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
Altona, Manitoba
R0G 0B3
T 204.324.5900

choicerealtyltd.com

Office or Retail Space for Lease

18-350 Main Street, Winkler

$16/sq ft
Triple Net

DETAILS

- 500 sq ft fully finished commercial space
- space is fully finished with a waiting area, 2 offices, and a kitchenette.
- 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

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FINANCIAL INFORMATION

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

Lease Costs Per Year:

Basic Rent: $16/sq ft x 500 sq ft = $8,000/year plus GST
CAM: $11.13/sq ft x 500 sq ft = $5,565/year plus GST (Estimated)

Lease Costs per Month: $666.67 Basic Rent + $463.75 CAM = $1,130.42/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)

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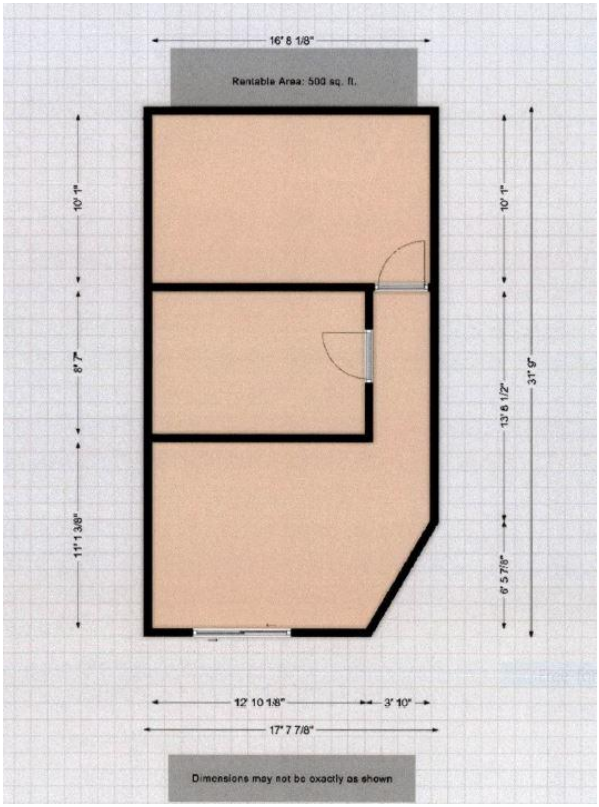
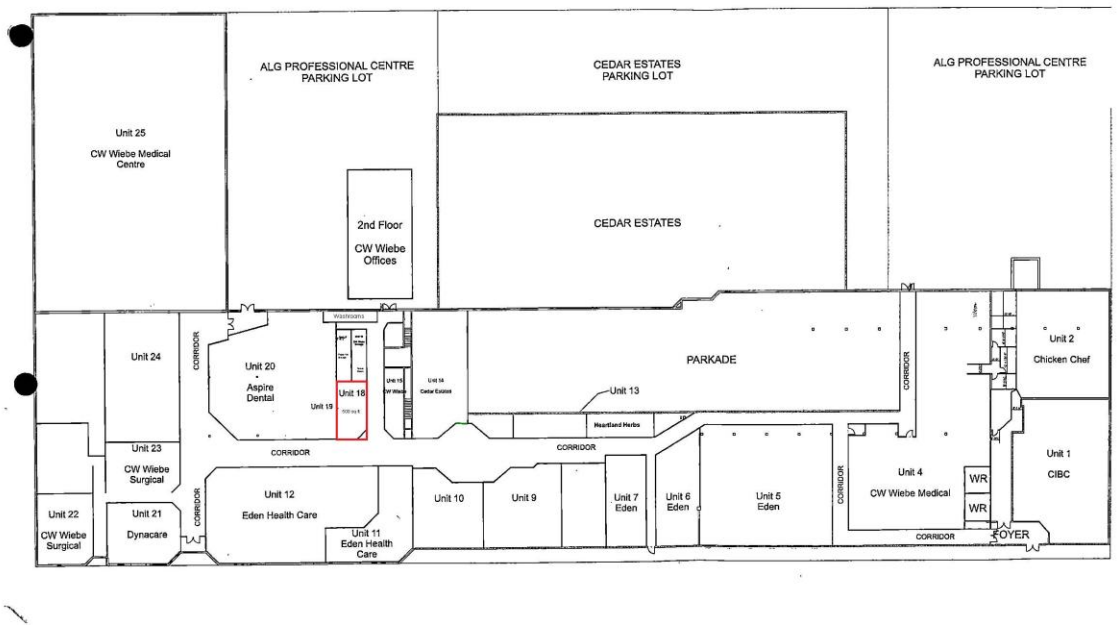
FLOORPLAN





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LOCATION