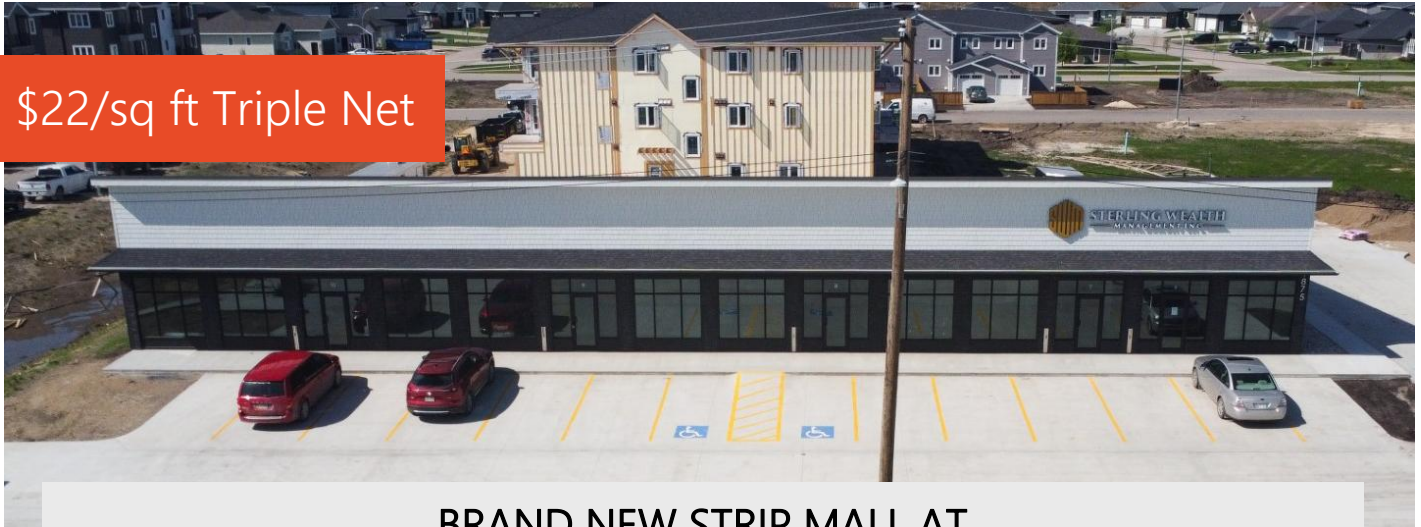


Commercial Unit(s) for Lease

1875 DIAMOND DRIVE, WINKLER

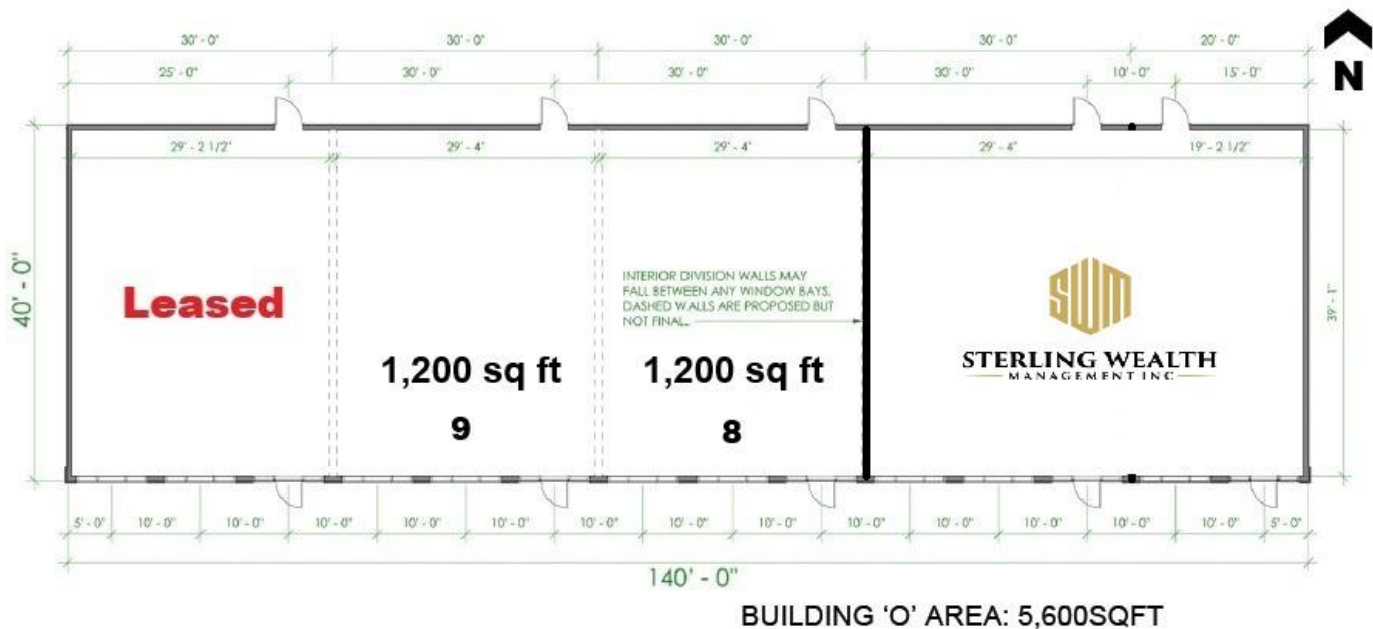
\$22/sq ft Triple Net



BRAND NEW STRIP MALL 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 includes 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 – shared with all occupants
- 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 individually metered
- Possession: Immediate





FINANCIAL INFORMATION

The following is a breakdown of the lease costs for one 1200 sq ft unit:

Lease Costs Per Year:

Basic Rent: \$22/sq ft x 1200 sq ft = \$26,400 plus GST

CAM: \$5.50/sq ft x 1200 sq ft = \$6,600 plus GST (Estimated)

Lease Costs per Month:

\$2,200 Basic Rent + \$550 CAM = \$2,750/month plus GST

CAM costs are estimated at \$5.50/sq ft and include building insurance, yard maintenance, snow removal, property management, property taxes, and garbage & recycling

Additional Costs: Hydro, Gas & Water (individually metered)



LOCATION



SITE & PARKING PLAN

