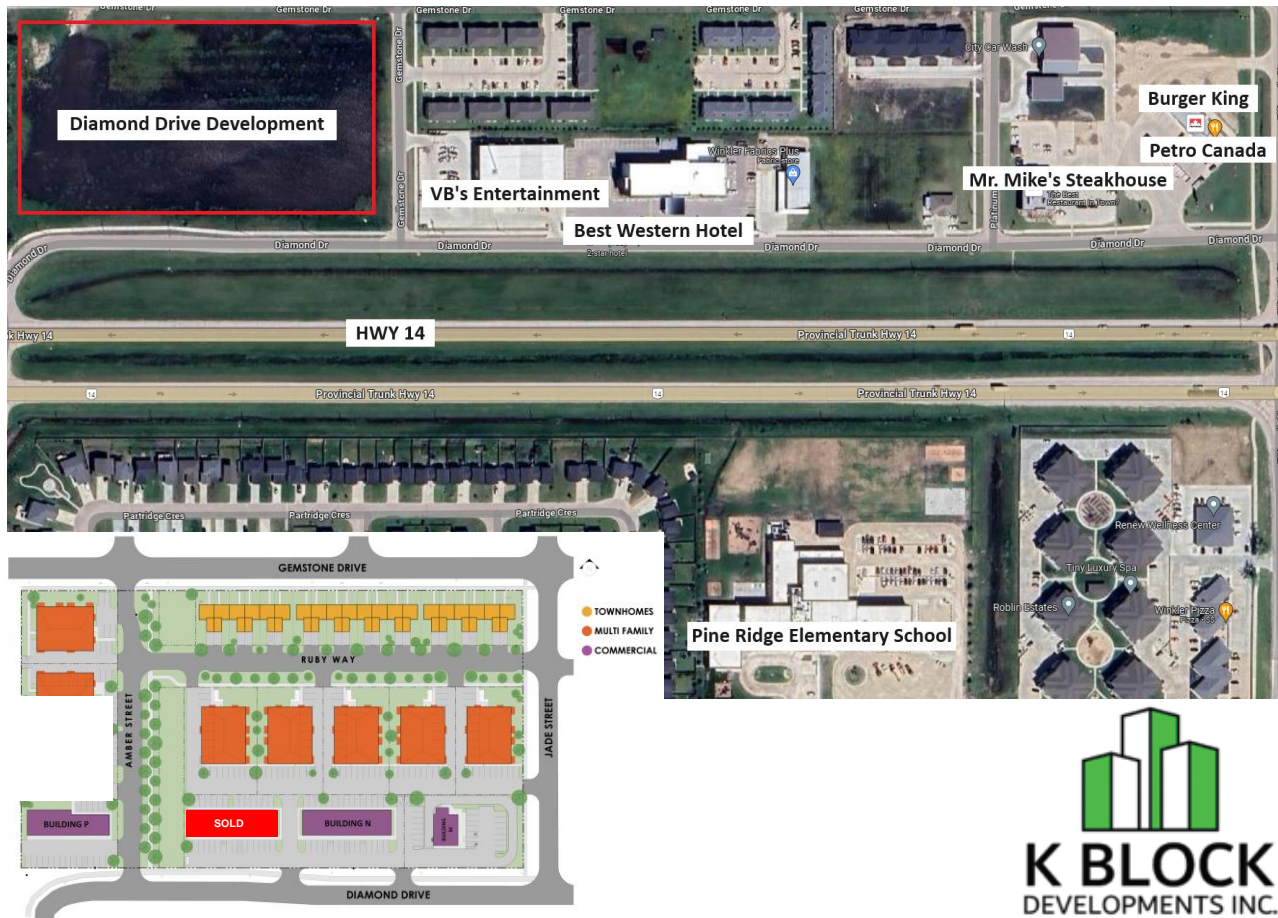


Commercial Units for Purchase or Lease in Winkler



DIAMOND PLAZA DEVELOPMENT

- High-traffic location off of HWY 14 with daily traffic counts over 16,000
- 148 residential units to be built directly to the North
- Four building options available (Building N & O, Building P, Building M)
- Zoned Commercial General
- All buildings include the following
 - finished exterior shell,
 - concrete parking & landscaping,
 - interior perimeter drywall,
 - high efficiency gas furnace & air conditioning unit,
 - serviced with hydro, gas, sewer & water.

