



**CUSHMAN &  
WAKEFIELD**  
Edmonton

# CARLTON COURT 2805 6 AVENUE E, PRINCE ALBERT, SK

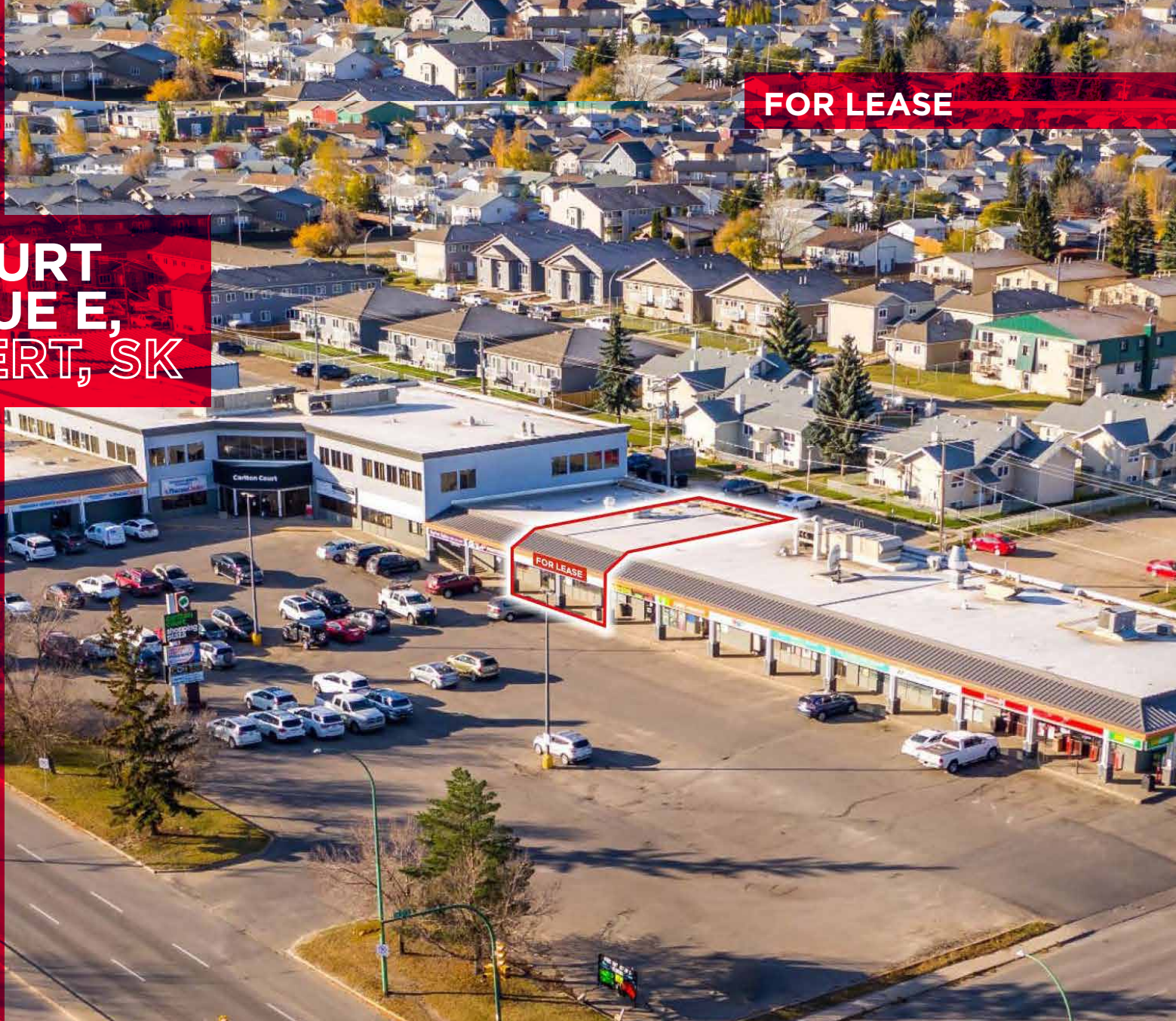
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**FOR LEASE**





# 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

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

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

	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 - \$18.00 Per SF  
Unit 125 8,020 SF - \$18.00 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)

