

1-585 1st Street

Winkler (Harvest Plaza)

\$20/sq ft triple net

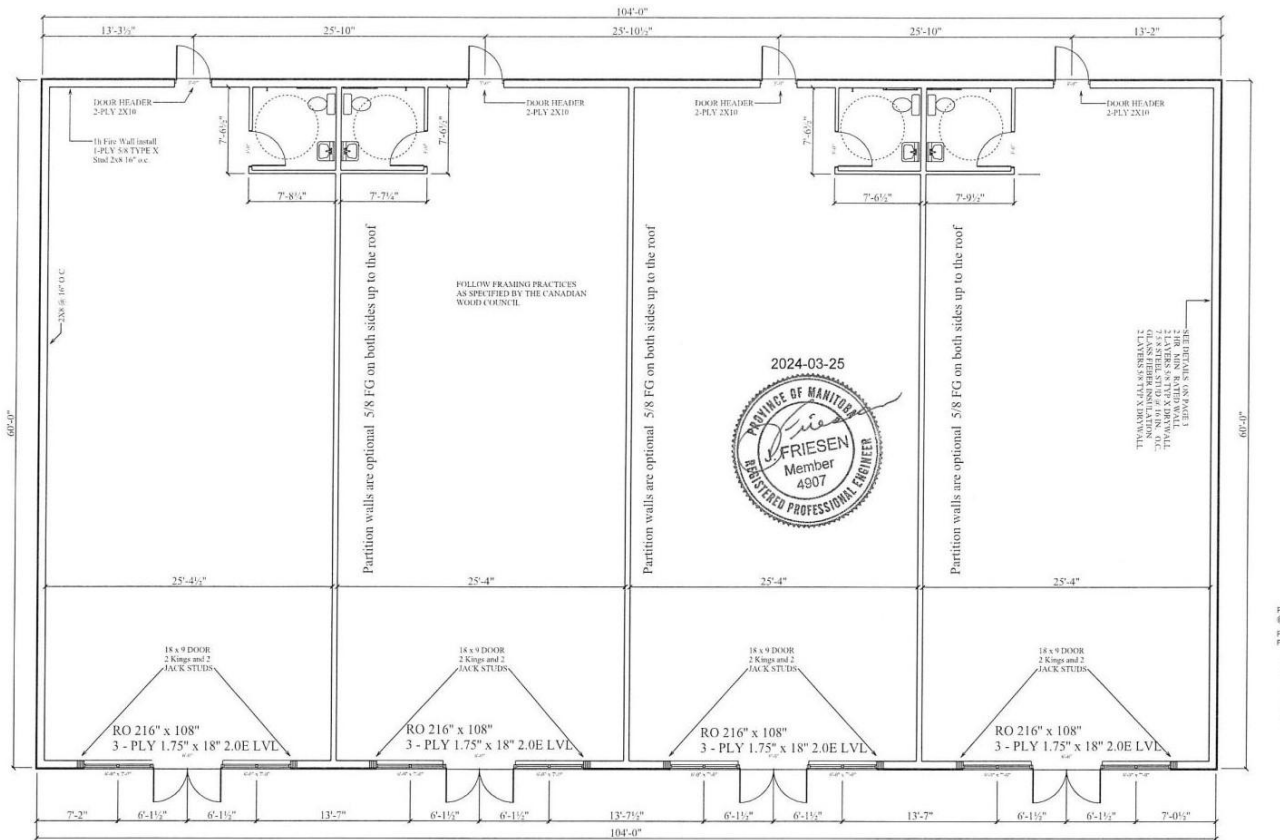


RETAIL SPACE FOR LEASE

- New strip mall 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.
- Building exterior is complete, interior is ready for leaseholds
- 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, water & sewer, yard maintenance, snow clearing, garbage disposal, property taxes, and management



BUILDING INFO



The following will be included with each unit, and will be constructed upon floor plan design being provided by the Tenant and approved by the Landlord:

- 200 Amp Electrical Service
- 2-piece Barrier-Free Washroom
- Forced Air Furnace
- Air Conditioning
- Concrete floor and dividing walls

The Following Tenant Restrictions Apply:

- florist shops
- hair salons
- pizza related restaurants



Financial Information

The following is a breakdown of the lease costs based on 1 – 1560 sq ft unit:

Lease Costs Per Year:

Basic Rent: \$20/sq ft x 1560 sq ft = \$31,200 plus GST
CAM: \$6/sq ft x 1560 sq ft = \$9,360 plus GST (Estimated)

