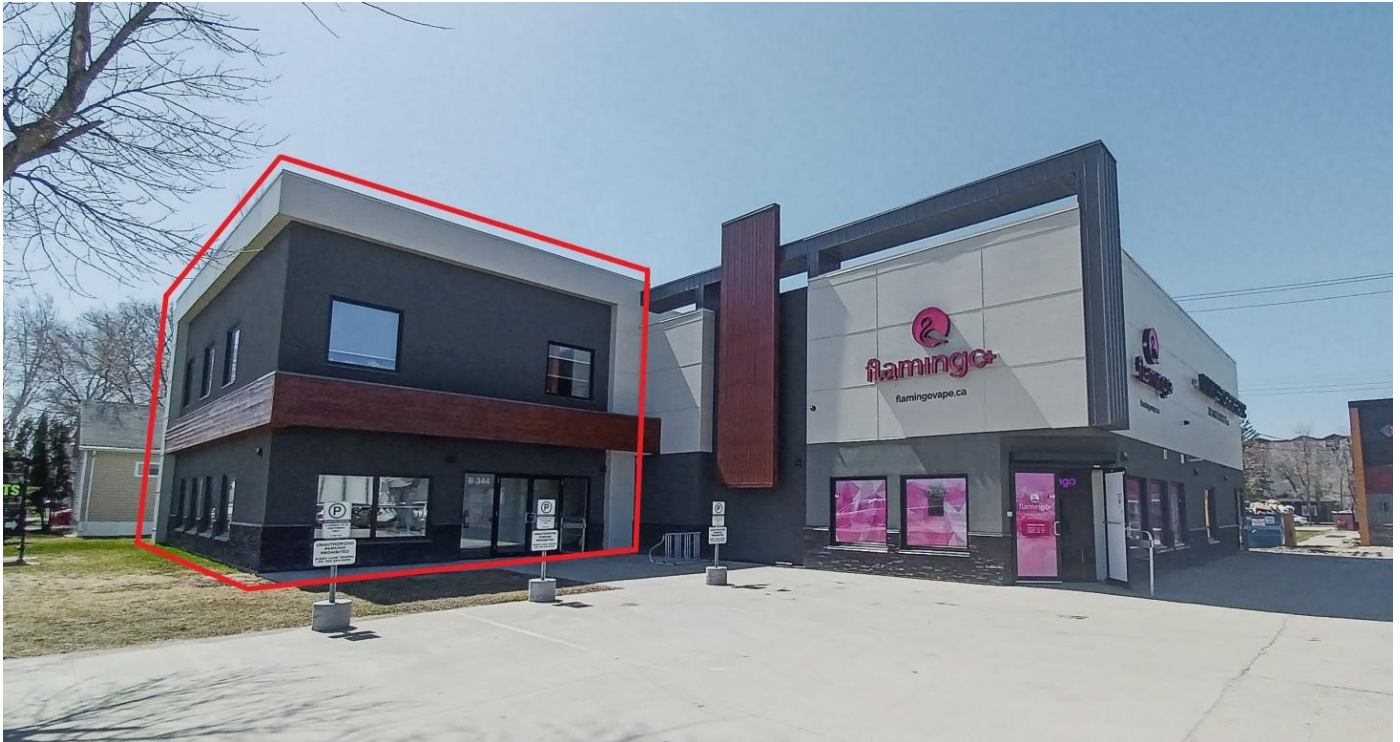


2 & 4 - 344 1st Street (East Gate Plaza)

WINKLER



Available for immediate possession.

OFFICE SPACES FOR SALE OR LEASE

- Fully finished office space
- Units can be leased together or individually
- Prime high-traffic location along 1st Street in Winkler with average traffic counts of 16,000 daily
- Great visibility & modern building exterior
- Pylon Sign on site
- Ample parking in the shared parking lot





Unit 2

- 2,721 sq ft of rentable area (includes half of the shared vestibule)
- 4 offices, plus multi-person work area (the area with half-walls)
- Lunch room with kitchenette
- 2 large washrooms
- Boardroom

