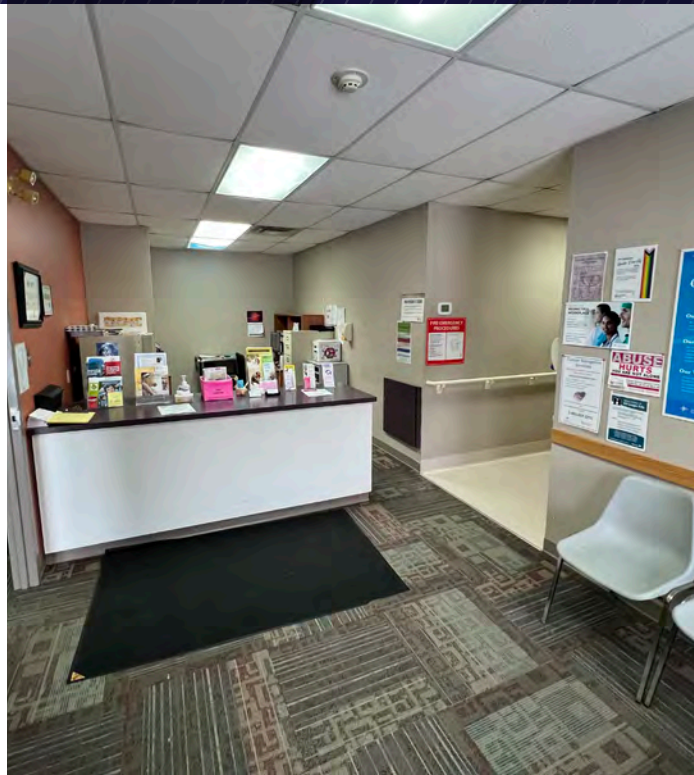
- Well maintained single story office building featuring two units
- Potential to lease out both units or owner-occupy the building
- Nicely improved and maintained office improvements
- Ample parking both at the front and the rear of the building
- Unit 1 features 5 exam rooms, 1 storage room, and reception 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

SALE PRICE: \$375,000

PROPERTY TAX: TBD



UNIT 1



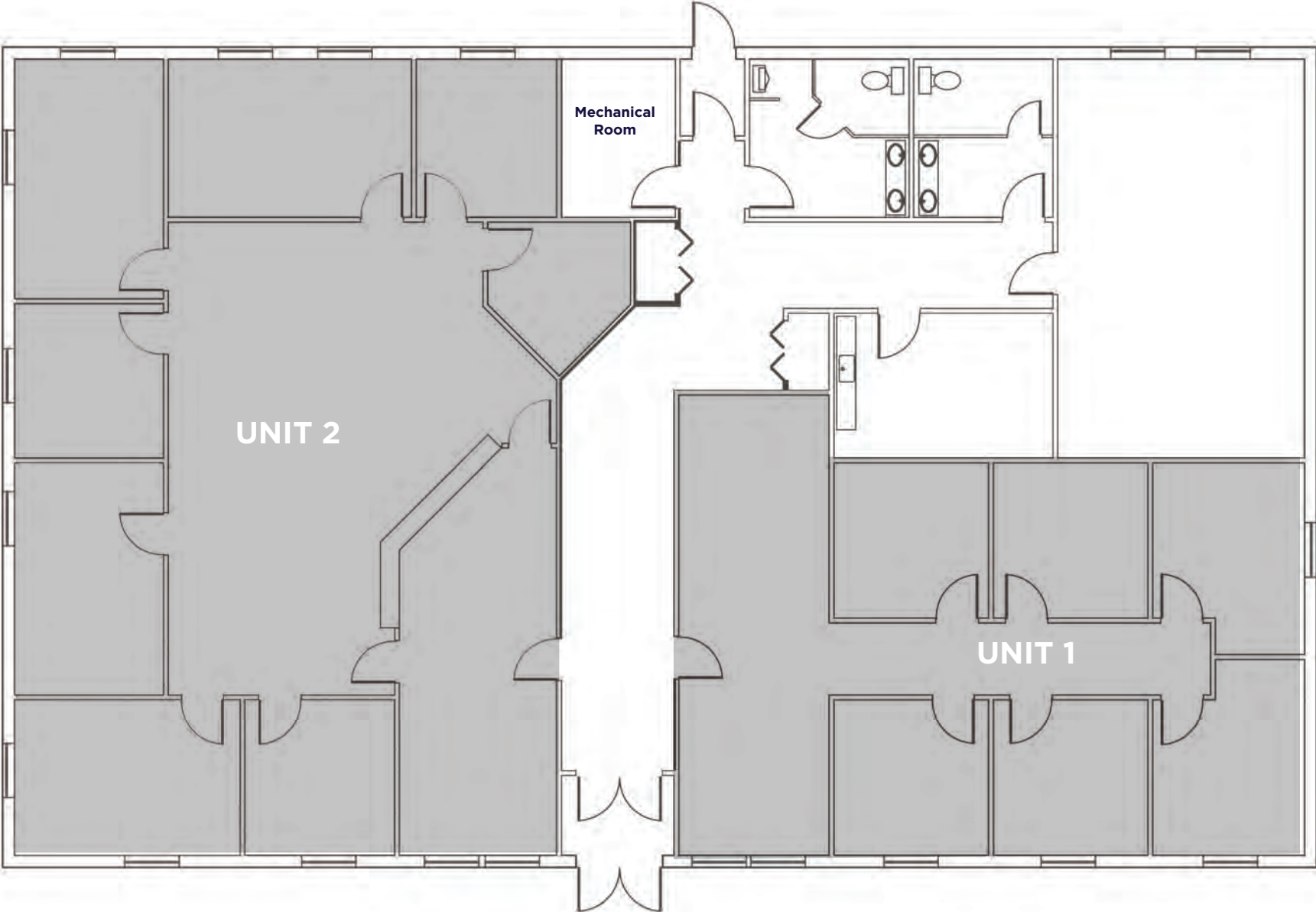
UNIT 2



COMMON AREA



FLOOR PLAN





FISHER BRANCH, MB



ARBORG, MB

ERIKSDALE, MB

LUNDAR, MB

GIMLI, MB

TEULON, MB

SAINT LAURENT, MB

PETERSFIELD, MB

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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