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

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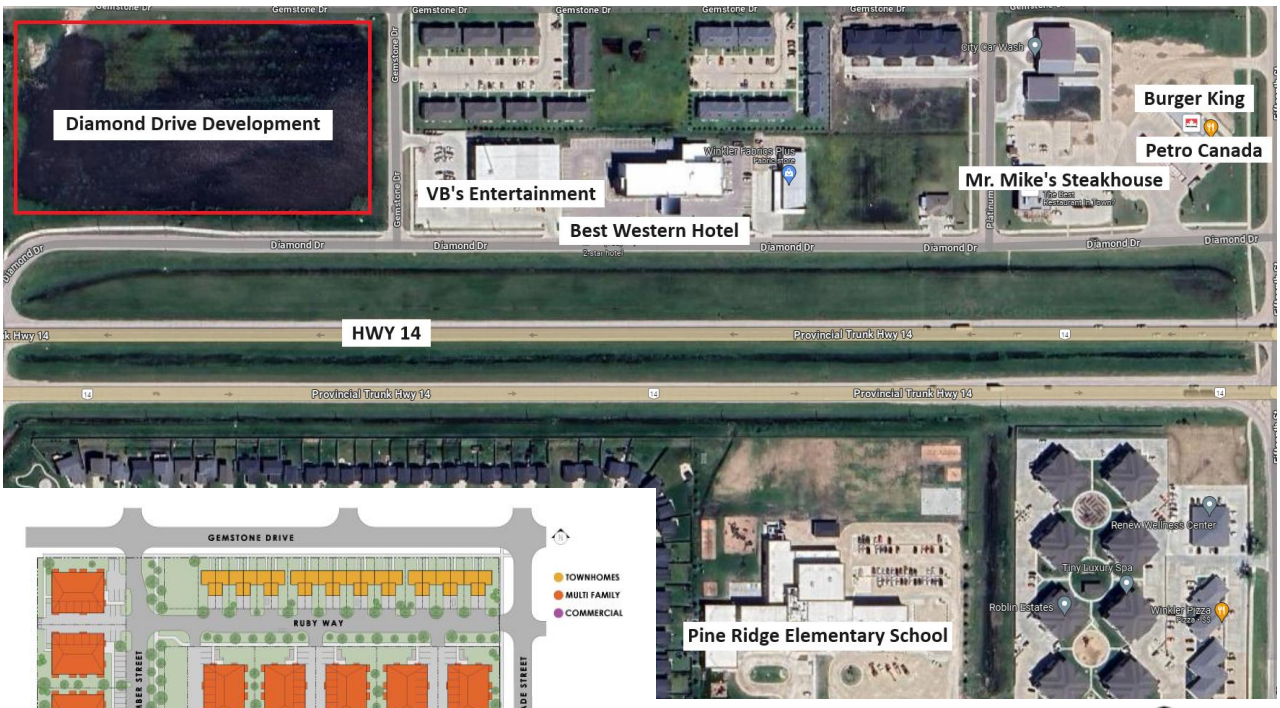
Commercial Units for Sale or Lease in Winkler



K BLOCK DEVELOPMENTS INC.

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
- All buildings are available for Lease
- Building P is available for Sale or Lease
- 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.

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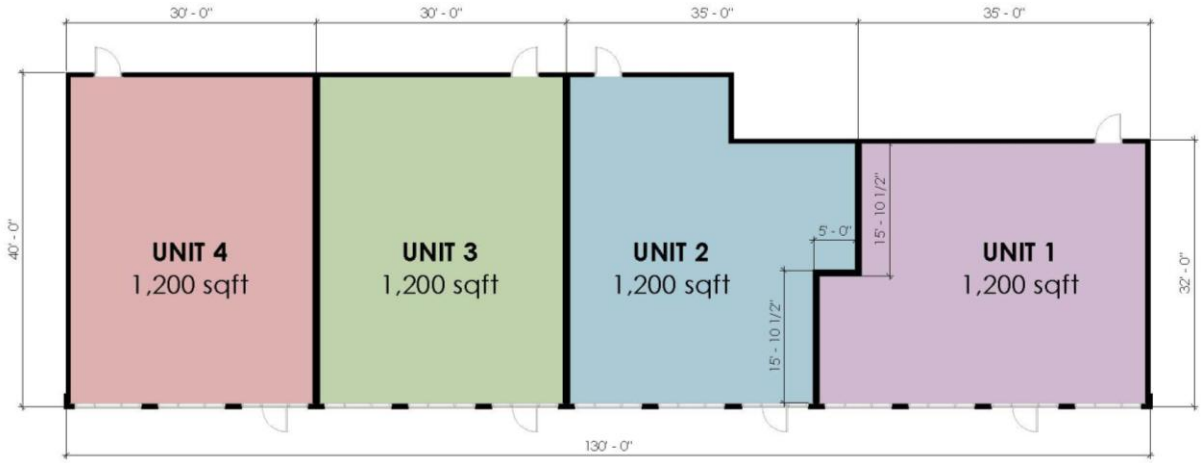
Building P 920 AMBER STREET, WINKLER

