

PRIME LEASING OPPORTUNITY



Yorkton, SK

DOLLARAMA

Pita Pit

SaskTel Store

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

Suite 2

Building 1

1,636

square feet

3,700

average daily traffic count

NEIGHBOURING RETAILERS



LEASING INQUIRIES

Colin Peter | 403.268.6640 | cpeter@harvard.ca

Ryann Braaten | 306.777.0690 | rbraaten@harvard.ca

Additional Rent

CAM/OPC | \$7.65/SF

PROPERTY TAX | \$7.79/SF

ADMIN | 5% of min. rents

Building Specifications

HVAC | New unit to be installed, tonnage to be determined based on tenant requirement

WALLS | 2 hour rated

ELECTRICAL | 200 A, 120/208V, 3 Phase

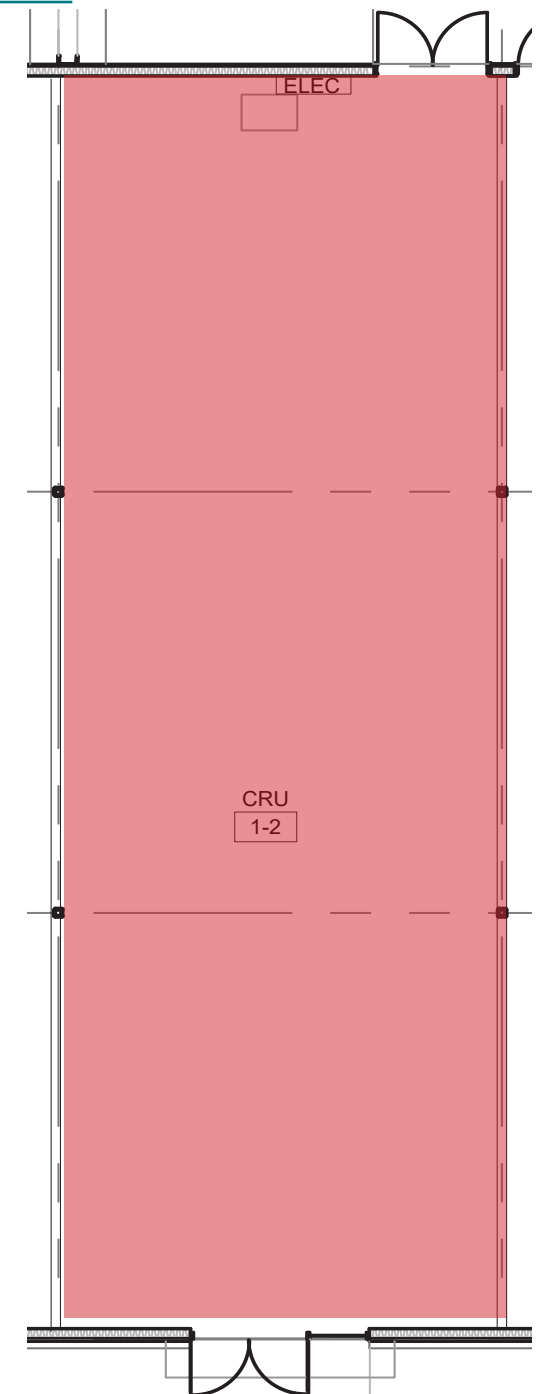
GAS LINE | 1.5" line off the meter, servicing RTU only

WATER LINE | 1" line

SANITARY | 4" main



Floor Plan



Site Plan



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
8. Future Development 9,870 sf |
| 2. Fire & Flower
Subway
Available March 2025 3,613 | 5. Days Inn
6. Future Development 3,066 sf
Mary Brown's
Starbucks | 9. Mr. Mikes Steakhouse Casual
10. A&W
11. 7-Eleven |
| 3. PetValu | | 12. Future Development 5,500 sf
13. Government of Canada |