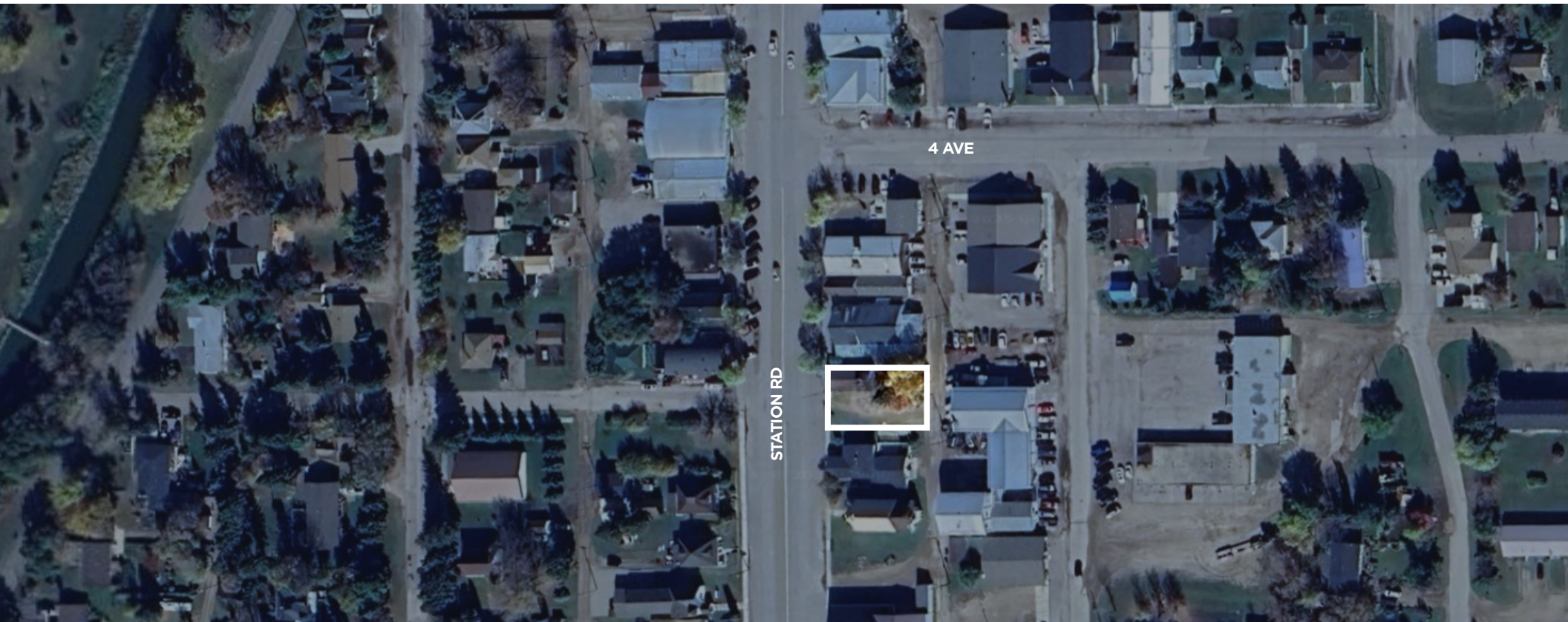


PRIME COMMERCIAL LOT FOR SALE

343 STATION ROAD, SHOAL LAKE, MB



Brandi Eloquence
Associate

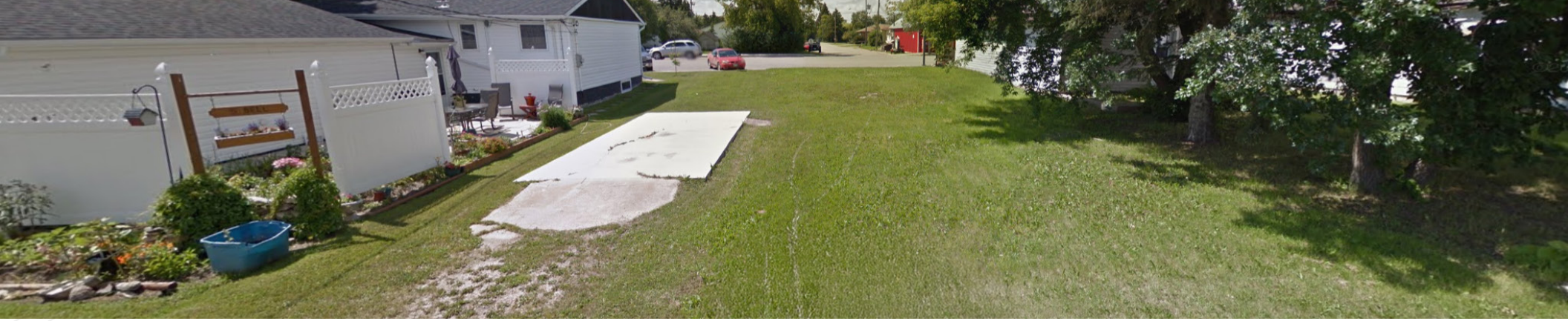
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 **CUSHMAN &
WAKEFIELD**
Winnipeg

 **Stevenson**



PROPERTY HIGHLIGHTS

(+/-) 0.12 ACRES AVAILABLE

- Opportunity to acquire a (+/-) 5,102 square foot lot in the heart of Shoal Lake.
- Excellent exposure on the main commercial thoroughfare.
- Site is cleared and has access to municipal services, minimizing upfront development costs.
- Ideal for a multitude of uses, including office, retail, restaurant, etc.

