

# Units 2 & 3 701 Hwy 14

Winkler

**Starting at \$22/sq ft triple net**



## COMMERCIAL SPACE FOR LEASE

- New strip mall now under construction next to KFC and Wendy's
- Great high traffic location in one of Winkler's busiest commercial sectors, close to Walmart, A&W, Bulk Barn, Rosenort Credit Union, Dollarama, and more.
- Visible and accessible from HWY 14 with average traffic counts of 15,000 vehicles/day.
- 2 Units available at 1460 sq ft each, units can be combined if required.
- Building shell will be ready for leasehold improvements by August 1<sup>st</sup>, 2025
- Each unit will have a separate entrance and be separately metered for utilities
- Signage available above business entrances
- Pylon Sign available to rent
- Building Info: 200-amp electrical services, forced air natural gas furnace, 2-tonne central air unit
- CAM costs estimated at \$7.50/sq ft including building insurance, snow clearing, garbage disposal, property taxes, and management
- *Contact listing agent for details on Exclusive Use*