Sale Price: \$625,900

Property Taxes: \$8,326.52

Condo Fees: \$416/month

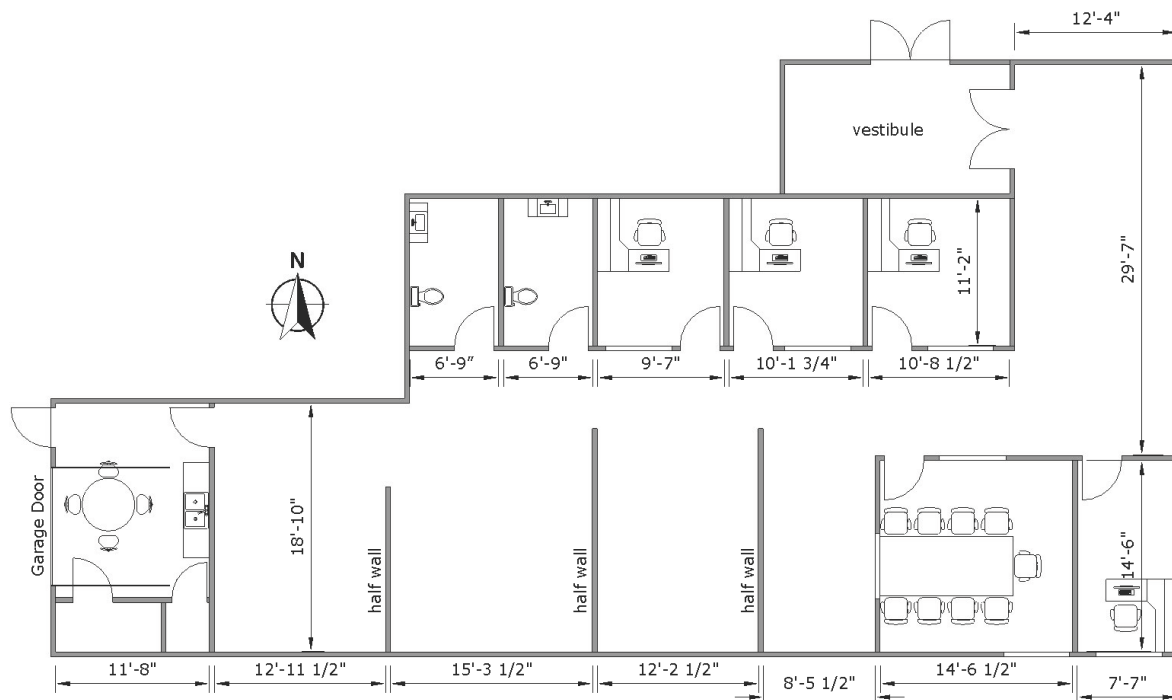
- *Management fees, condo insurance, repair & maintenance, snow removal & yard care, garbage removal*

Reserve Fund: \$155.76/month

Lease Price: \$15/sq ft – triple net

Estimated CAM: \$6.12/sq ft

- *Property tax, building insurance, snow removal & yard care, garbage removal, building maintenance & management*





Unit 4

- 2,500 sq ft of rentable area (includes half of the shared vestibule)
- 3 large offices (large enough for 2-3 people per office), plus multi-person work area (the open area)
- Kitchenette in open area
- 2 washrooms
- Boardroom

Sale Price: \$549,900

Property Taxes: \$4,783.82

Condo Fees: \$364/month

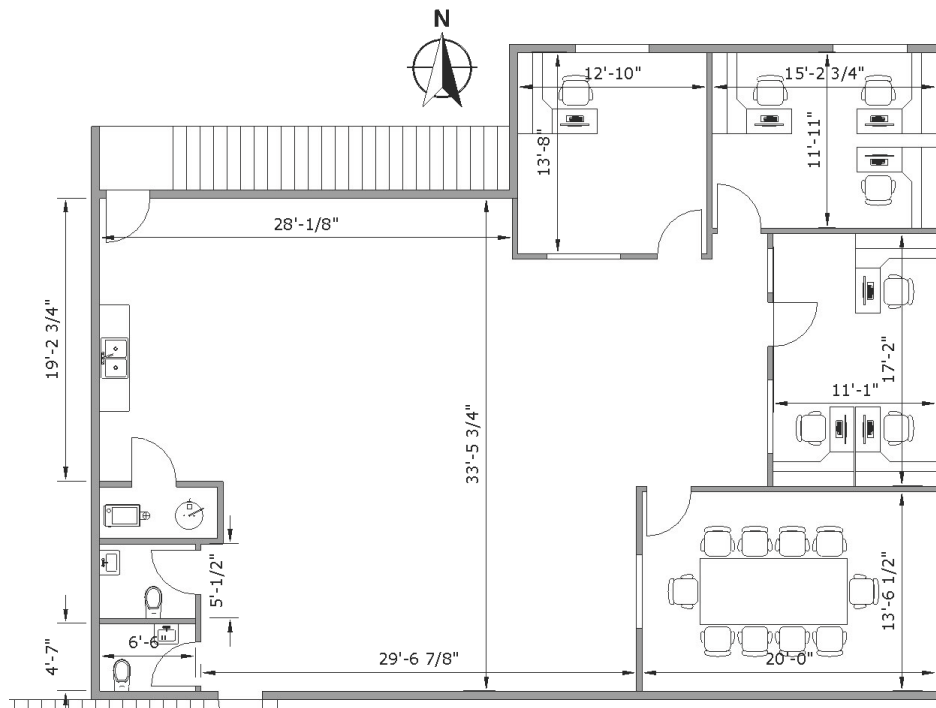
- Management fees, condo insurance, repair & maintenance, snow removal & yard care, garbage removal