- For Sale or Lease
- Site area: 0.38 acres
- Units ranging from 1,200 - 4,800 sq ft with 12' ceilings
- Building can be subdivided into 2 titles
- 20 parking stalls
- Purchase price: $303/sq ft
- Lease price: $21/sq ft triple net
- CAM estimated at $5.50/sq ft



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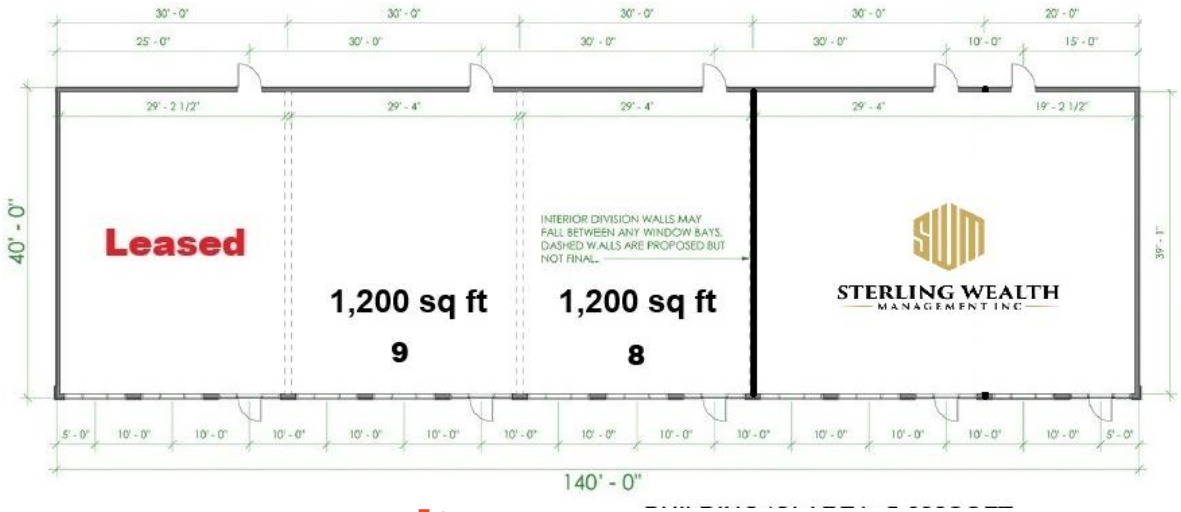
Building O 1875 DIAMOND DRIVE, WINKLER

- For Lease
- Site area: 0.46 acres
- Minimum 1,200 sq ft up to 2,400 sq ft for combined units
- 27 parking stalls – shared with all occupants
- Lease price: $22/sq ft triple net
- CAM estimated at $5.50/sq ft
- Possession date: Immediate



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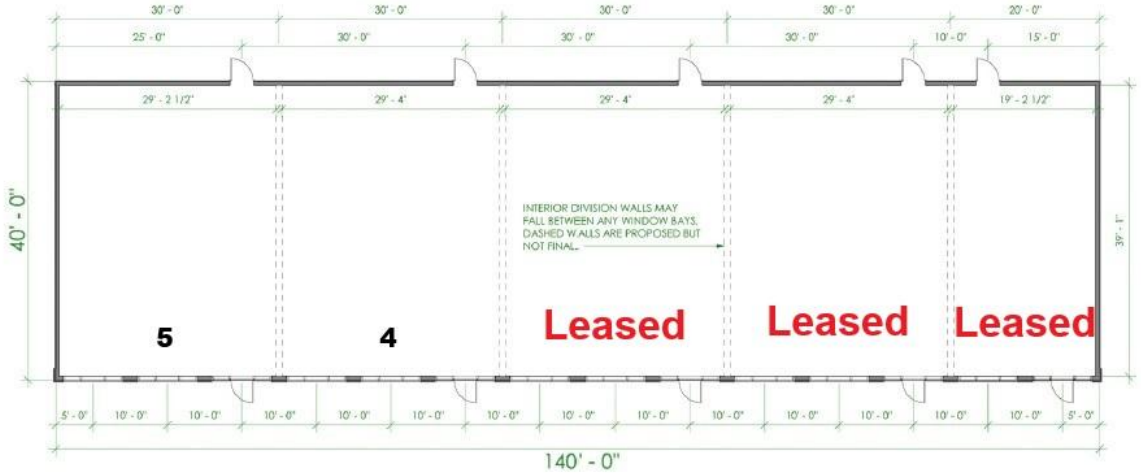
Building N 1845 DIAMOND DRIVE, WINKLER

