

(+/-) 9,900 SF OFFICE BUILDING FOR SALE

43 RAILWAY STREET, ASHERN MB



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 **CUSHMAN &
WAKEFIELD**
Winnipeg



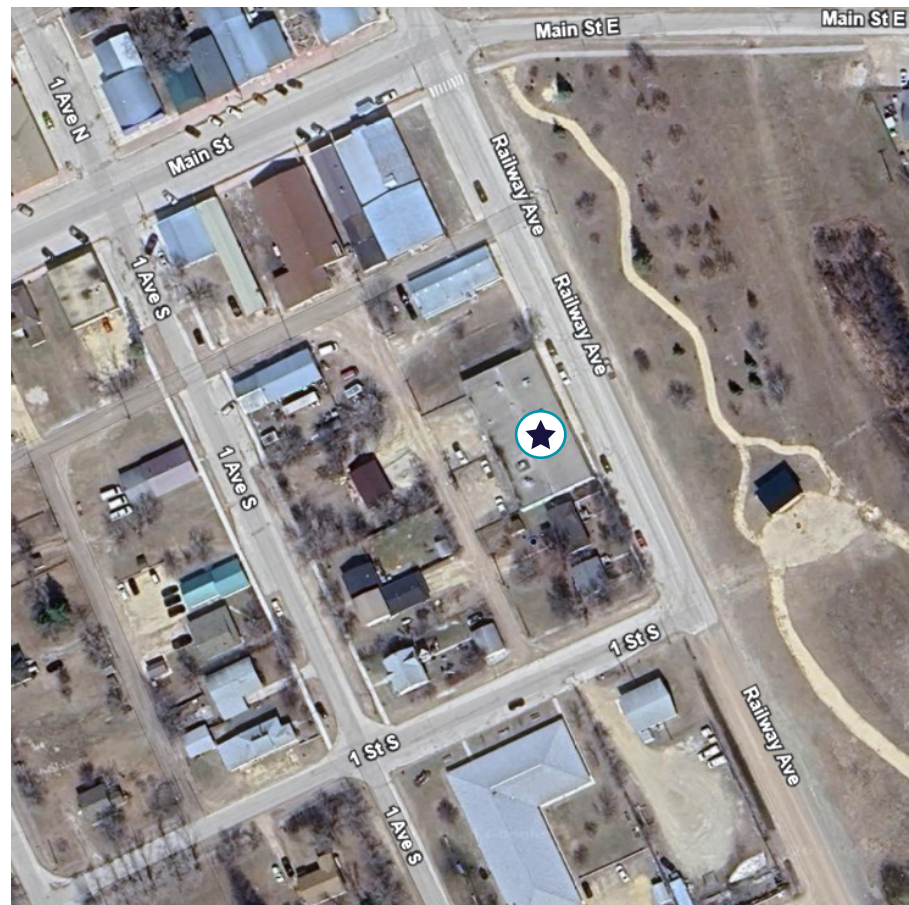
PROPERTY HIGHLIGHTS

(+/-) 9,900 SF SINGLE-STOREY OFFICE BUILDING

- Opportunity for investors or owner-occupiers, offering a flexible layout for office-use while retaining the ability to generate supplementary income:
 - (+/-) 5,085 SF Leased by Government of Manitoba
 - (+/-) 4,815 SF Vacant for Owner-Occupier or Additional Tenant
- Ample on-site parking for staff and visitors
- Built in 1992
- Functional office layout ready for occupancy
- Well suited for government, professional, office, medical, and service commercial uses
- Zoning: CG - Commercial General

SALE PRICE: \$550,000

PROPERTY TAX: \$17,967.26 (2026)



MUNICIPALITY OF INTERLAKE



COMMUNITY AND LOCATION

Located in the heart of Ashern, Manitoba, 43 Railway Avenue benefits from a strategic position within the Interlake region. Ashern serves as a key service centre for surrounding agricultural communities and is situated along Provincial Trunk Highway 6, providing convenient access to Winnipeg, Thompson, and numerous communities throughout Manitoba's Interlake.



NATURAL ATTRACTIONS AND LANDSCAPE

The Interlake region is renowned for its scenic landscapes, abundant wildlife, and outdoor recreation opportunities. Residents and visitors enjoy easy access to nearby lakes, marshlands, and conservation areas, making the region a destination for fishing, boating, birdwatching, and nature enthusiasts throughout the year.



