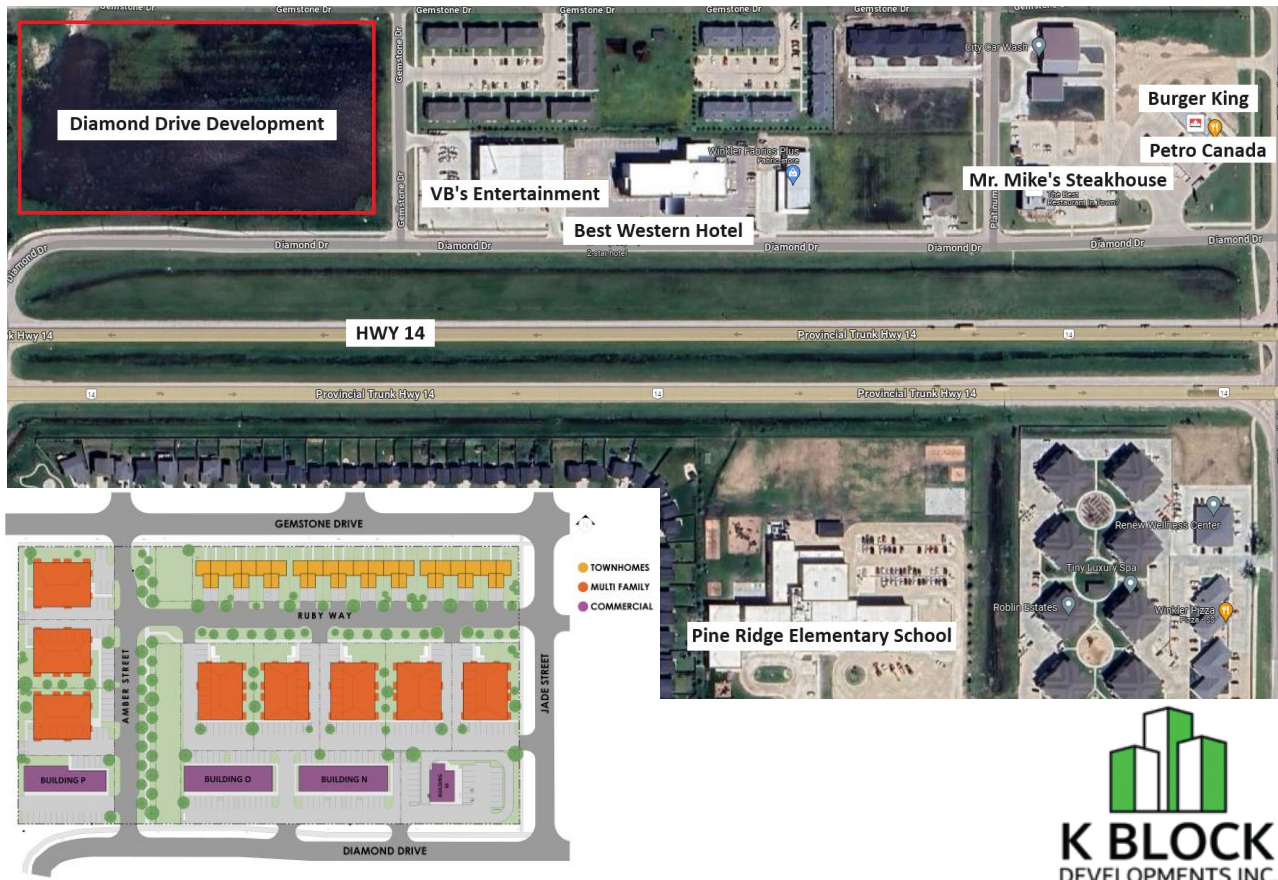


## Commercial Units for Sale or Lease in Winkler



### 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
- Two building options available for Lease (Building O & Building N)
- Two building options available for Sale or Lease (Building P & Building M)
- Zoned Commercial General
- All buildings include the following
  - finished exterior shell,
  - concrete parking & landscaping,
  - interior perimeter drywall,
  - high efficiency gas furnace & air conditioning unit,
  - serviced with hydro, gas, sewer & water.

