

Office or Retail Space for Lease

24-385 Main Street, Winkler

**\$16/sq ft
Triple Net**



DETAILS

- 1984 sq ft fully finished commercial space with a 2-piece washroom
- Current layout is set up for a Pharmacy or retail, leaseholds can be customized to suit your business needs
- Located inside the ALG Professional Centre in downtown Winkler. The Centre is home to health care clinics, Chicken Chef, CIBC, and other businesses.
- The space offers a high traffic location with frontage to the common hallway, and is next door to C.W. Wiebe Medical Clinic
- Opportunity for signage on the exterior of the building
- Common washrooms are just down the hall
- Zoning: Commercial Central
- Available for quick possession



Winkler Office

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

Altona Office

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



FINANCIAL INFORMATION

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

Lease Costs Per Year:

Basic Rent: \$16/sq ft x 1984 sq ft = \$31,744 plus GST

CAM: \$11.13/sq ft x 1984 sq ft = \$22,081.92 plus GST (Estimated)

Lease Costs per Month: \$2,645.33 Basic Rent + \$1,840.16 CAM =
\$4,485.49/month plus GST

CAM costs are estimated at \$11.13/sq ft and includes: building insurance, hydro, gas, water, property management, garbage disposal, property taxes, and common area cleaning & maintenance

CLINIC INFO

Number of Physicians:

Family Physicians/NP/PA: 30

Specialists: 13

On Site Allied Health Care Providers (e.g. social worker, dietitian, respiratory therapist, etc.): 8

Clinic Size: estimated 25,624 sq ft

Patient Visits: 129,942 patients visited in the past 12 months averaging around 11,000 per month (8,900 to 12,800)



LOCATION