RECREATION AND COMMUNITY AMENITIES

Ashern offers a variety of amenities including local shops, restaurants, healthcare services, schools, and recreational facilities. The community hosts numerous events and activities throughout the year, fostering a welcoming small-town atmosphere and strong sense of community for residents and businesses alike.



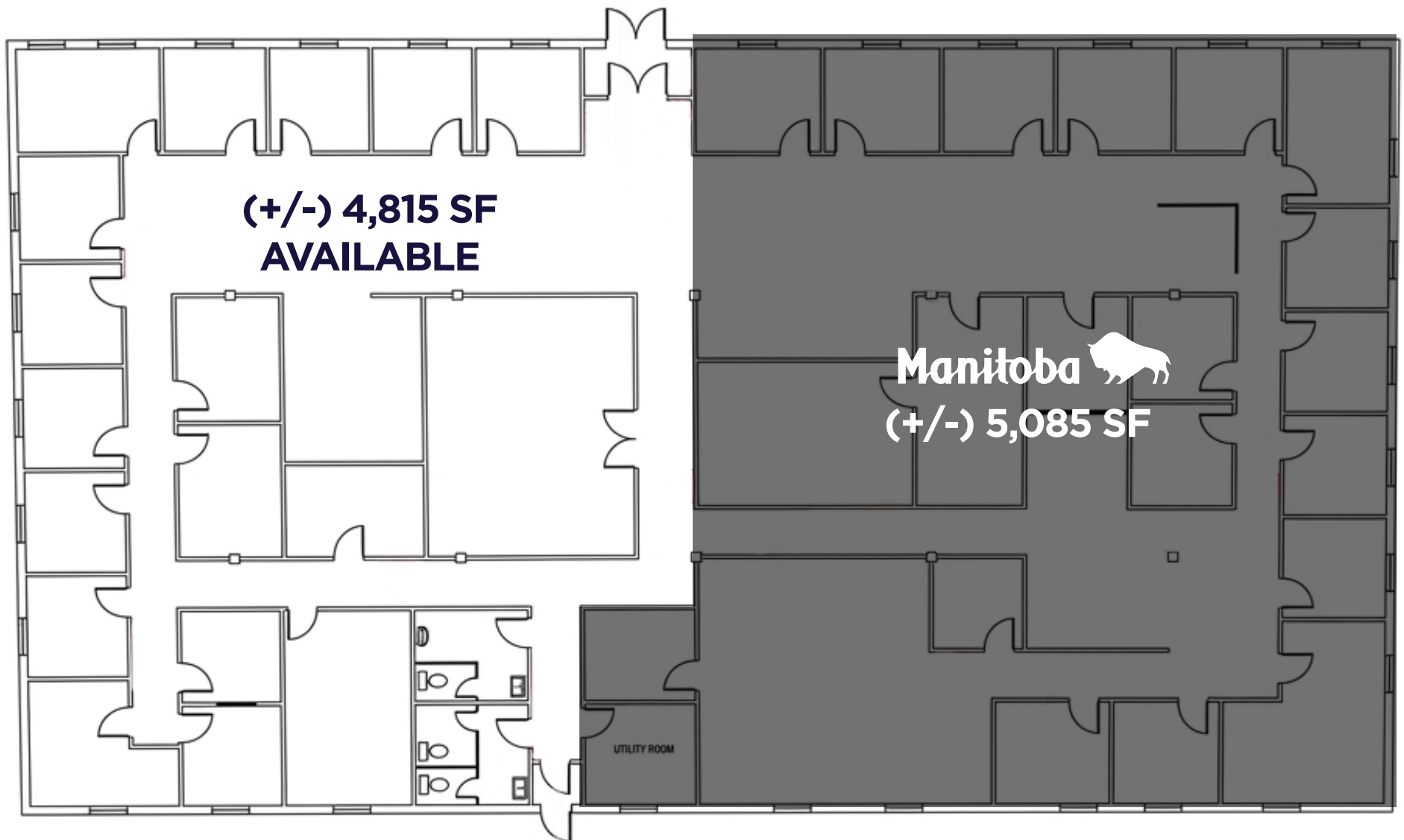
POPULATION AND REGIONAL ECONOMY

Ashern is an important commercial and agricultural hub within Manitoba's Interlake region. The local economy is supported by agriculture, transportation, retail services, and tourism, serving a broad trade area and providing essential services to residents and businesses across the surrounding communities.



