

# Retail/Shop Space For Lease

124 Albert Street, Winkler

**\$18/sq ft, triple net**



2,040 sq ft of finished  
retail/shop space

Renovated exterior coming  
soon!

Excellent visibility from  
1<sup>st</sup> Street

Updated bathroom and  
office

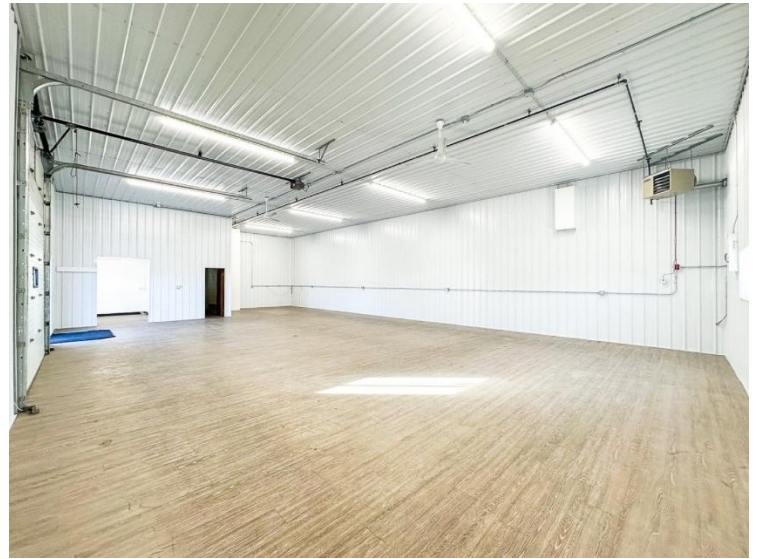
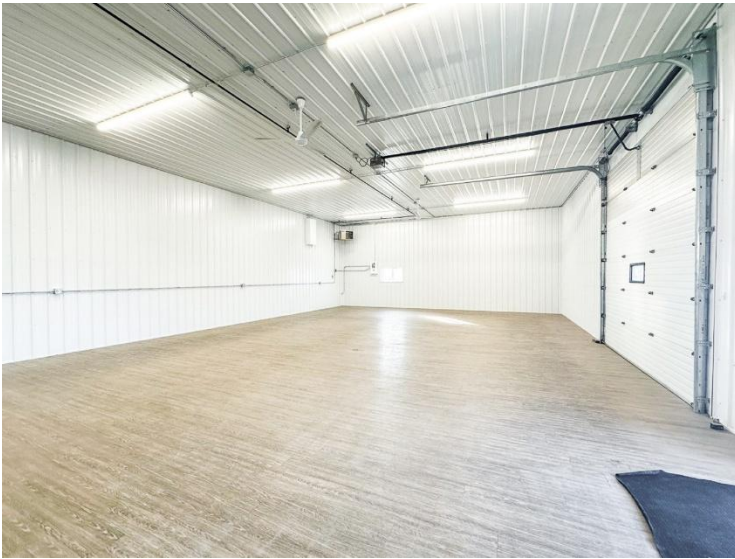
One overhead door  
(with option for 2)

Concrete parking lot

Immediate possession  
available

**Estimated CAM costs are \$3.50/sq ft which includes property tax, building insurance, building repair & maintenance and management fees.**

**Tenant pays utilities, garbage removal, and snow removal.**



## Location