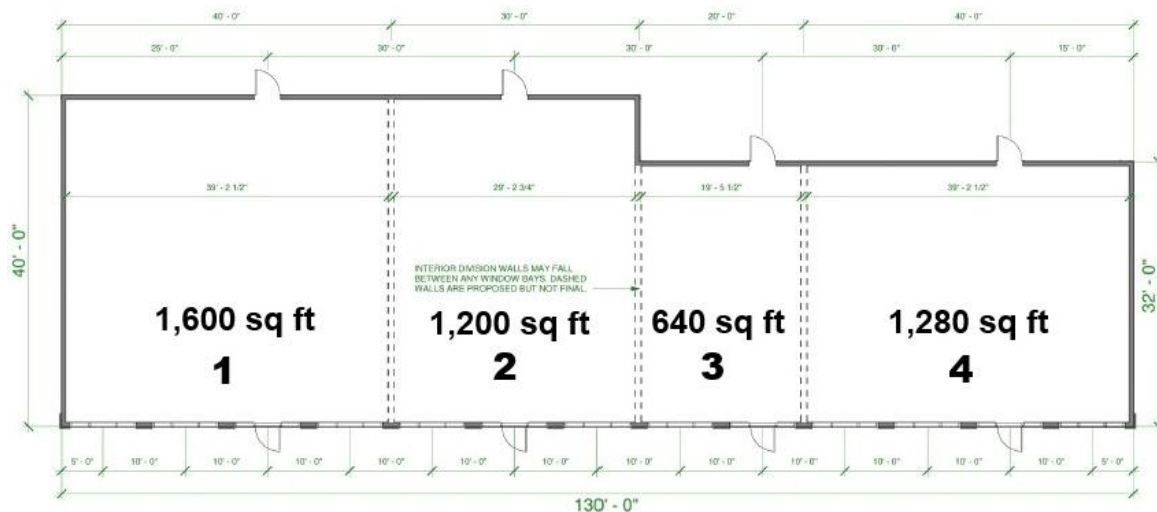


## Building P 920 AMBER STREET, WINKLER

- For Sale or Lease
- Site area: 0.38 acres
- Units ranging from 640 - 4,720 sq ft
- Building can be subdivided into 2 titles
- 20 parking stalls
- Purchase price: \$285/sq ft
- Lease price: \$21/sq ft triple net
- CAM estimated at \$4.50/sq ft



IMAGES ARE USED FOR ILLUSTRATIVE PURPOSES ONLY; FINAL PRODUCT MAY NOT BE EXACTLY AS SHOWN.



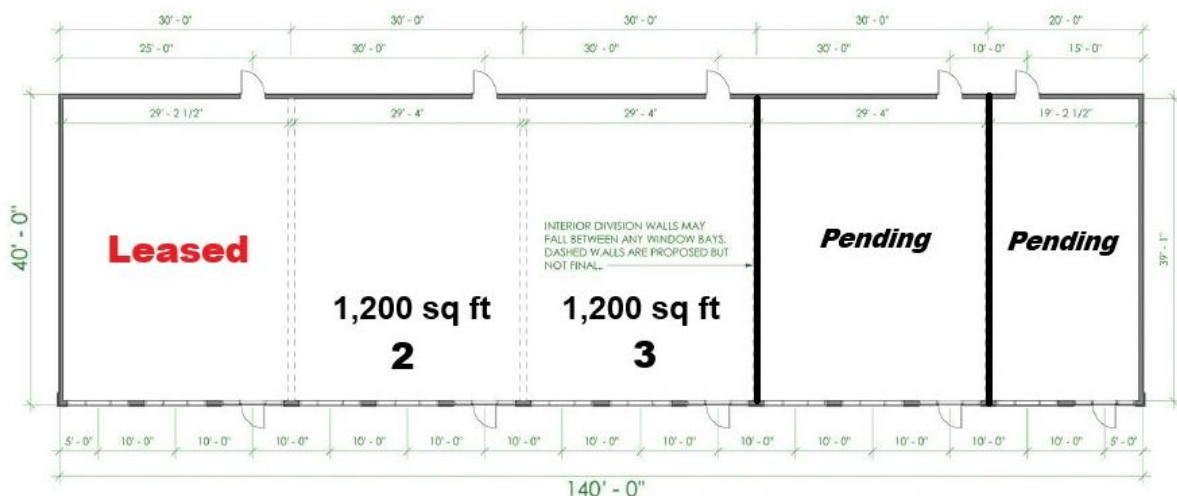


## Building O 1875 DIAMOND DRIVE, WINKLER

- For Lease
- Site area: 0.46 acres
- Minimum 1,200 sq ft up to 2,400 sq ft for combined units
- Currently under construction
- 27 parking stalls
- Lease price: \$21/sq ft triple net
- CAM estimated at \$4.50/sq ft
- Possession date: Fall 2025