[CLICK HERE FOR MORE INFO](#)

FLOOR PLAN



BUILDING PHOTOS



THE LOCATION

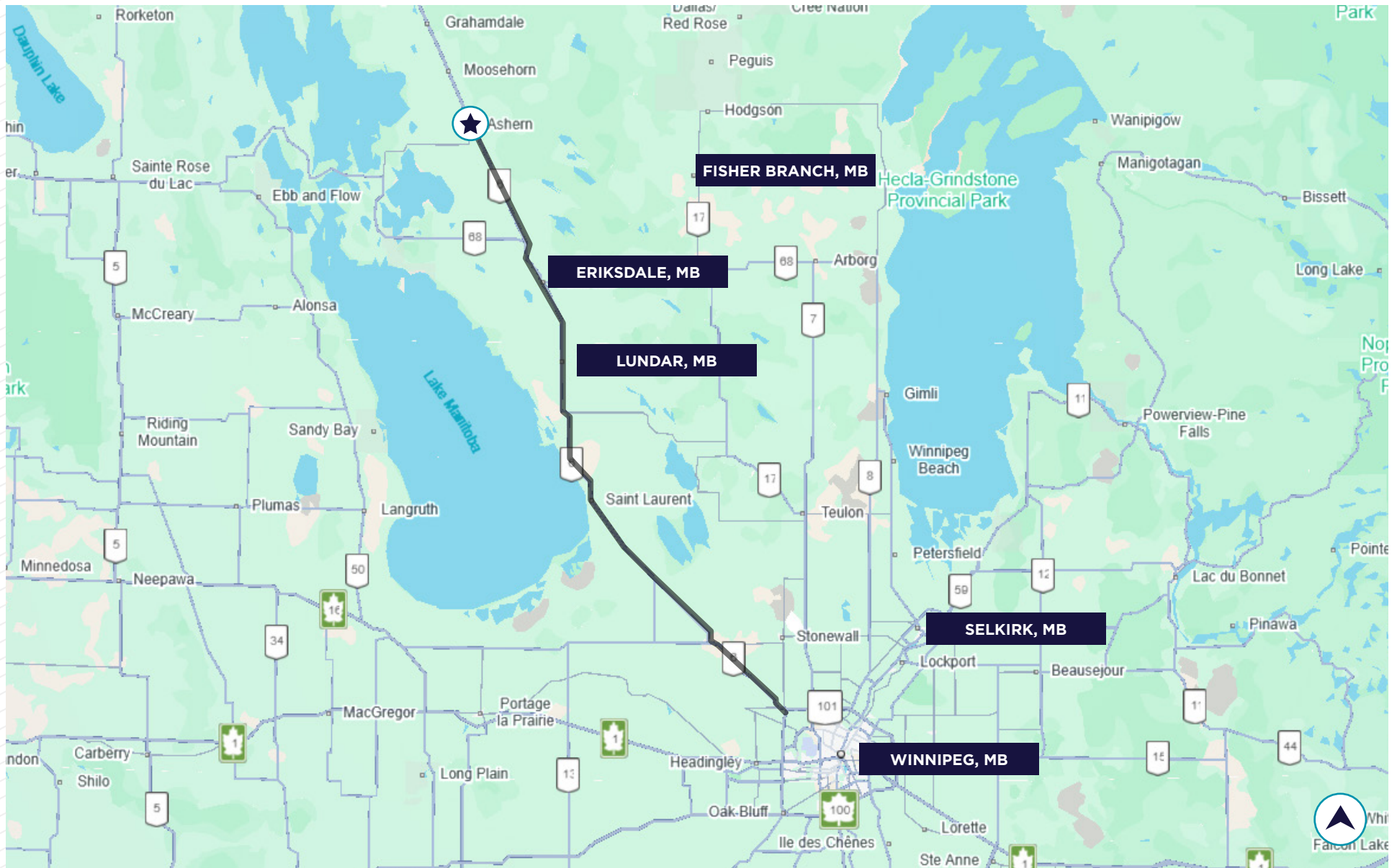
26 MINS
ERIKSDALE, MB

37 MINS
LUNDAR, MB

45 MINS
FISHER BRANCH, MB

2 HRS
SELKIRK, MB

2 HRS
WINNIPEG, MB





CONTACT

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