

## Commercial Unit(s) for Lease

### 1875 DIAMOND DRIVE, WINKLER

\$21/sq ft Triple Net

### BRAND NEW STRIP MALL UNDER CONSTRUCTION AT 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
- Zoned Commercial General
- Units are customizable and range in size from 1,200 sq ft up to 2,400 sq ft
- Building will include the following:
  - Finished exterior shell
  - Concrete parking lot & landscaping
  - Interior perimeter drywall
  - High efficiency gas furnace & 2 tonne air conditioning unit
  - Serviced with hydro, gas, sewer, & water
- Tenants are responsible for the cost of interior leaseholds & signage
- 27 parking spaces total
- CAM costs are estimated at \$5.50/sq ft and include building insurance, yard maintenance, snow removal, property management, property taxes, and garbage & recycling
- Tenant pays hydro, gas, and water
- Building will be built by K Block Developments, leasehold quotes available upon signing of a Letter of Intent
- Possession: Fall 2025



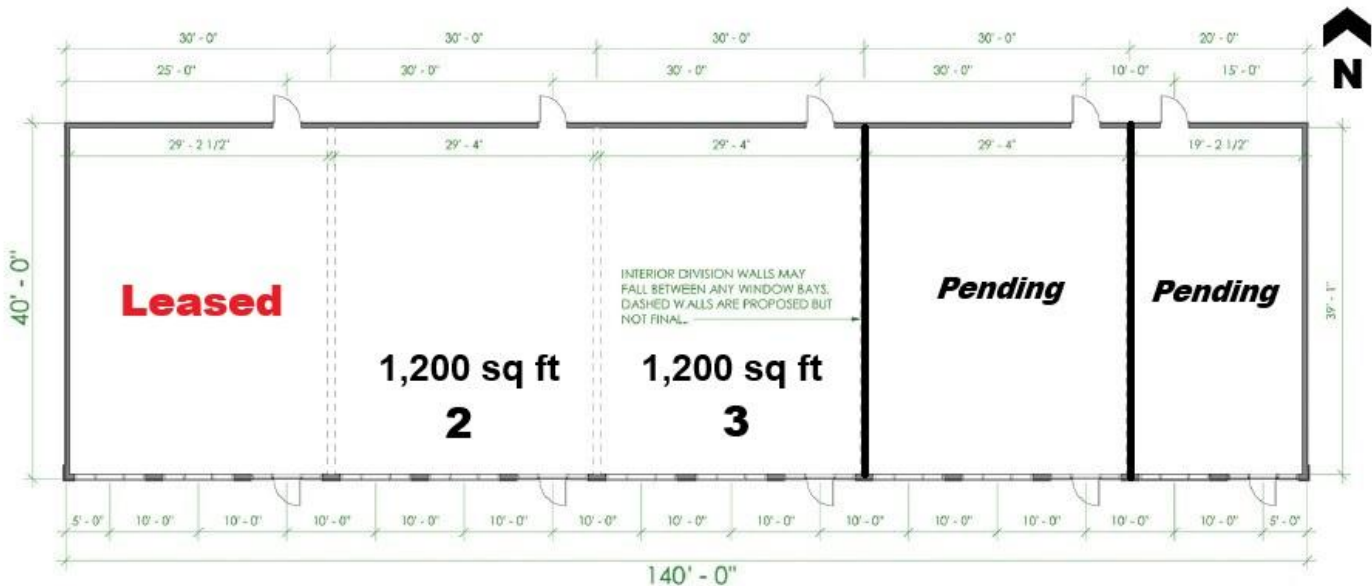
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BUILDING 'O' AREA: 5,600SQFT



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# LOCATION



## SITE & PARKING PLAN