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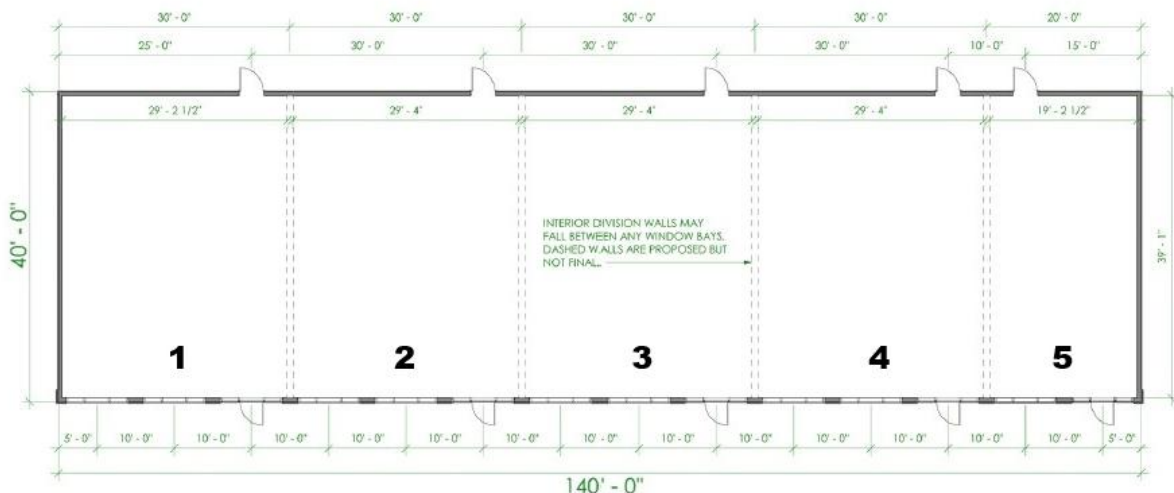


## Building N 1845 DIAMOND DRIVE, WINKLER

- For Lease
- Site area: 0.46 acres
- Unit sizes ranging from 800 sq ft up to 5,600 sq ft for the entire building
- 27 parking stalls
- Lease price: Inquire
- CAM estimated at \$4.50/sq ft
- Possession date: TBD



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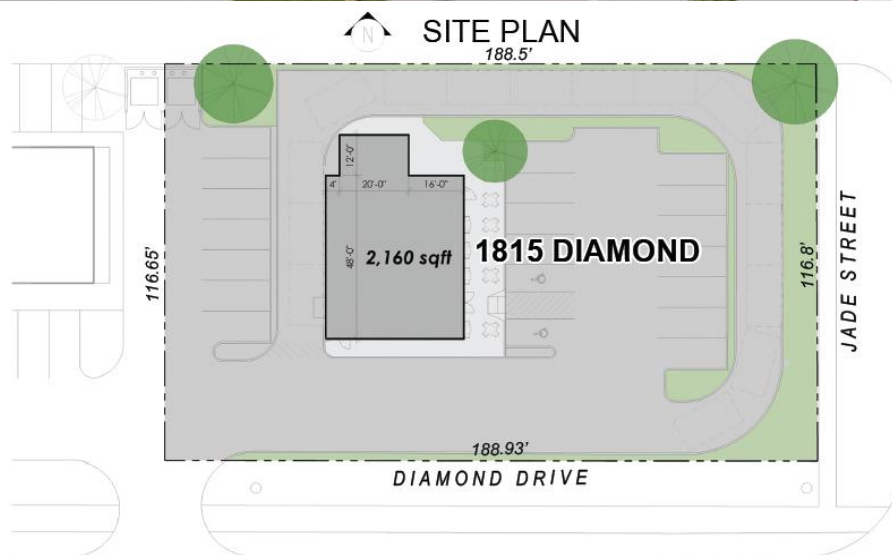
## Building M 1815 DIAMOND DRIVE, WINKLER

- For Sale or Lease
- Building size: 2,160 square feet, but can be built to suit
- Site is designed for drive-through capability
- Price to be determined by desired building size



PROPOSED SITE LAYOUT ONLY

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SITE: 22,028 sqft (.5 acres)  
(POTENTIAL DRIVE THROUGH)



Your friends in real estate.