



# 390 1<sup>st</sup> Street, Winkler

FOR LEASE



## Property Details

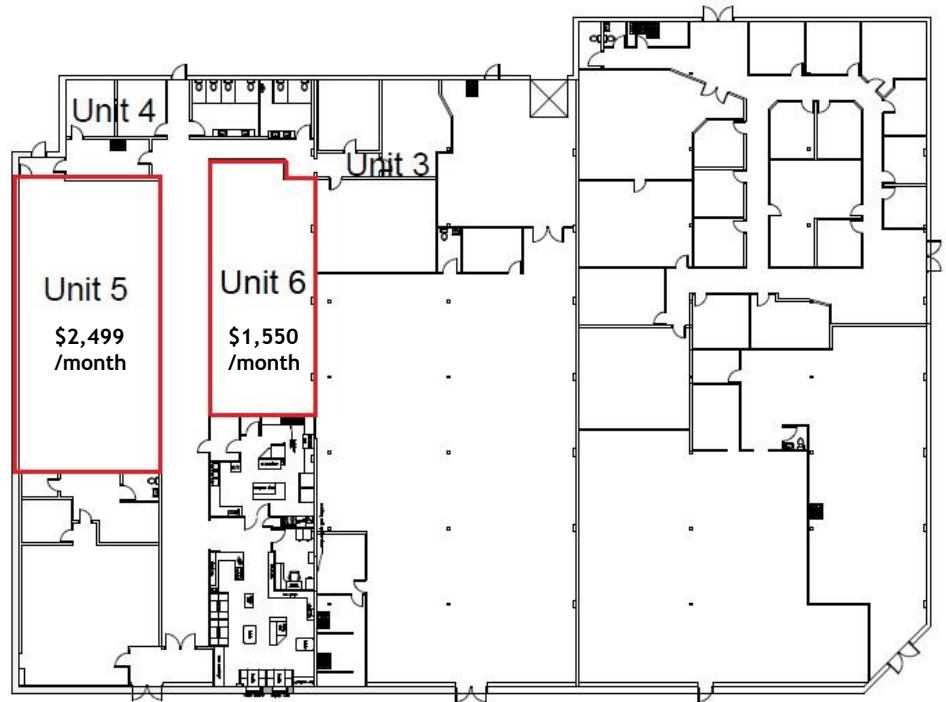
Space Available	1,108 sq ft - 2,011 sq ft plus common space
Possession	Immediate
Parking	79 parking stalls shared with all tenants
Lease Rate	All-inclusive monthly lease rate (see back) - prices vary depending on size of space required
CAM Costs	Included in monthly lease payment - includes property taxes, insurance, yard care/snow removal and utilities, geothermal heating & cooling, shared common washrooms & hallway.

# What's Available

**EAST GATE MALL**

Unit 5 - Unfinished and ready for leaseholds

Unit 6 - Fully finished open concept space



## Highlights

- Located in a great high traffic location off of the HWY 32 with traffic counts of 16,000 vehicles per day.
- Common hallway bringing more walk-in traffic to your business.
- Surrounded by established businesses such as Fairstone Financial, Winkler Chiropractic, Wellness Centre, Super Thrift and more.
- Ideal for use as offices, retail space, or small businesses.
- Size and leasehold improvements are fully customizable - lease rate adjusts accordingly.
- Short term 1 year leases will be considered.
- **Pylon sign available on site.**