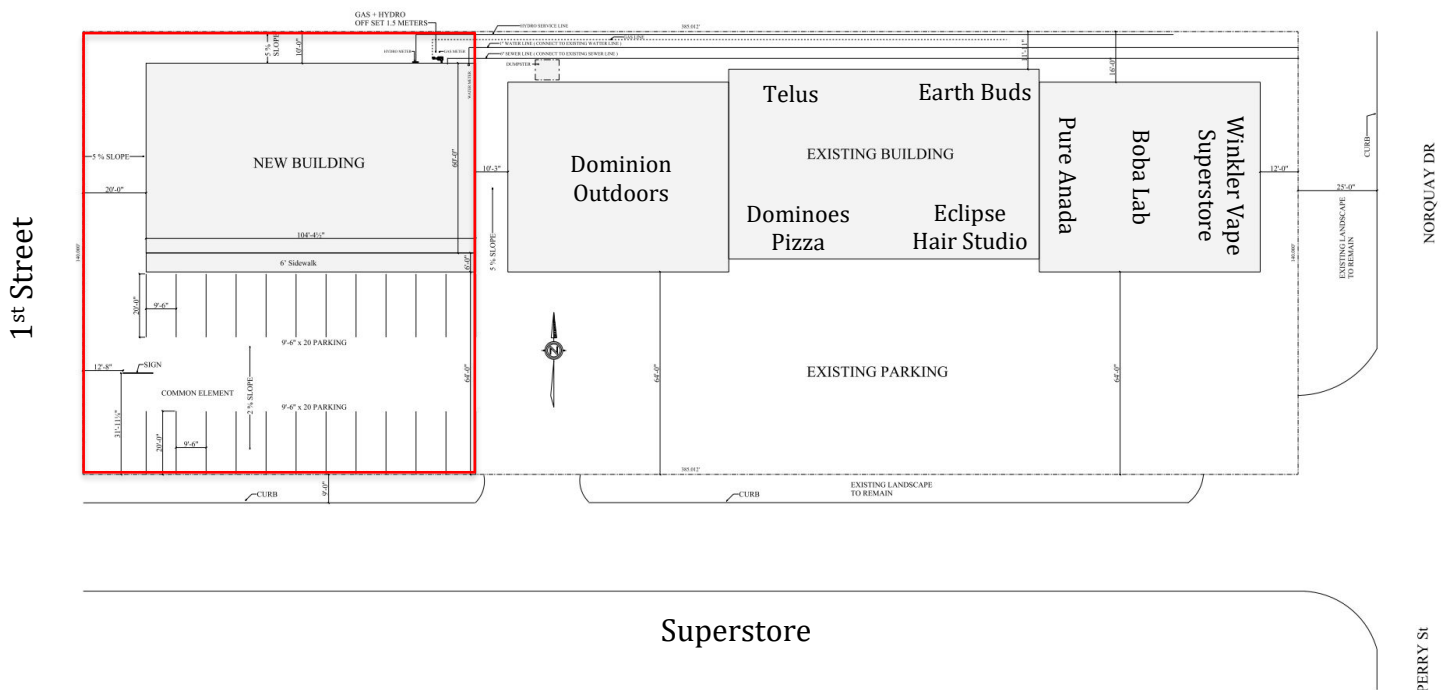
Lease Costs per Month:

\$2600 Basic Rent + \$780 CAM = \$3,380/month plus GST

CAM costs are estimated at \$6.00/sq ft and include: building insurance, water & sewer, yard maintenance, snow clearing, garbage disposal, property taxes, and management

Additional Costs: Hydro (individually metered)

Site Plan



Winkler Office

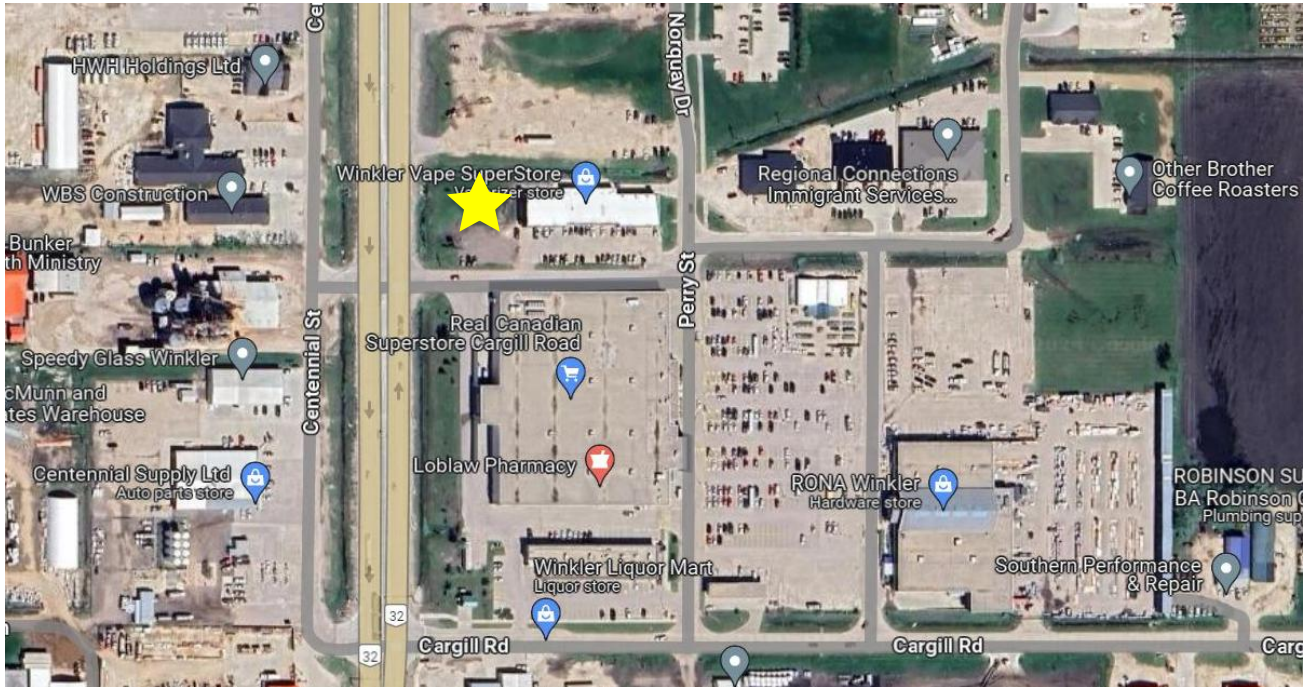
507 Main Street
Winkler, Manitoba
Box 130 R6W 4A4
T 204.325.4715

Altona Office

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

choicerealtyltd.com

LOCATION



Your friends in real estate.