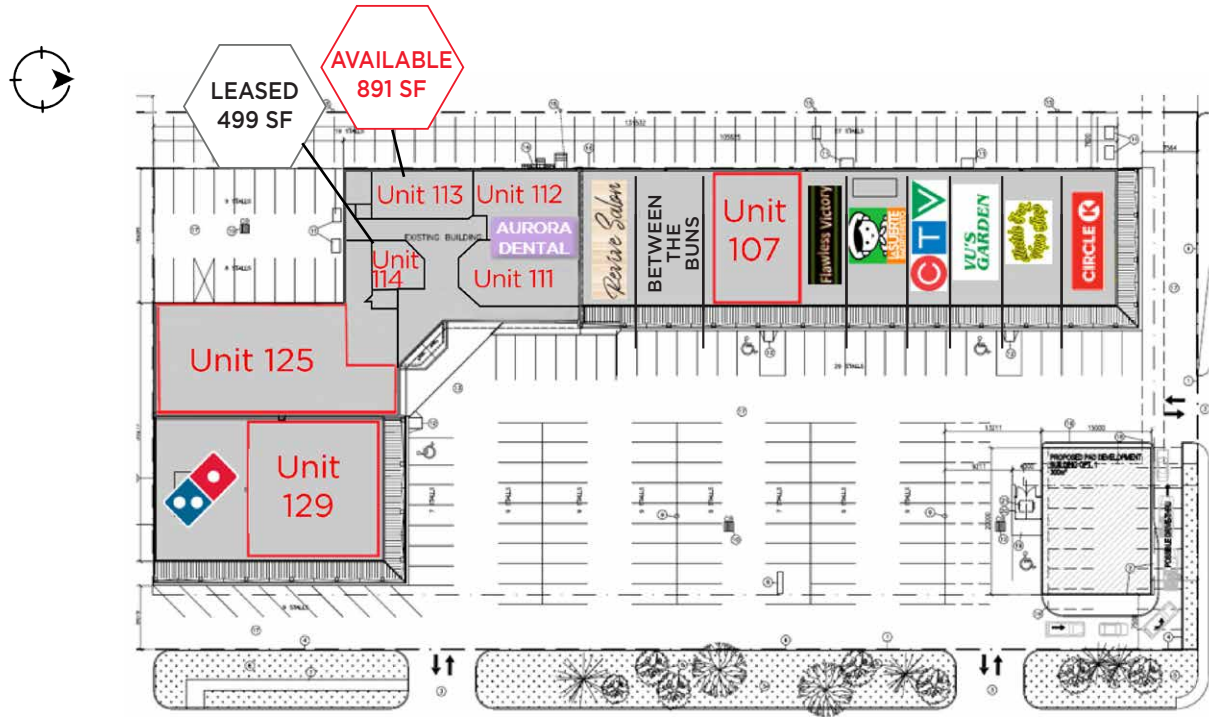
## SECOND FLOOR

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

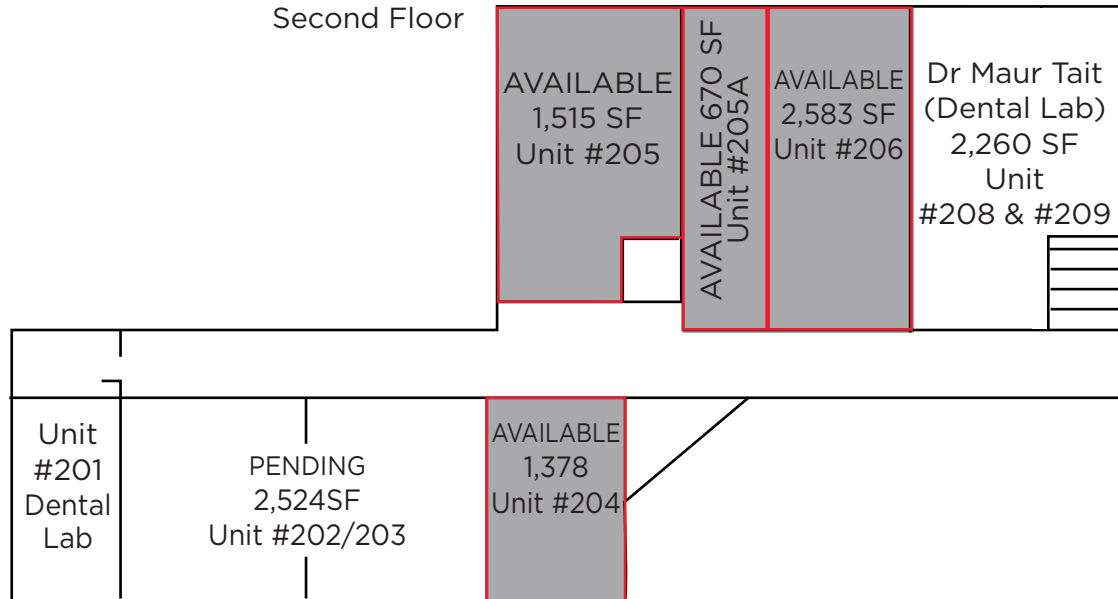
## COMMON AREA MAINTENANCE COSTS

(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  
PLACE

Cullen Comprehensive  
Public High School

DODGE

CHEVROLET

Tim  
Hortons

CO-OP

A&W

36 STREET

FUTURE CITY OF  
PA DEVELOPMENT

# SITE AERIAL



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