

# 25A THORNHILL STREET

## MORDEN

**\$18/sq ft + GST – triple net**



## COMMERCIAL SPACE FOR LEASE

### FEATURES

- Total building area of 2,348 sq ft
- Offers frontage to the west towards Esso & to the south towards Thornhill Street
- Zoning - Commercial Highway Restricted (CHR)
- Site consists of asphalt parking lot, concrete seating patio with plexi glass fencing & drive-thought lane with entry from south side of the building & exit from north side

### Estimated CAM is \$5.81/sq ft

- Includes pro-share of property taxes and insurance (approx. 36%)
- Tenant responsible for HVAC, plumbing, electrical, landscaping & snow removal
- Landlord to maintain structure

### Heat & Hydro

**HYDRO:** Approx. \$331/month

**GAS:** Approx. \$333/month



## BUILDING DETAILS

### Front Area

- Customer vestibule front entrance
- Tile front counter
- Dining room with seating capacity of 55
- Customer washrooms – men's & women's
- Cleaning closet with mop station
- Exit door on the south-west side of the dining room
- Built-in speakers throughout
- Finished with large west facing steel frame windows, tile flooring, tray ceiling with ceiling tile center, recessed & pendant lighting

### Kitchen

- Tile floors & walls
- Suspended ceiling & fluorescent lighting
- 2 automatic drive-through windows
- 2 built-in commercial range hoods
- Equipped with natural gas
- Emergency eye-wash station
- Open & unfinished area where walk-in cooler used to stand

### Storage/Utility Room

- Rear door with entrance from south side of building
- Breaker panel & shut-off valves
- Tile floors, plastic panel walls, suspended ceiling & fluorescent lighting
- Rooftop access hatch

