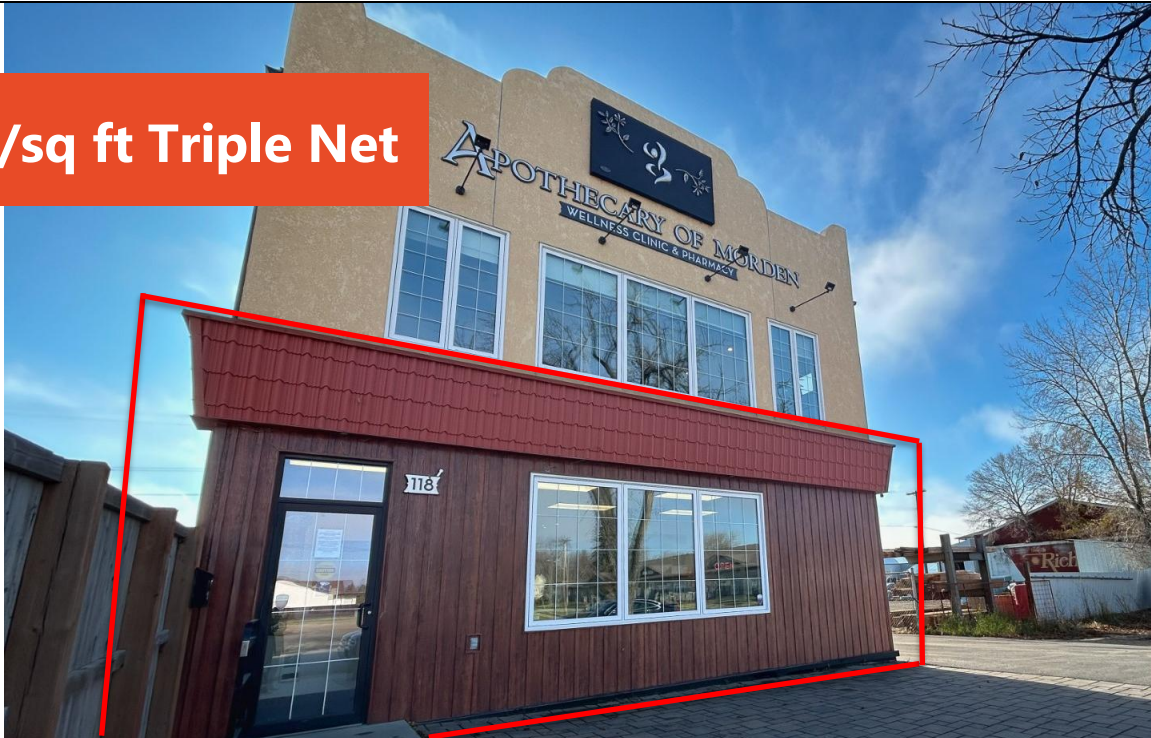


# A-118 Stephen Street

## MORDEN

**\$19/sq ft Triple Net**



## PROFESSIONAL SPACE FOR LEASE

### DETAILS

- Fully finished commercial space, ideal for office or retail. Features high quality finishes, an appealing storefront, and a great downtown location!
- Unit size: 2240 sq ft – consists of a front retail/reception area, 6 offices, 2-2pc washrooms, storage area
- Estimated CAM: \$5.87/sq ft – includes property taxes, building insurance, water and management
- Tenant is responsible for Hydro & Gas (seperately metered), and snow removal of the front sidewalk & patio area.
- Hydro: Approx. \$245/month Gas: Approx. \$50/month
- Signage space is available on the building
- Street Parking



#### 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](http://choicerealtyltd.com)



Retail/Reception



Retail

Storage



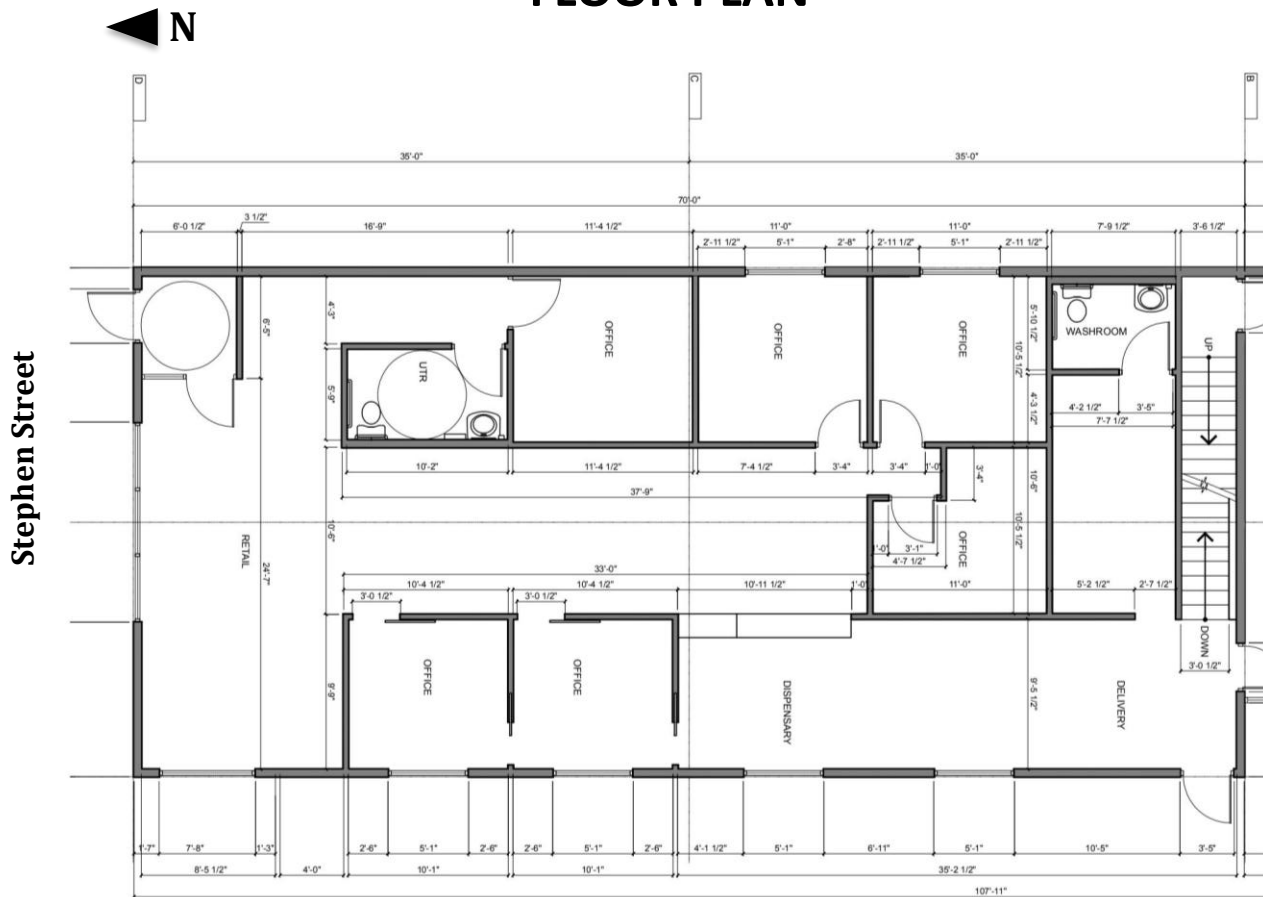
Offices



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## FLOOR PLAN



## LOCATION