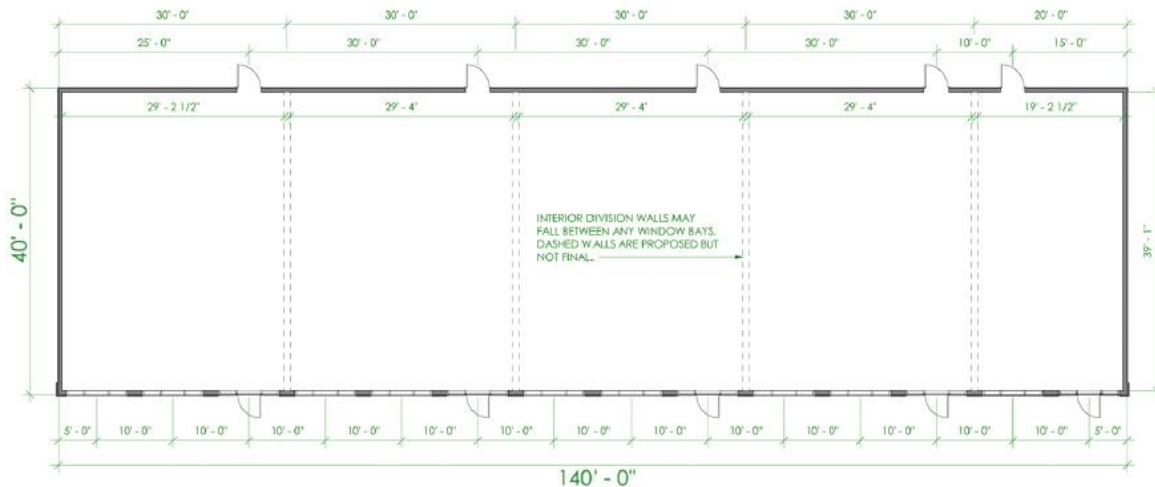


Building N 1845 DIAMOND DRIVE, WINKLER

- Condo building with units ranging from 800 - 5,600 square feet
- Purchase price: \$295/sq ft
- Lease price: \$21/sq ft triple net
- Condo fees \$1.79/sq ft
- CAM estimated at \$4.50/sq ft



IMAGES ARE USED FOR ILLUSTRATIVE PURPOSES ONLY; FINAL PRODUCT MAY NOT BE EXACTLY AS SHOWN.

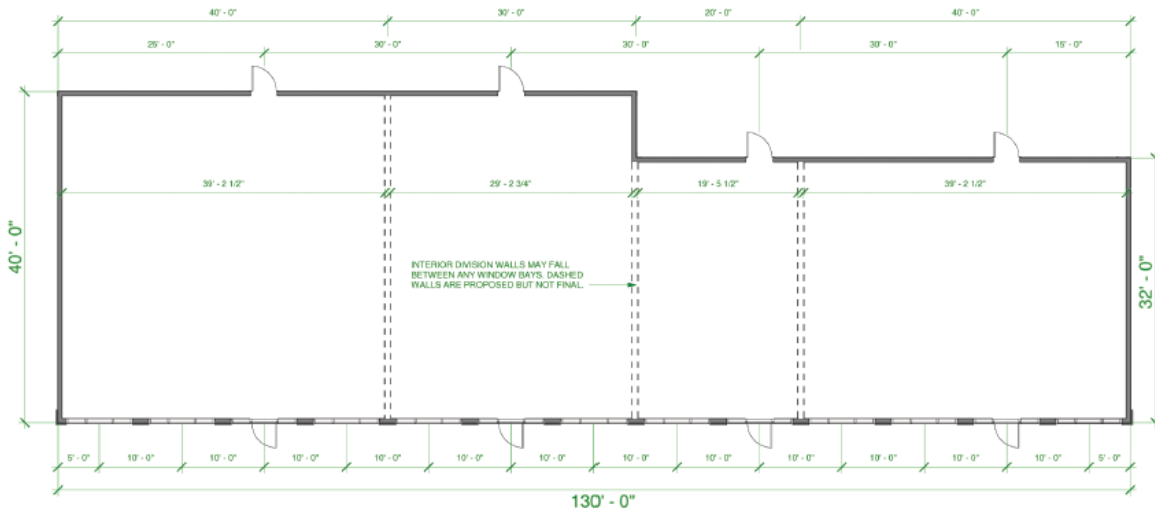


Building P 920 AMBER STREET, WINKLER

- Site area: 0.38 acres
- Units ranging from 680 - 4,720 sq ft
- Building can be subdivided into 2 titles
- 20 parking stalls
- Purchase price: \$285/sq ft
- Lease price: \$21/sq ft triple net
- CAM estimated at \$4.50/sq ft



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Building M 1815 DIAMOND DRIVE, WINKLER

- Building size: 2,160 square feet, but can be built to suit
- Site is designed for drive-through capability
- For sale or lease/ Price to be determined by desired building size



PROPOSED SITE LAYOUT ONLY

IMAGES ARE USED FOR ILLUSTRATIVE PURPOSES ONLY; FINAL PRODUCT MAY NOT BE EXACTLY AS SHOWN.



SITE PLAN



*Example only, will build to suit.

SITE: 22,028 sqft (.5 acres)
(POTENTIAL DRIVE THROUGH)

