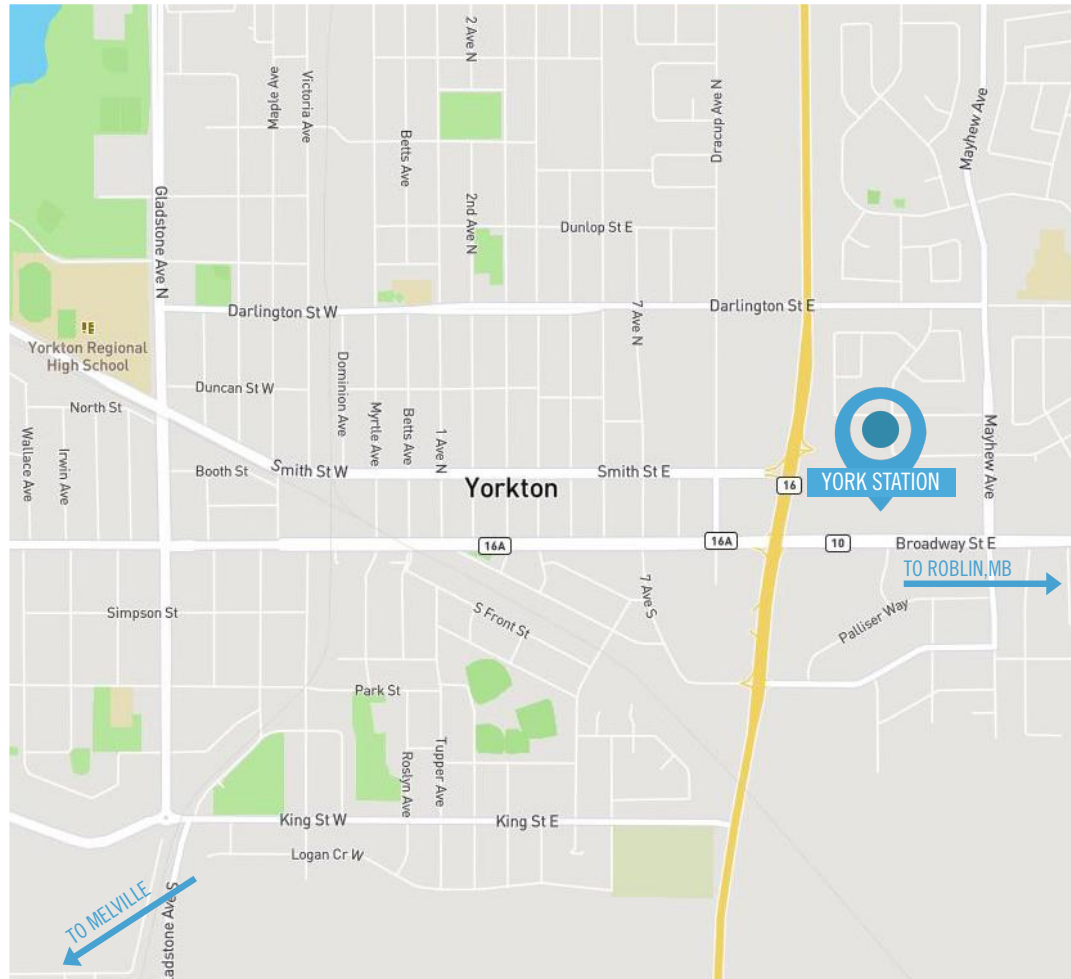


# YORK STATION

YORKTON, SASKATCHEWAN

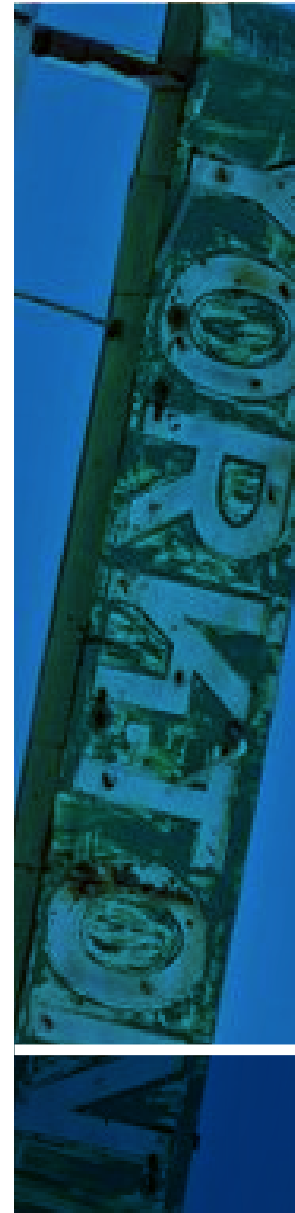
# YORK STATION

YORKTON, SASKATCHEWAN



- Intersection of Highway #9 and Highway #10 which services the area between Yorkton and Regina
- Adjacent to Parkland Mall (Canadian Tire and Shoppers Drug Mart)
- Multiple site access points and all turns signalized intersection access from Highway #10.

10 ACRE SHOPPING CENTRE FOR LEASE



# ABOUT YORKTON :

Yorkton is the regional economic hub of east-central Saskatchewan. The trading area is the third largest in the province serving more than 150,000 people in Saskatchewan and west-central Manitoba. The city has a strong role as a centre for the retail and wholesale trade, health and government services, and a variety of commercial services. One major shopping mall, several strip malls, five retail box stores (Wal-Mart, Canadian Tire, Superstore, Staples, The Brick) and numerous independent retail stores in Yorkton serve this region with retail sales at over \$600 million per year.

