



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

CARLTON COURT 2805 6 AVENUE E, PRINCE ALBERT, SK

Jesse Honch
Coldwell Banker Signature
Realtor
306 960 5507
jhonch@sasktel.net

David Cooney
Cushman & Wakefield
Edmonton
Partner
780 917 8327
david.cooney@cwedm.com

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. March 14, 2023





THE OPPORTUNITY





- Main floor retail and second floor office space available in a very well located centre on the southwest corner of 6th Avenue East & 28th Street East
- Directly across the street from Carlton Comprehensive High School with approx. 2,000 students enrolled
- Across the street from the Art Hauser Centre, home to the WHL Prince Albert Raiders, with a 3,366-person capacity
- New exterior façade
- Tenants in the centre include Circle K, vape store, Vu's Garden Restaurant, La Suerto Bakery, Flawless Victory Gaming, Revive Salon, Aurora Dental and Domino's Pizza
- Excellent visibility, access and parking
- Retail bays available: 2,134 SF.; 3,354 SF
- Office spaces available from 800 SF up to 2,500 SF

Demographics

	POPULATION		
	1km	3km	5km
	5,091	28,523	36,030

	AVERAGE INCOME		
	1km	3km	5km
	\$70,271	\$71,305	\$71,524

	DAYTIME POPULATION		
	1km	3km	5km
	5,501	35,674	41,010

	VEHICLES PER DAY
	13,880 on 6 Avenue in front of property in 2019

PROPERTY DETAILS

MUNICIPAL ADDRESS

2805 6 Avenue E Carlton Court,
Prince Albert, SK

ZONING

C4 (highway commercial)

RETAIL SPACE AVAILABLE

Unit 107 2,134 SF - \$20.00 Per SF

Unit 125 8,020 SF - \$20.00 Per SF

Unit 129 3,354 SF - \$22.00 Per SF

COMMON AREA

MAINTENANCE COSTS

\$9.64 Per SF (utilities are billed to the
Tenant according to Landlord's service
provider agreement)

UTILITIES

\$3.14 Per SF (estimated 2022)

