

PRIME LEASING OPPORTUNITY



Grasslands

Regina, SK

Selloff
vacations

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Premium retail opportunity in the heart of Grasslands - Regina's natural shopping centre.

180-4830

Gordon Road

1,200

square feet

14,000

residents within 1km

NEIGHBOURING RETAILERS

RONA+



Marshalls Walmart*

LEASING INQUIRIES

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Additional Rent

CAM/OPC | \$6.45/SF
PROPERTY TAX | \$7.65
ADMIN | 5% of min. rents

Building Specifications

HVAC | 3-ton RU
WALLS | 2-hour rated adjacent to restaurant
ELECTRICAL | 400A, 120/208V breaker panel
GAS LINE | None
WATER LINE | 3/4" supply line, 1/2" backflow, 5'8 water metre
SANITARY | 4" main

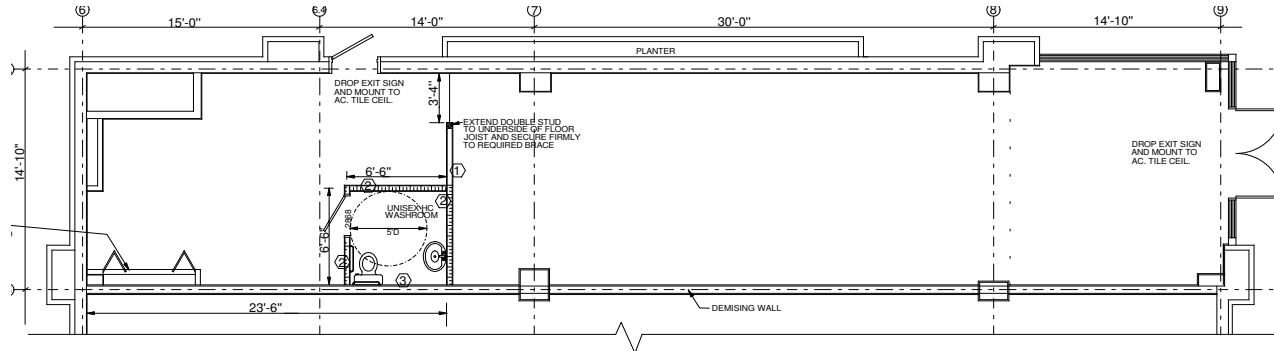
60,000

daily traffic count

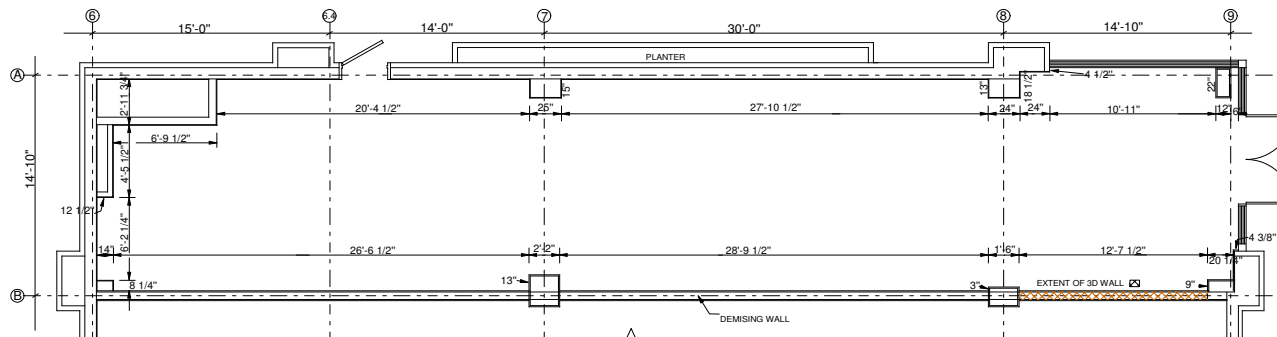
Regina's major roadways immediately surround the Grasslands development: Ring Road, which provides convenient access to Regina's South, East, West, and North neighbourhoods, and Lewvan, which offers quick downtown, south and north city access and Canada's Trans Canada Highway.



Floor Plan



MAIN FLOOR LAYOUT



Site Plan

