choice
REALTY LTD

Winkler Office

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

Altona Office

2 – 306 Centre Ave E
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choicerealtyltd.com

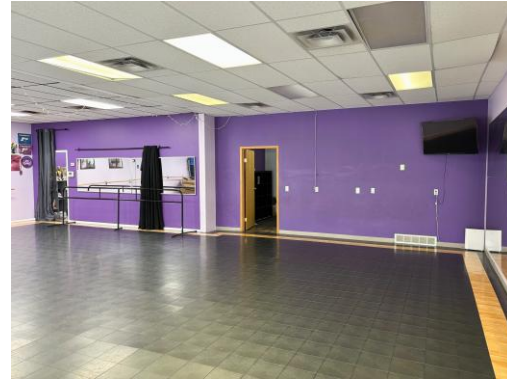# Units 2 & 3 – 82 4th Ave SE

Carman

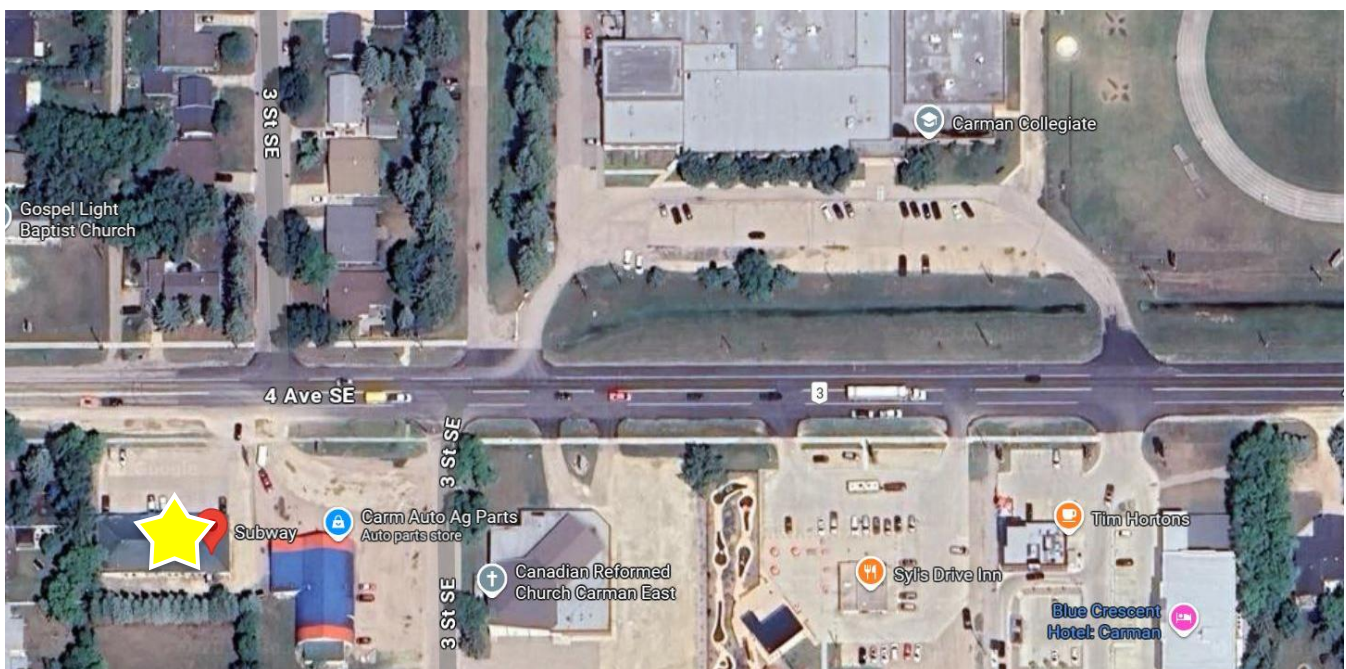**$14.50/sq ft Triple Net**

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.

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PHOTOS

LOCATION

Financial Information

The following is a breakdown of the lease costs for this unit:

Lease Costs Per Year:
Basic Rent: $15/sq ft x 1650 sq ft = $24,750 plus GST
CAM: $6.80/sq ft x 1650 sq ft = $11,220 plus GST (Estimated)

Lease Costs per Month:
$2,062.50 Basic Rent + $935 CAM = $2,997.50/month plus GST

CAM costs are estimated at $6.80/sq ft and include: hydro for common area, garbage disposal, property taxes, building insurance, landscaping & snow removal, management, and repair & maintenance of lot and building.

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