

PRIME LEASING OPPORTUNITY



Yorkton, SK

Prime retail opportunity at
York Station, a vibrant open-air
shopping destination.

NEIGHBOURING RETAILERS



Suite 3
Building 2

3,613
square feet

3,700
average daily traffic count

LEASING INQUIRIES

Colin Peter | 403.268.6640 | cpeter@harvard.ca
Ryann Braaten | 306.777.0690 | rbraaten@harvard.ca

Additional Rent

CAM/OPC | \$6.66/SF

PROPERTY TAX | \$8.26/SF

ADMIN | 5% of min. rents

Building Specifications

HVAC | Two 5-ton RTU's

WALLS | 2 hour FFR

ELECTRICAL | 200 AMP

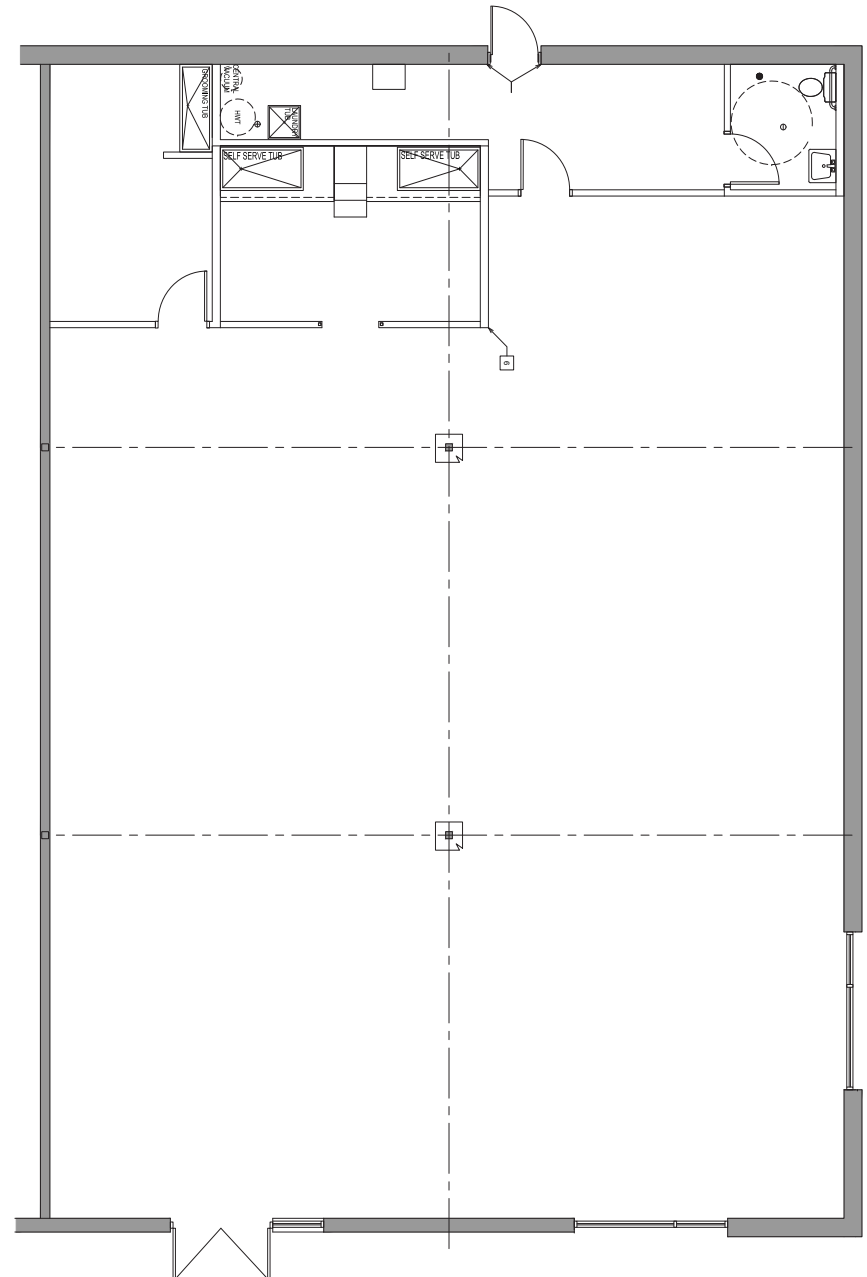
GAS LINE | 1.5", currently feeding 2, RTU's

WATER LINE | 1" line

SANITARY | 4" main line with back flow preventer



Floor Plan



Aerial



TENANT LISTING

- | | | |
|---|--|-----------------------------------|
| 1. Dollarama
Now Leasing 1,636 sf
Pita Pit
Sasktel | 4. The Flat's Eatery + Drink
Edo Japan
Buster's Pizza & Donair
TacoTime | 7. Sobeys Liquor |
| 2. Fire & Flower
Subway
Available March 2025 3,613 | 5. Days Inn | 8. Future Development 9,870 sf |
| 3. PetValu | 6. Future Development 3,066 sf
Mary Brown's
Starbucks | 9. Mr. Mikes Steakhouse Casual |
| | | 10. A&W |
| | | 11. 7-Eleven |
| | | 12. Future Development 5,500 sf |
| | | 13. Government of Canada |