- For Lease
- Site area: 0.46 acres
- Minimum 1,200 sq ft up to 2,400 sq ft for combined units
- 27 parking stalls – shared with all occupants
- Lease price: $22/sq ft triple net
- CAM estimated at $5.50/sq ft
- Possession date: Immediate



BUILDING 'O' AREA: 5,600SQFT
BUILDING 'N' AREA: 5,600SQFT

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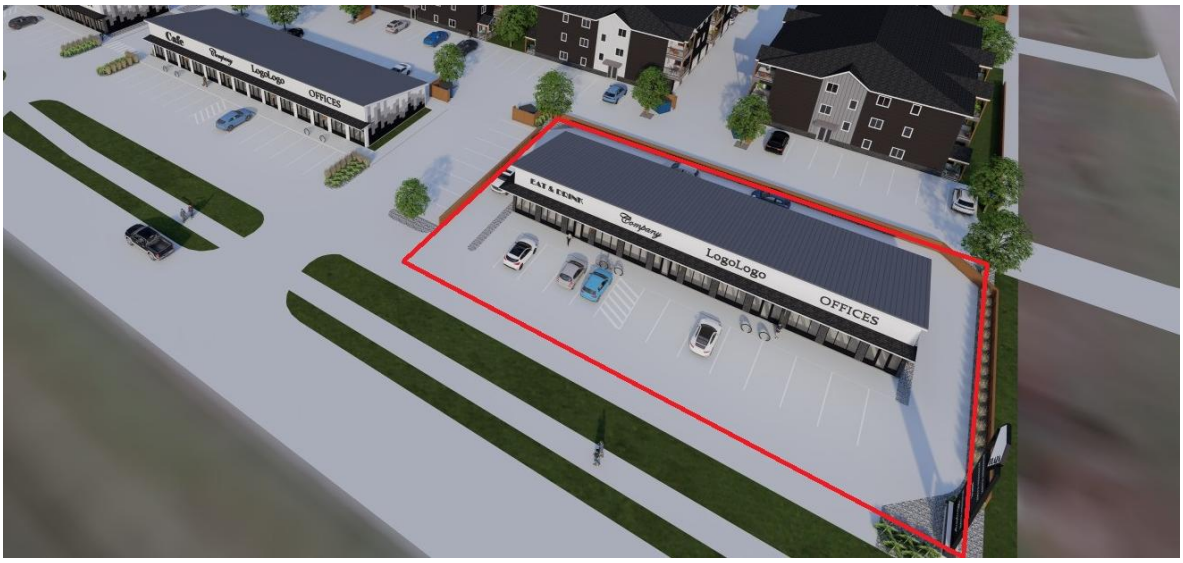
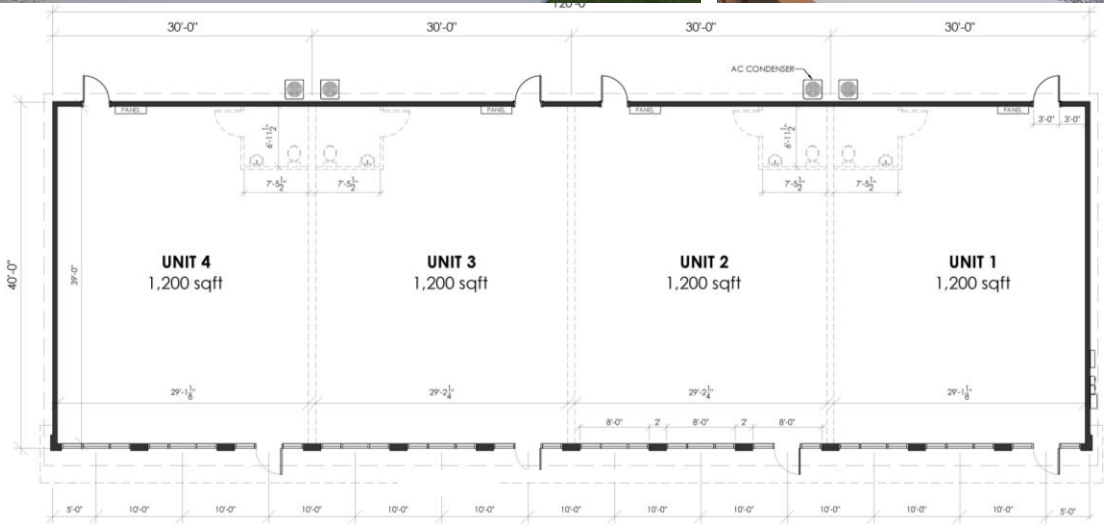
Building M 1815 DIAMOND DRIVE, WINKLER

- For Lease – Strip Mall to be built
- Unit sizes ranging from 1200 sq ft – 4800 sq ft, but can be built to suit
- Site is designed for drive-thru capability
- Lease price: $24/sq ft triple net
- CAM estimated at $5.50/sq ft
- Possession Date: To be determined