

~ Join Walmart, Pet Valu, Bulk Barn and More ~



FOR LEASE

Winkler Crossing

955 MAIN STREET, WINKLER, MB

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Services provided by Luke Paulsen Personal Real Estate Corporation

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

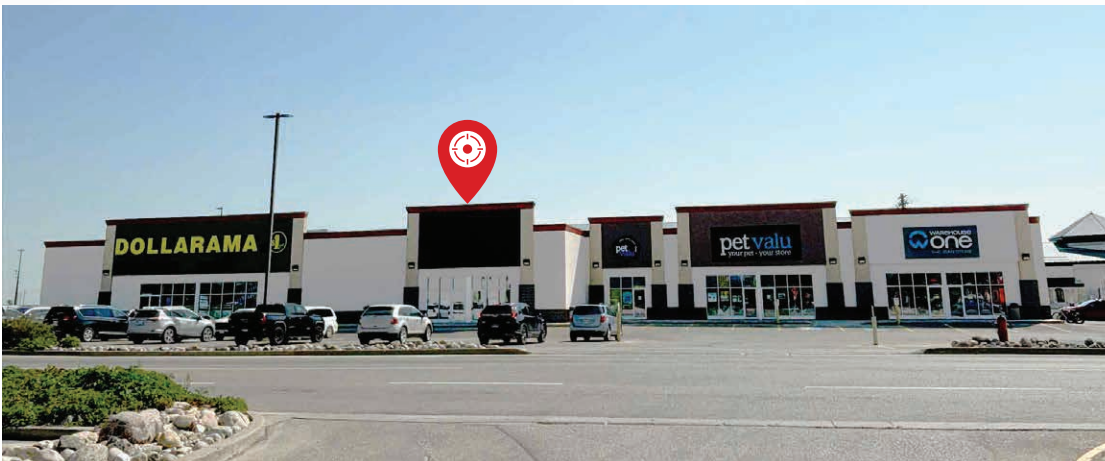
capitalgrp.ca

Property Details

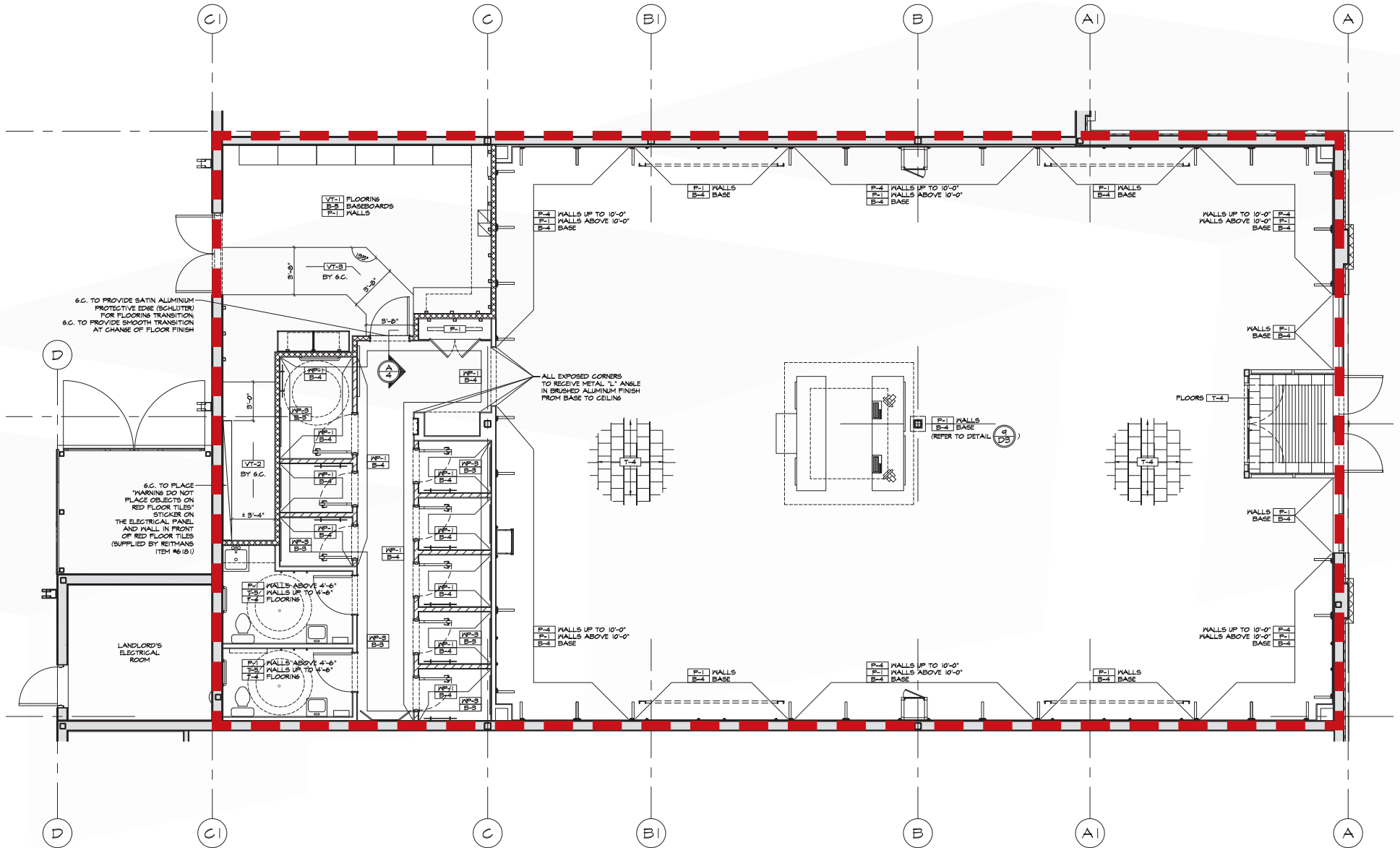
AREA AVAILABLE (+/-)	4,057 sq. ft.
NET RENTAL RATE	\$25.00 per sq. ft.
ADDITIONAL RENT	\$11.04 per sq. ft. (est 2024) inclusive of mgmt. fee & water
MECHANICAL	2, 7.5 ton
ELECTRICAL	200 A, 600V, 3-Phase, 4-Wire
PYLON SIGNAGE	Available
AVAILABILITY	Immediately

HIGHLIGHTS

- Walmart anchored site surrounded by other national tenancies such as A&W, Bulk Barn, Dollarama, Pet Valu, and more
- Three points of ingress and egress, including one traffic light-controlled intersection
- Great exposure to traffic along Provincial Highway 14 with exterior signage and pylon signage visible to light-controlled intersection
- Ample on-site parking and loading in red
- Move-in ready retail opportunity