Yorkton boasts a growing and diversified economy that provides endless opportunities for new businesses and investment. The recent investment of \$400 million in two canola crushing plants has strengthened its agriresource based economy. The potential expansion in the potash mining sector within this region will contribute significantly to the growth of the Yorkton community.

Yorkton also features a good business climate for growth and investment with moderate property taxes, incentives for new and expanding businesses, competitive lease rates and land prices. Its business environment is as progressive as it is diverse, with companies in manufacturing, agriculture & food processing, construction, information and culture, plus a wide range of retail services forming the foundation of Yorkton's economy.

Yorkton has a diversified economic base with more than 1,200 businesses employing over 9,000 workers. Manufacturing, agriculture & food processing, construction, information & cultural industries, professional, scientific & technical services, retail trade, educational, healthcare, & administrative sectors are the current strengths of Yorkton's economy.



## PROPERTY FACTS

MUNICIPAL ADDRESS  
275 Broadway Street East  
Yorkton, Saskatchewan

SITE AREA  
York Station: 10.8 acres

DESCRIPTION  
Multi-tenant retail shopping centre

SITE COVERAGE  
20%

YEAR BUILT  
2013

NET LEASABLE AREA:  
42,682 sq.ft

TENANTS  
16

PARKING STALLS  
339

PARKING RATIO  
7.94 stalls per 1,000 sq.ft

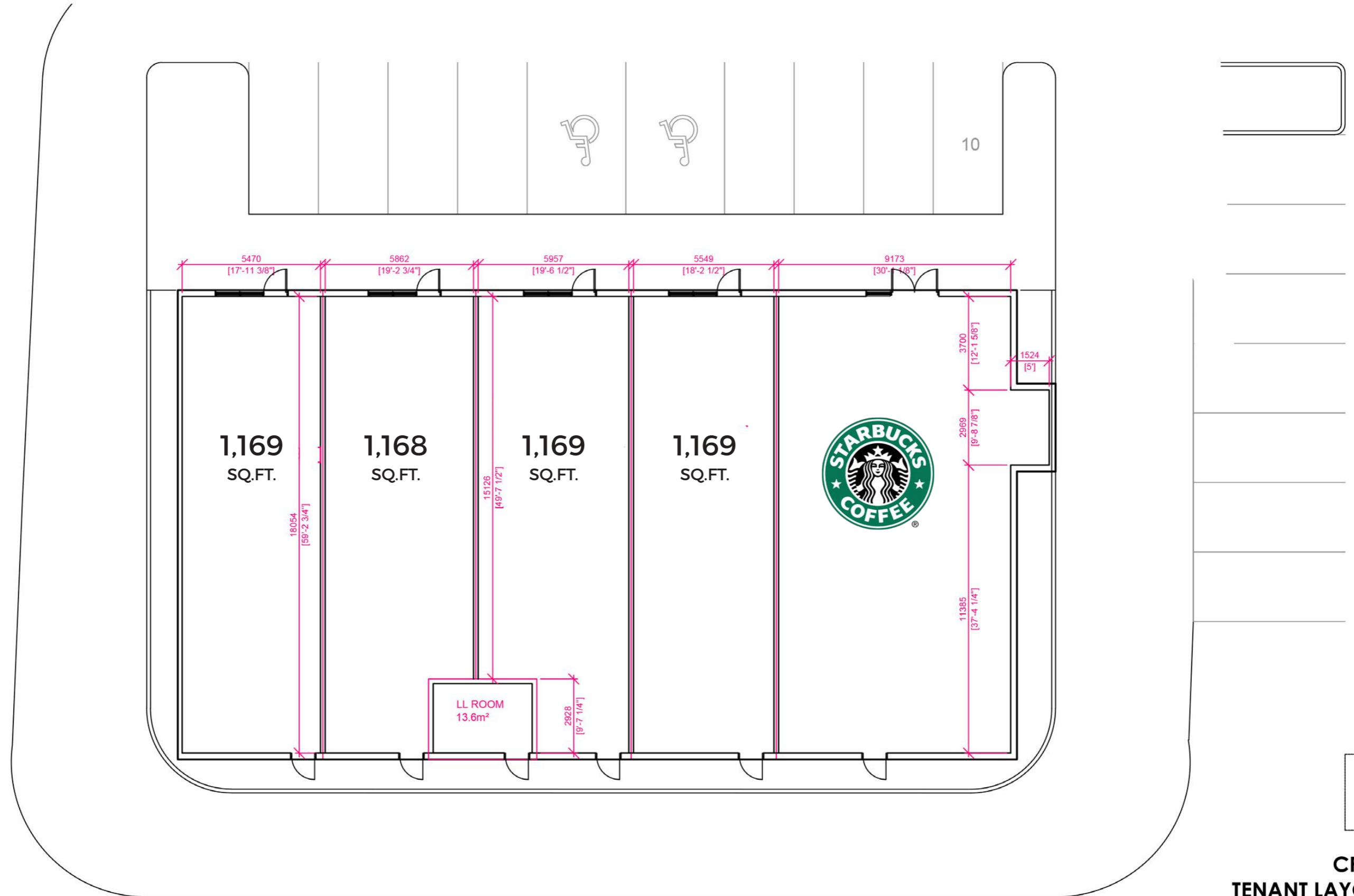
VEHICLE EXPOSURE  
7,500 vehicles per day (est)

## MARKET INFORMATION

- Population: 19,643 (2017)
- Trade area: 90,000 (100km radius)
- Household Income: \$71,541 per annum
- Yorkton retail sales were \$613 million in 2017
- Yorkton is the largest city in east-central Saskatchewan
- Major area industries include agriculture, potash mining, and manufacturing.



AVAILABLE SPACE  
**CRU 5 - YORK STATION**



**CRU 5  
TENANT LAYOUT**