

Units 2 & 3 – 82 4th Ave SE

Carman

\$15/sq ft Triple Net

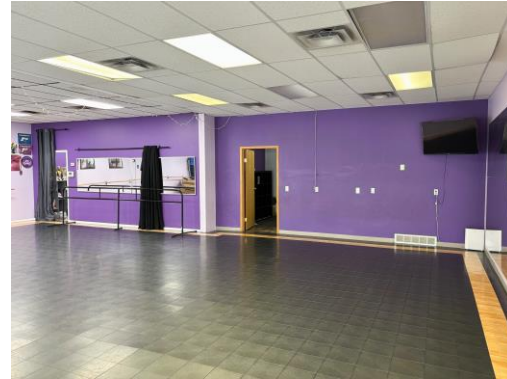


COMMERCIAL SPACE FOR LEASE

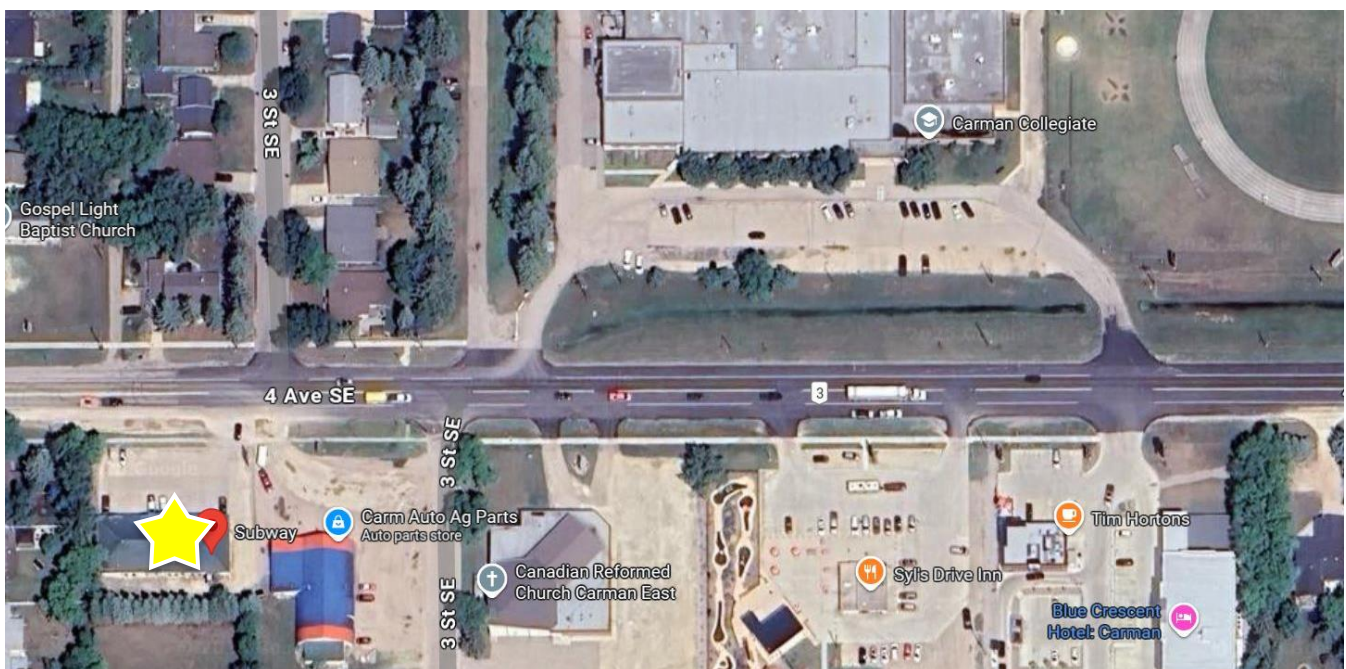
- 1650 sq ft of finished retail/office space situated in a strip mall, with highly visible frontage to Hwy 3.
- This unit is located next to Subway, and close to Tim Horton's, Blue Crescent Hotel and the High School.
- Current floorplan offers an open concept studio area, with storage rooms at the back and 2-2 piece bathrooms.
- The unit has a separate entrance, is separately metered for utilities, and has a large, shared parking lot.
- Signage available above the business entrance & pylon sign on site
- Building Info: Stucco exterior, metal roof, 200-amp electrical service, forced air natural gas furnace, central air conditioning
- CAM costs estimated at \$6.80/sq ft includes hydro for common area, garbage disposal, property taxes, building insurance, landscaping & snow removal, management, and repair & maintenance of lot and building.



PHOTOS



LOCATION





Winkler Office

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Winkler, Manitoba
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T 204.325.4715

Altona Office

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