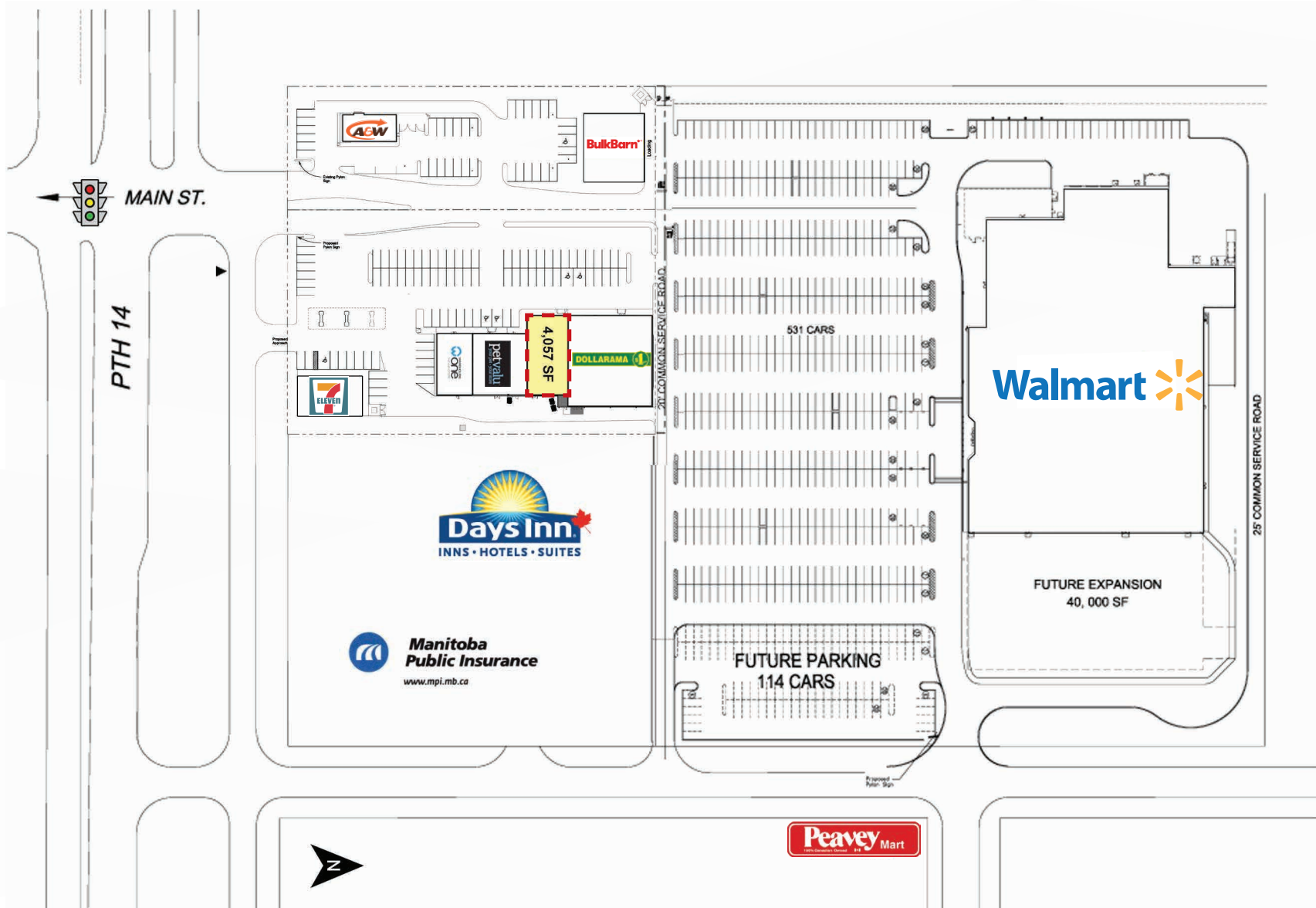
Floor Plan



Interior Photos



Site Plan



Winkler Overview

Winkler is a city located in southern Manitoba, Canada, known for its vibrant community and strong Mennonite heritage. Situated approximately 120 kilometers southwest of Winnipeg, Winkler has a population of around 15,000 people, making it one of the larger cities in the region.

Originally settled by Mennonite immigrants in the late 19th century, Winkler has retained a distinct cultural identity rooted in its agricultural origins. The city's economy is bolstered by agriculture, manufacturing, and retail sectors, with a significant portion of its population employed in these industries.

Winkler boasts a range of amenities and services typical of a regional center, including schools, healthcare facilities, recreational opportunities, and a variety of community events and festivals throughout the year. The city prides itself on its family-friendly atmosphere and tight-knit community spirit, which is evident in its strong volunteer networks and civic engagement.

Culturally, Winkler celebrates its Mennonite heritage through various cultural events, museums, and historical sites that showcase the community's history and traditions. The Pembina Threshermen's Museum, for instance, offers a glimpse into the area's agricultural past.

In recent years, Winkler has experienced steady population growth and economic development, attracting new residents and businesses drawn to its affordable cost of living, safe neighborhoods, and quality of life.

Overall, Winkler, Manitoba, stands as a testament to the enduring legacy of its founding communities, blending historical richness with modern amenities to create a welcoming and thriving city in southern Manitoba.





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