SALE PRICE: \$20,000

PROPERTY TAX: \$229.35 (2025)



MUNICIPALITY OF YELLOWHEAD



COMMUNITY AND LOCATION

Shoal Lake is part of the Rural Municipality of Yellowhead, located in Manitoba and recognized for its friendly residents, thriving local businesses, and a strong sense of community. Its position within the municipality makes it a natural hub for those seeking easy access to both services and outdoor amenities.



POPULATION AND GROWTH

Shoal Lake continues to attract new residents thanks to its appealing lifestyle and growth in local businesses. The municipality fosters growth with community updates, investment in services, and an environment that encourages families and entrepreneurs to settle and contribute to the area's vitality.



NATURAL ATTRACTIONS

The area is renowned for its beautiful landscapes, featuring lakes, stretches of prairie, and lush parkland. These natural features contribute to its scenic charm and provide ample opportunity for photography, nature walks, and wildlife viewing.

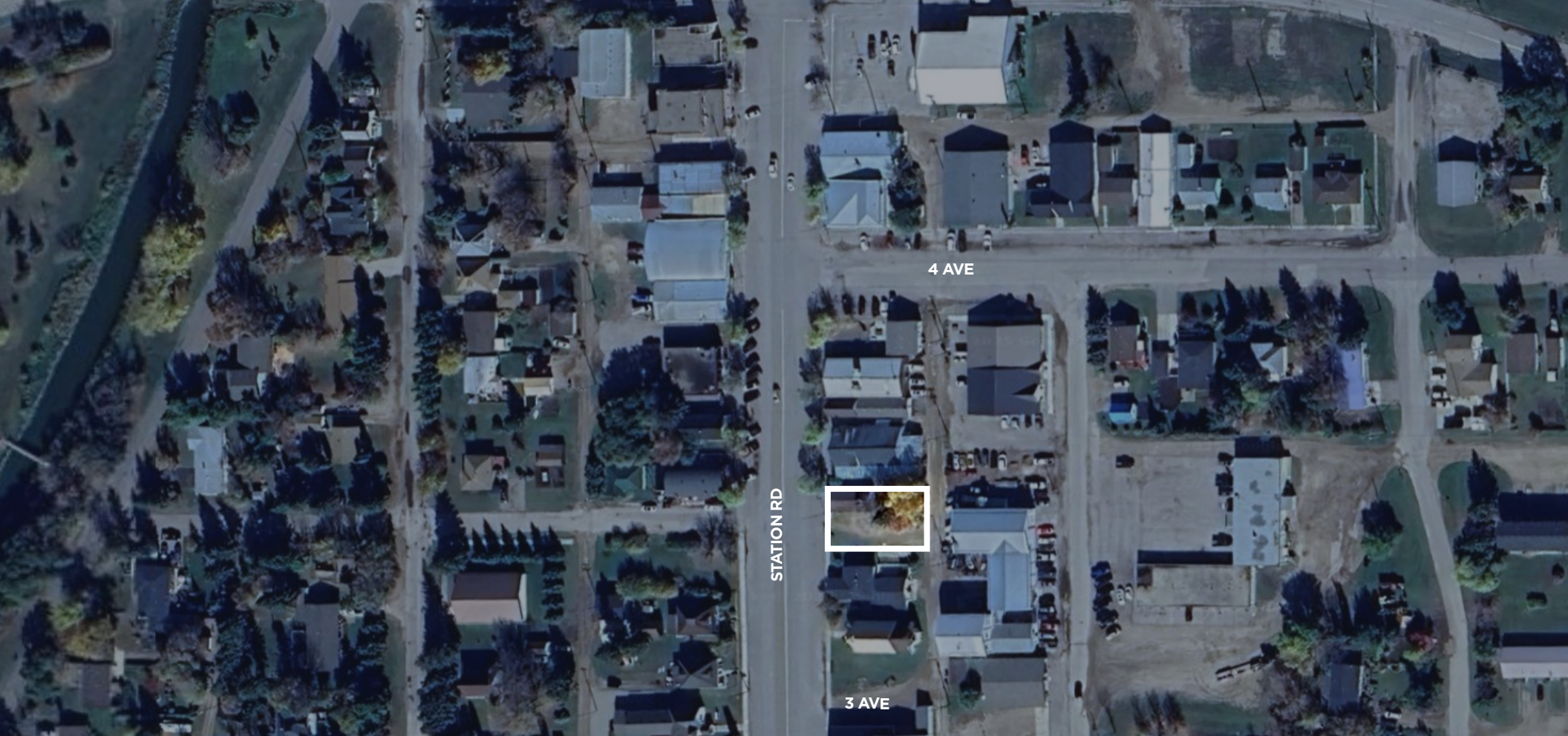


RECREATION AND OUTDOOR ACTIVITIES

Shoal Lake offers fun activities for all ages, with recreational opportunities centered around the lake itself and surrounding wilderness. Residents and visitors can enjoy boating, fishing, swimming, hiking, and organized community events throughout the year, helping make it a lively and active place for outdoor lovers.



[CLICK HERE FOR MORE INFO](#)



CONTACT

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