Reserve Fund: \$136.29/month

Lease Price: \$13/sq ft – triple net

Estimated CAM: \$4.83/sq ft

- Property tax, building insurance, snow removal & yard care, garbage removal, building maintenance & management



Winkler Office

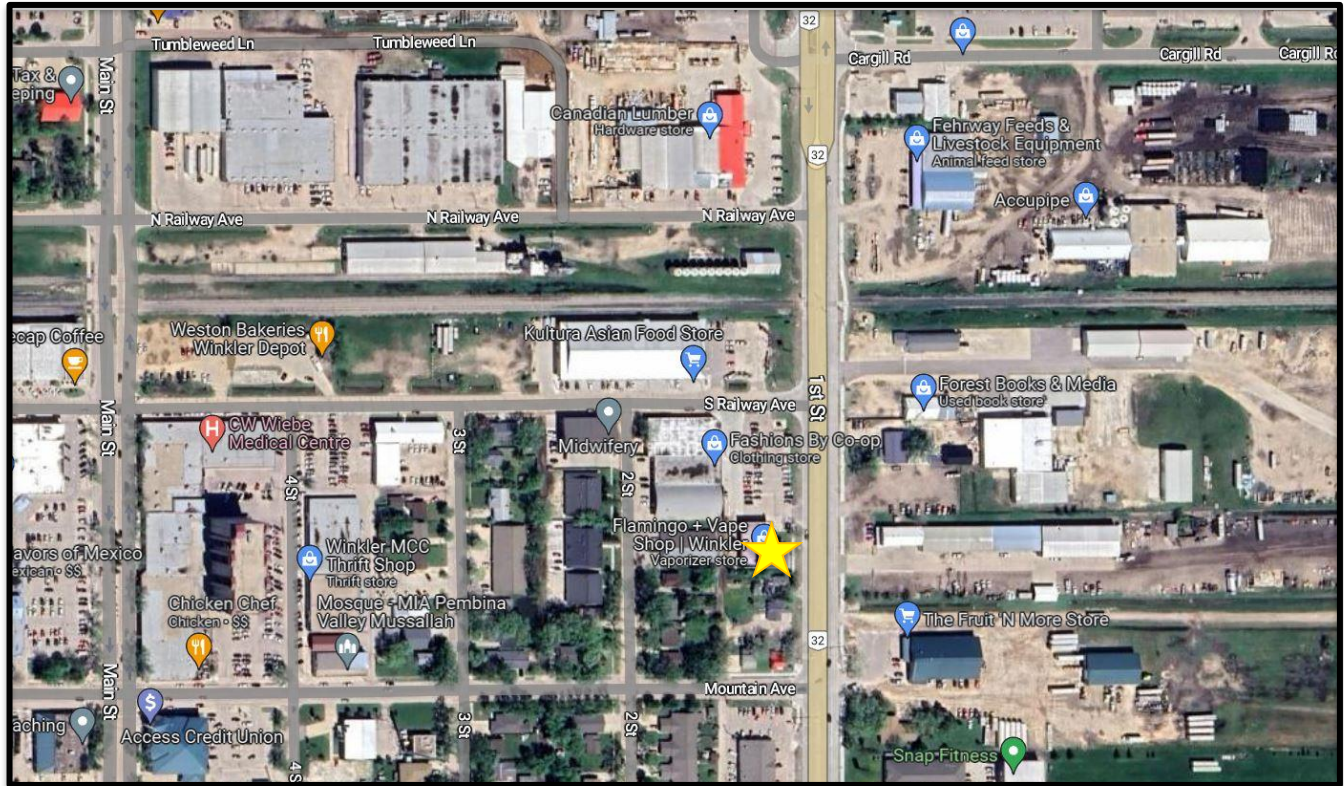
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