

4 - 344 1st Street (East Gate Plaza)

WINKLER



Available for immediate possession.

OFFICE SPACE FOR SALE OR LEASE

- Fully finished office space
- 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 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: \$9,801.94 (2024)

Condo Fees: \$364/month

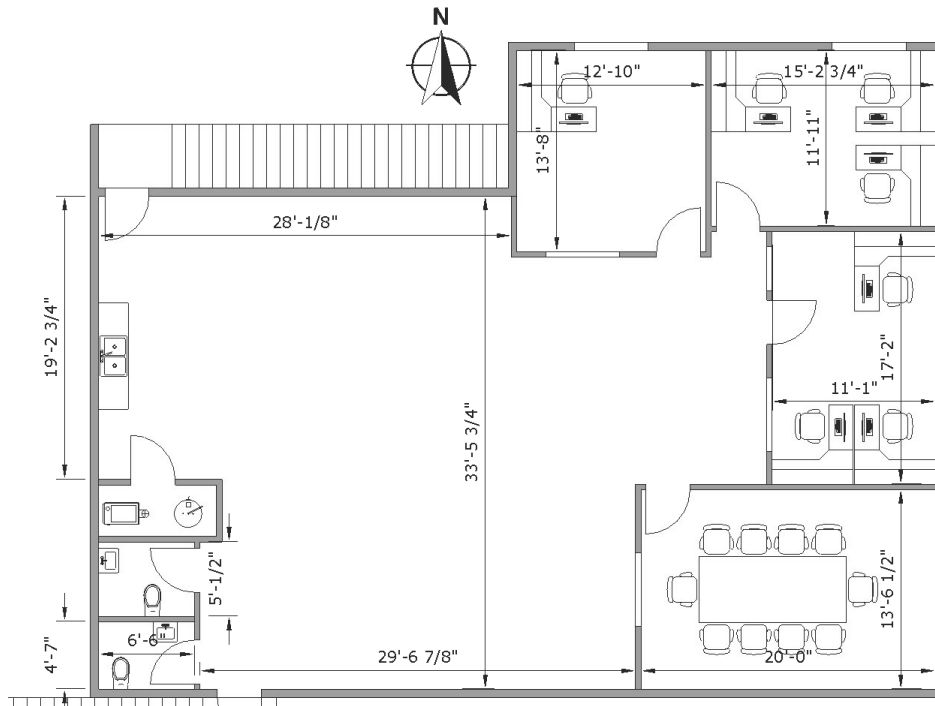
Management fees, condo insurance, repair & maintenance, snow removal & yard care, garbage removal

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



LOCATION

