

Commercial Shop for Lease

Located at Unit 2 - 890 Adora Ave, Winkler

\$10/sq ft, Triple Net



DETAILS

- Located in Winkler's Industrial Park, 5520 sq ft shop built with ICF construction, metal clad exterior and interior.
- Open concept shop space with a 2-piece bathroom, and a 13'2 x 5'1 storage room.
- 19'1' ceilings with perforated ceiling panels, 24' x 19' south facing transparent bi-fold door allowing for natural light and access for heavy equipment, concrete floor with floor drains.
- 200-amp service, 2 - 220V plugs, air intake and exhaust fan, in-floor heat & forced air heating unit
- Proportionate Share of Expenses (75%): \$21,076.90 Annually or \$1,756.41/month
 - Insurance - \$2,469/year
 - Property Taxes - \$15,907.90/year
 - Utilities - \$2,700/year
- Need more space? The office portion of this building may be available to lease in addition to the shop, please inquire for more information.



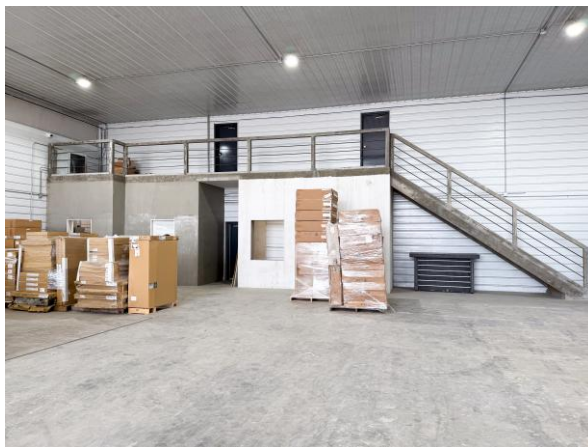
Winkler Office

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Altona Office

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LOCATION

