

## Unit 9 – 309 Main Street

ALG Professional Centre, Winkler

**\$16/sq ft triple net**



### OFFICE SPACE FOR LEASE

- Great opportunity to lease space in a mall setting with common hallways and washrooms.
- ALG Professional Centre is home to health care clinics, Chicken Chef, CIBC, and other businesses.
- The interior hallways are directly connected to the foyer of Cedar Estates Apartments, offering convenience for the residents to access your business' services.
- This 1,341 sq ft space features a high traffic location with entrances from the common hallway and Main Street.
- An additional 152 sq ft of office space is available across the hall from this unit.
- CAM costs are estimated at \$11.13/sq ft and include building insurance, hydro, gas, water, property management, property taxes, and common area cleaning & maintenance.
- Quick Possession Available



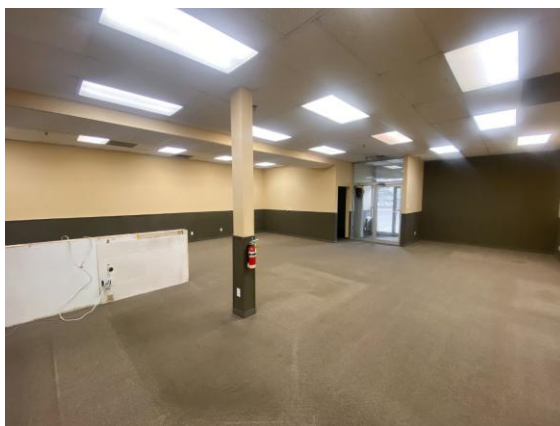
#### Winkler Office

507 Main Street  
Winkler, Manitoba  
Box 130 R6W 4A4  
T 204.325.4715

#### Altona Office

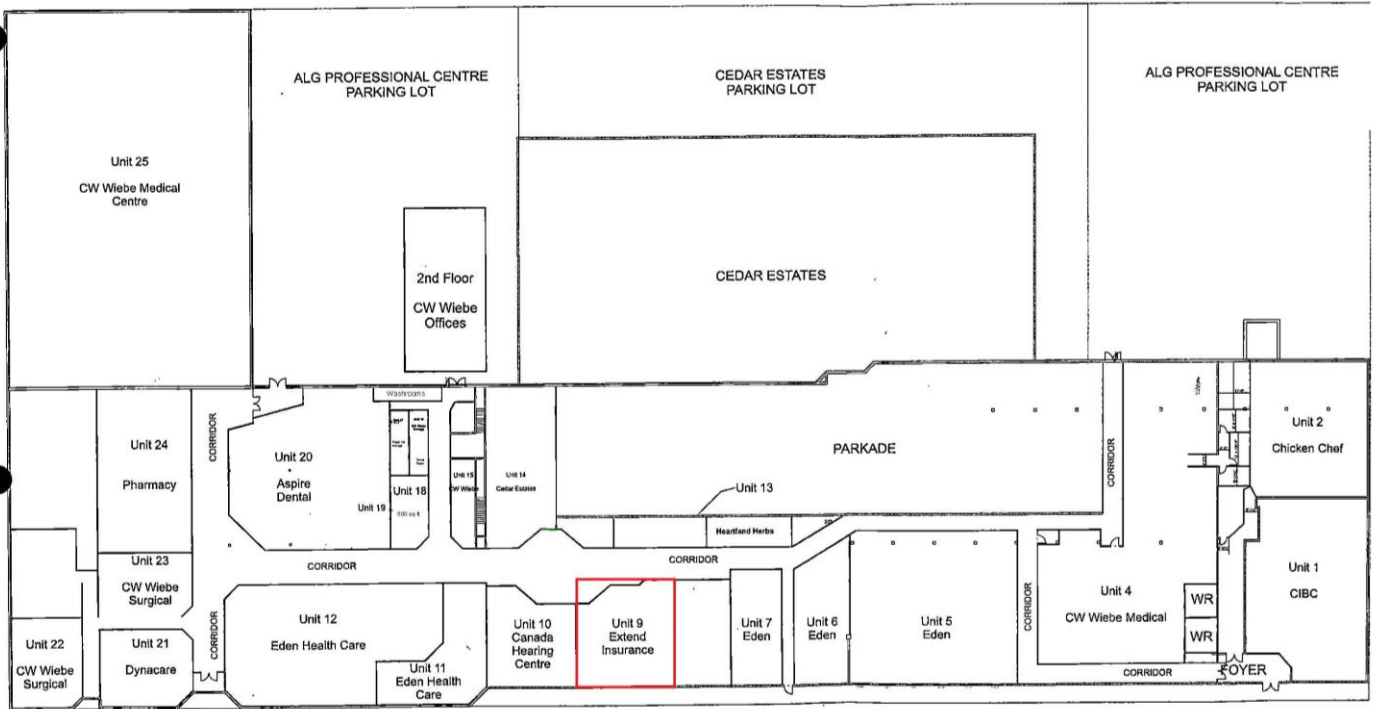
2 - 306 Centre Ave E  
Altona, Manitoba  
R0G 0B3  
T 204.324.5900

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





## FLOORPLAN



## LOCATION

