

~ *New Retail Development Along Provincial Trunk Highway 6* ~



FOR LEASE

8 Highway 6 North

ASHERN, MB

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Services provided by Luke Paulsen Personal Real Estate Corporation

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SERVICES INC.

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Property Overview

THE LOCATION

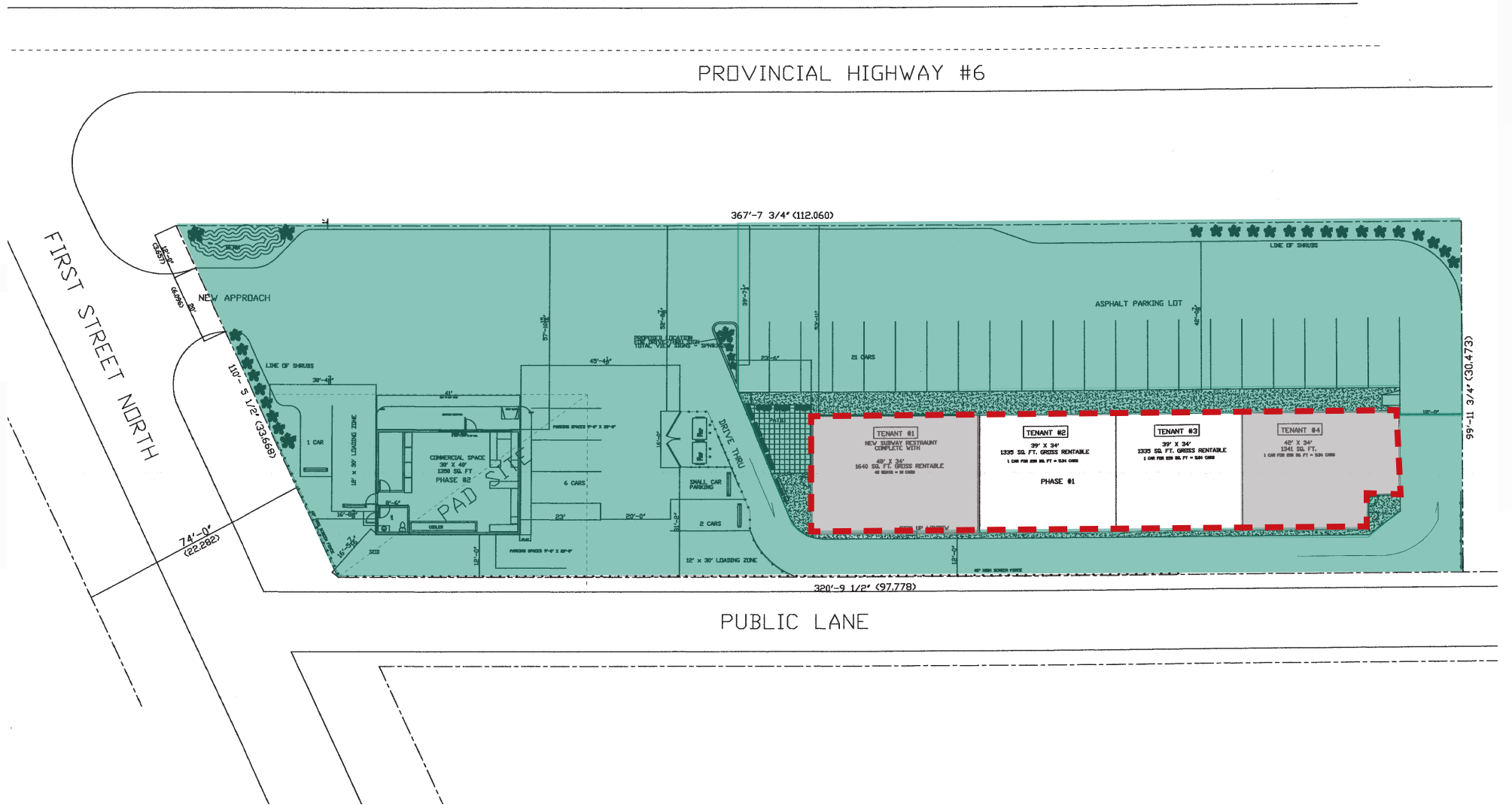
8 Highway 6 North is located within Ashern, Manitoba, a community recognized as a local urban district located in the Municipality of West Interlake in Manitoba's Interlake Region. Its location offers exposure along Provincial Trunk Highway, a provincial primary Highway connecting the Perimeter Highway of Winnipeg to the Thompson south city limits. It is also the main Highway connecting Winnipeg to northern Manitoba.

PROPERTY DETAILS

LAND AREA (+/-)	34,416 sq. ft.
BUILDING AREA (+/-)	7,001 sq. ft. including Phase 2 Pad Site
AREA AVAILABLE (+/-)	1,335 - 2,607 sq. ft.
NET RENTAL RATE	\$20.00 per sq. ft.
ADDITIONAL RENT (est. 2025)	\$5.00 per sq. ft.
PARKING	29 on-site stalls
AVAILABILITY	Immediately
UTILITIES	Separately metered
ELECTRICAL	225 amp/208/120 3-Phase
MECHANICAL	7.5 ton electric RTU/unit



Site Plan





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