

Turner Crossing, Regina, Saskatchewan



FEATURES.

- Located on Albert Street - primary north-south artery with approx 40,000 vehicles/day
- Ample on-site parking with good tenant mix.
- 100% Leased
- 79% National/Institutional Tenants

WWW
avenuecommercial.com

Toll Free: 1-800-750-6766

AVENUE
COMMERCIAL

Suite 40, 308 - 11th Avenue SE

Calgary, AB T2G 0Y2

Phone: (403) 802-6766

Fax: (403) 802-6768

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which Avenue Commercial deems reliable, however, Avenue Commercial assumes no responsibility for the degree of accuracy of such information, nor does Avenue Commercial represent or warrant the information contained herein. Recipients hereof should conduct their own investigations to determine the accuracy of information contained herein. The information contained herein is subject to change without notice.

Turner Crossing, Regina, Saskatchewan

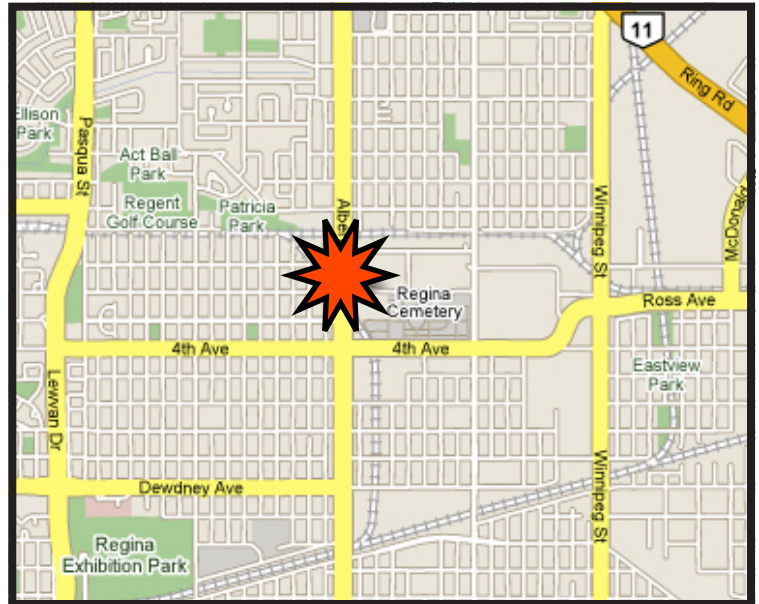


For Sale

PROPERTY DESCRIPTION

Address:	870 Albert Street, Regina, Saskatchewan
Area:	33,002 sq.ft. on 1.97 acres
Key Tenants:	Kal Tire, Regina Public School Board, XS Cargo, Salvation Army
Zoning:	Major Aterial Commercial
Current NOI:	\$343,739
Price:	\$5,500,000

LOCATION MAP



CONTACT INFORMATION

Patrick White
(403) 802-6766 ex 256
(403) 618-6765
pwhite@avenuecommercial.ca

www
avenuecommercial.com

Toll Free: 1-800-750-6766



Suite 40, 308 - 11th Avenue SE
Calgary, AB T2G 0Y2
Phone: (403) 802-6766
Fax: (403) 802-6768

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which Avenue Commercial deems reliable, however, Avenue Commercial assumes no responsibility for the degree of accuracy of such information, nor does Avenue Commercial represent or warrant the information contained herein. Recipients hereof should conduct their own investigations to determine the accuracy of information contained herein. The information contained herein is subject to change without notice.