SECOND FLOOR

Unit 201: South Hill Dental Lab

Unit 202/203: 2,524 SF - Pending

Unit 204: 1,378 SF

Unit 205: Vacant, 1,515 SF

Unit 205A: Vacant, 670 SF

Unit 206: Vacant, 2,583 SF

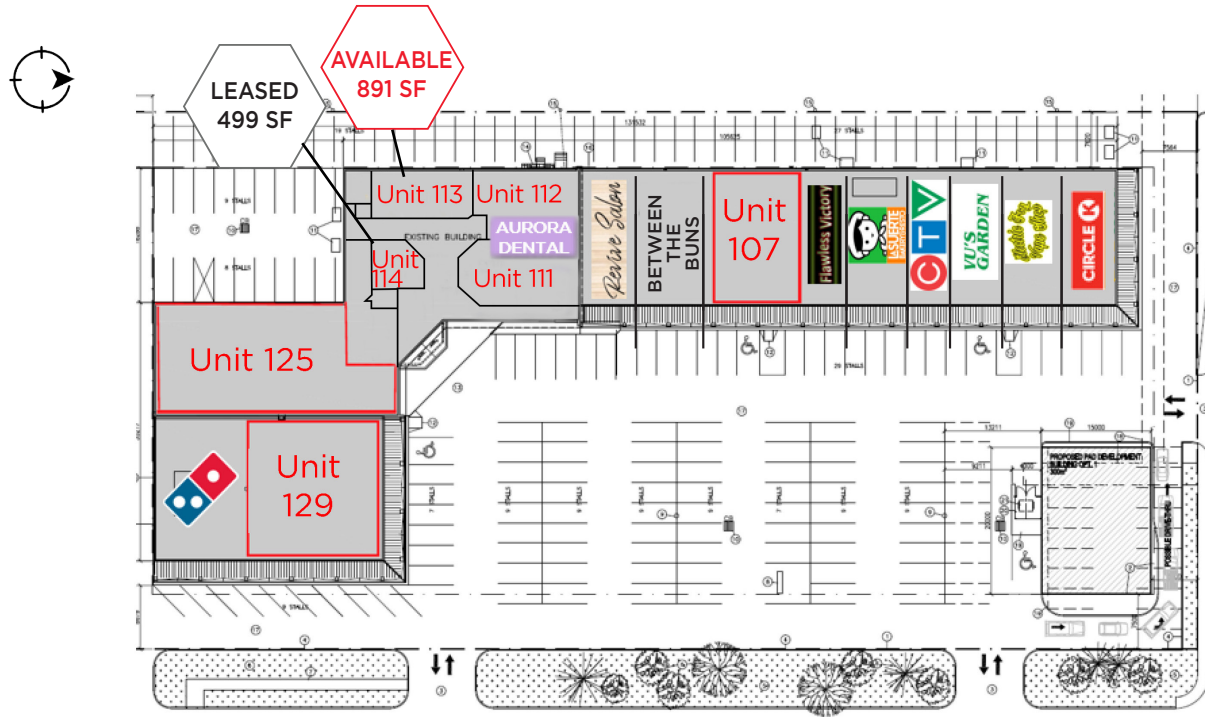
Unit 208 & 209: Dental Lab, 2,260 SF

Second Floor Basic Rent : \$14.00 Per SF

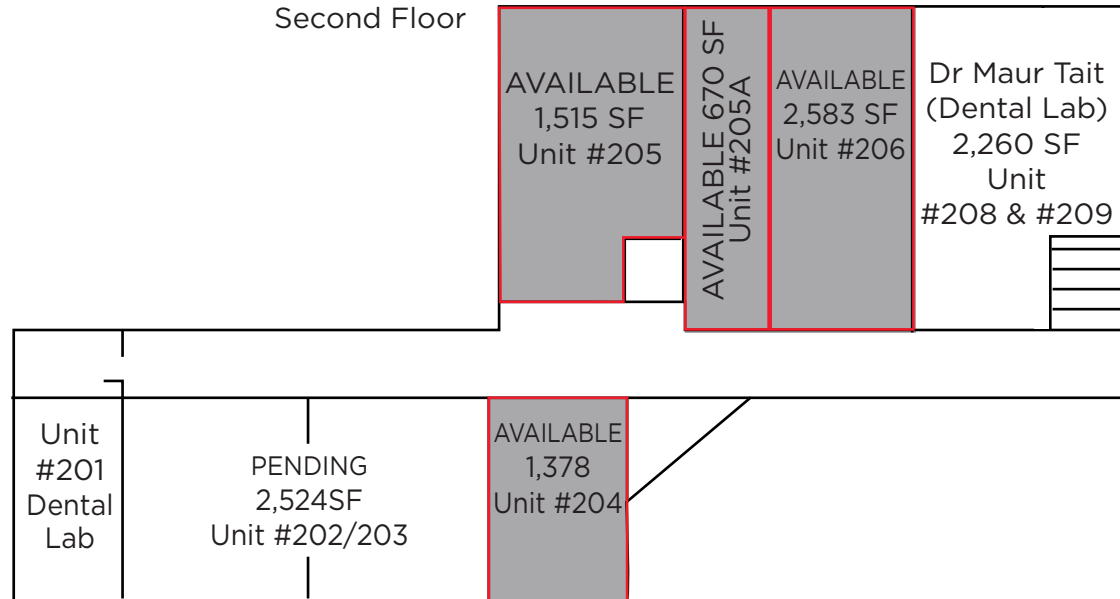
COMMON AREA MAINTENANCE COSTS

(including property taxes, utilities
and management fee)

• \$14.92 Per SF (estimated for 2023)



Second Floor





2 AVENUE NORTH

6 AVENUE EAST



SITE

28 STREET EAST



SOUTH HILL
REAC



Cullen Comprehensive
Public High School



CANADIAN
TIRE



DODGE



CHEVROLET



Tim
Hortons



CO-OP



A&W

36 STREET

FUTURE CITY OF
PA DEVELOPMENT

SITE AERIAL



Jesse Honch
Realtor
306 960 5507
jhonch@sasktel.net

CUSHMAN & WAKEFIELD
Edmonton

David Cooney
Partner
780 917 8327
david.cooney@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. March 14, 2023