

1-585 1st Street

Winkler (Harvest Plaza)

\$20/sq ft triple net

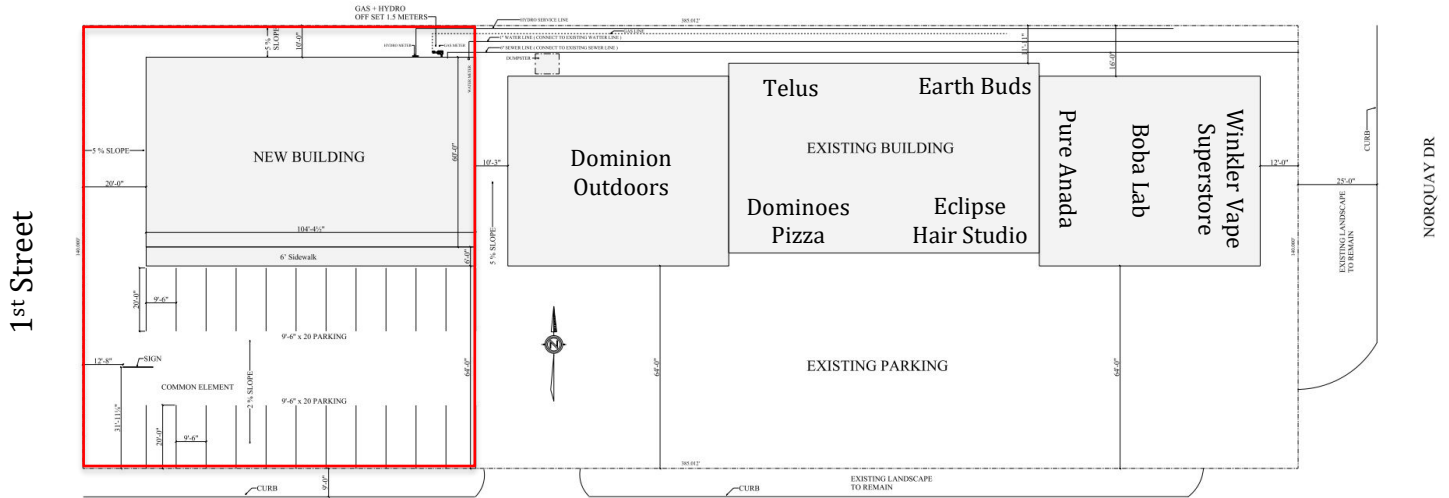


RETAIL SPACE FOR LEASE

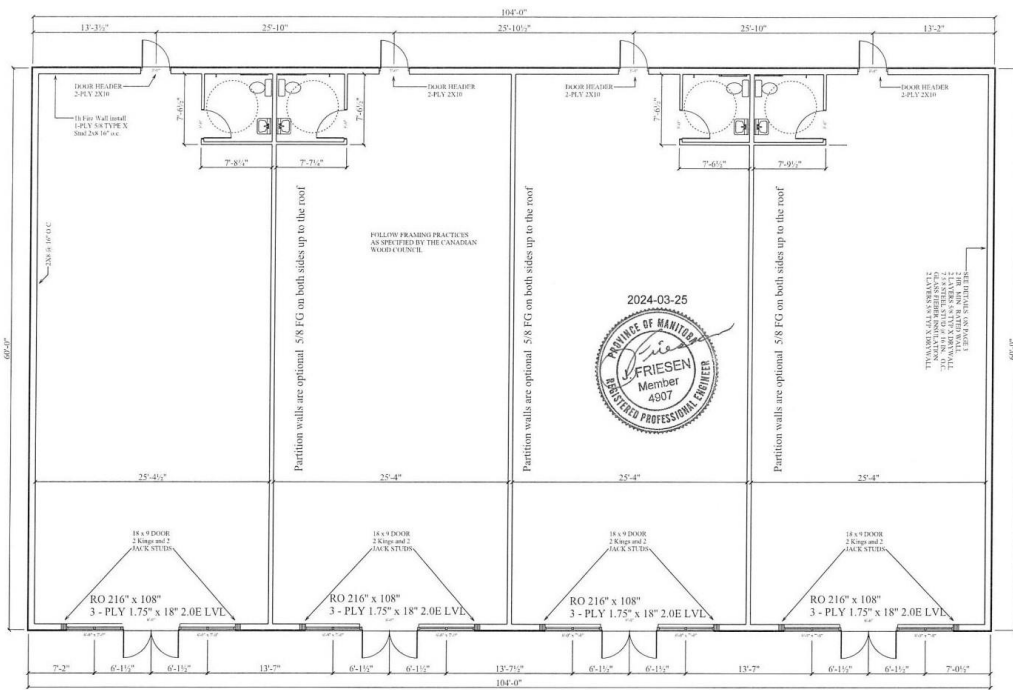
- New strip mall to be built next to the existing Harvest Plaza strip mall
- Great high traffic location in the heart of Winkler's retail sector
- Visible and accessible from 1st Street, with average traffic counts of 15,000 vehicles/day!
- Unit sizes range from a minimum of 1560 sq ft, up to 6240 sq ft.
- Leaseholds can be customized to fit your businesses needs
- Each unit will have a separate entrance and be separately metered for utilities
- Signage available above business entrances, towards 1st street on the West side of the building, and a pylon sign on site.
- CAM costs estimated at \$6.00/sq ft including building insurance, yard maintenance, snow clearing, garbage disposal, property taxes, and management



PLANS



Superstore



LOCATION

