

**AVISON
YOUNG**

Gateway Mall

2nd Avenue & 15th Street (CanAm Hwy)
Prince Albert, SK

FOR SALE



CANAM HWY

15TH STREET

ARDENE

The **BRICK.**

URBAN
PLANET

WAREHOUSE
one
THE JEAN STORE

DOLLARAMA

Foot Locker

Orange Julius.

FAMOUS YOK

PRINCE ALBERT
SMILES
DENTAL CENTRE

The offering

Executive summary

Avison Young Commercial Real Estate Services, LP ("Avison Young" or the "Advisor") is pleased to offer for sale a 100% freehold interest in Gateway Mall (the "Property" or "Offering").

Gateway Mall is a well-located shopping centre comprised of approximately 324,099 square feet of leasable area situated on a 14.8 acre site. