

PRIME LEASING OPPORTUNITY

 Grasslands

Regina, SK



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

4625

Gordon Road

1,244

square feet

14,000

residents within 1km

NEIGHBOURING RETAILERS



LEASING INQUIRIES

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Additional Rent

CAM/OPC | \$5.03/SF

PROPERTY TAX | \$8.66/SF

ADMIN | 5% of min. rents

Building Specifications

HVAC | 4-ton unit

WALLS | 2hr FFR on the north wall, 1h FFR on the south wall

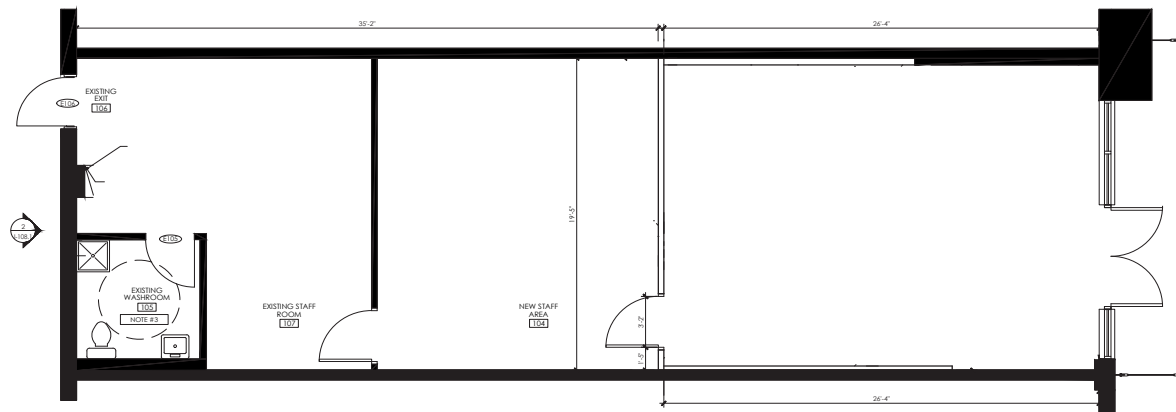
ELECTRICAL | 225 AMP, 3 Phase

GAS LINE | 1" gas line to RTU

WATER LINE | 1" water line

SANITARY | 4" main

Floor Plan



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.



Site Plan