### Staff Areas

- Lunch room & 2-piece staff washroom
- Office with built-in desk & cabinets







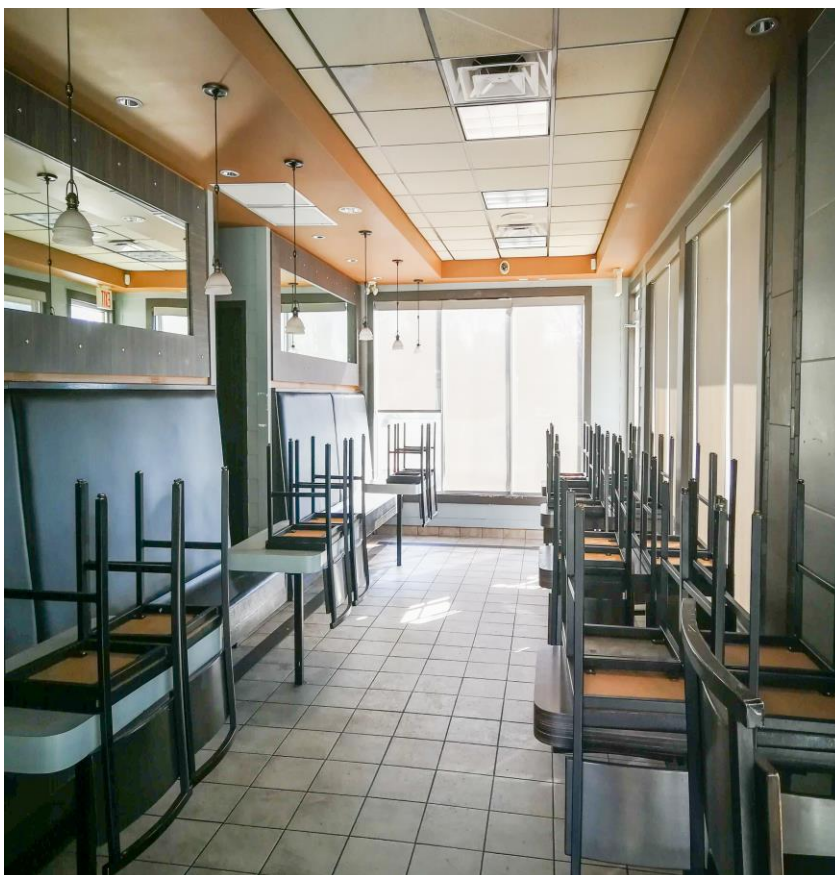
#### Winkler Office

507 Main Street  
Winkler, Manitoba  
Box 130 R6W 4A4  
T 204.325.4715

#### Altona Office

2 - 306 Centre Ave E  
Altona, Manitoba  
R0G 0B3  
T 204.324.5900

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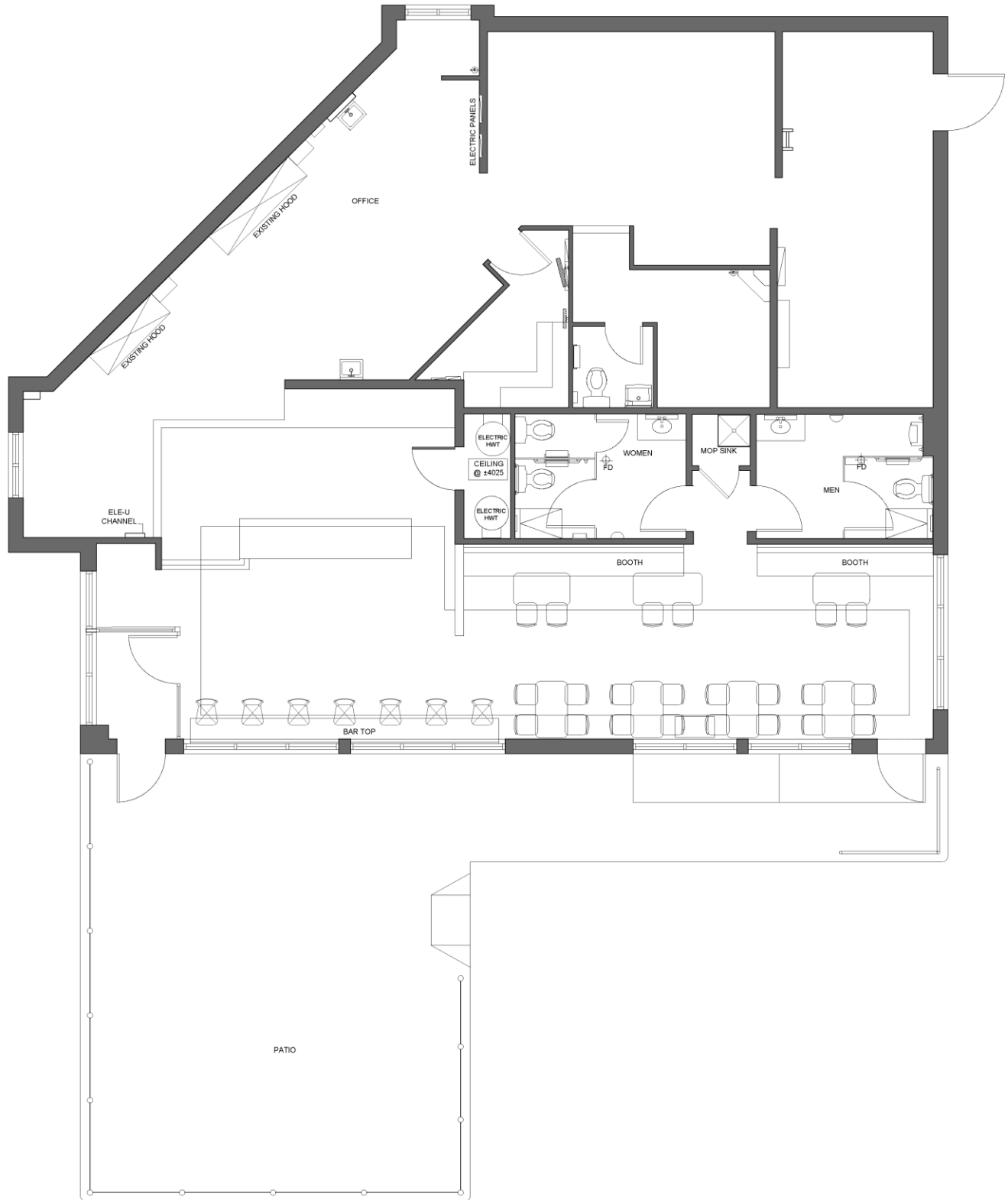
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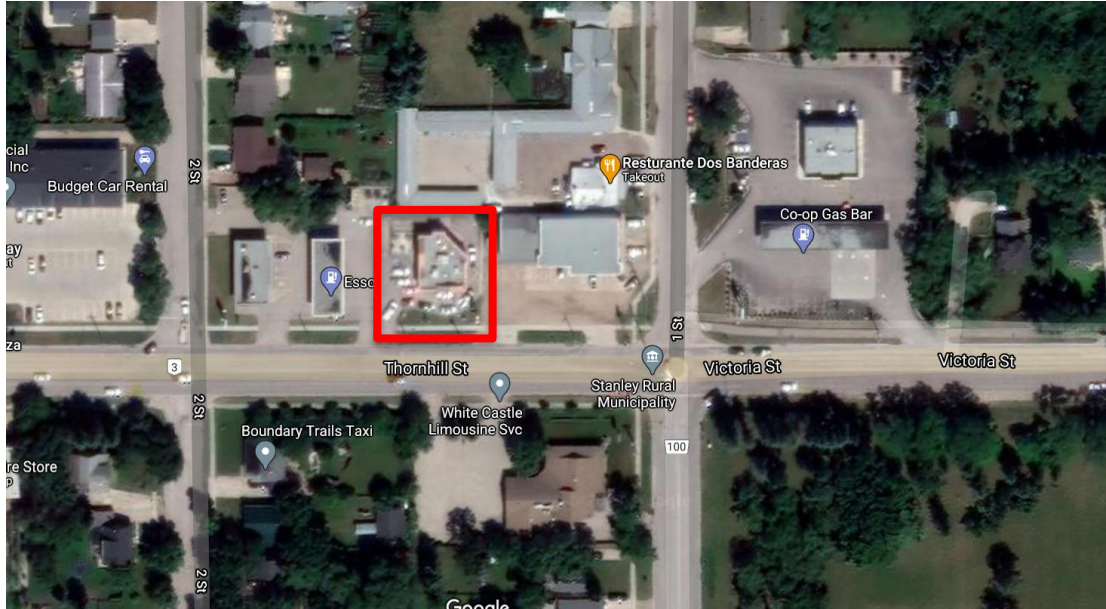
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## SITE MAP



## LOCATION HIGHLIGHTS

Morden is one of the fastest growing communities in Manitoba. With over a 14% increase in population between 2016 and 2021, a growth of approximately 3.6% per year.

The Winkler/Morden area is considered to be a part of the shopping and industrial hub of the Pembina Valley. The current trading population of the Winkler/Morden area is over 60,000.

The Winkler/Morden area has high employment opportunities and is situated just 60 minutes southwest of Winnipeg and 15 minutes north of the U.S. border.

*Traffic Counts:* Over 13,000/day on HWY 3 going through Morden

### DEMOGRAPHICS

#### Population

9,929

#### Age

0-17 years – 24%

18-64 years – 57.5%

65+ years – 18.5%

#### Median Household Income

\$63,344



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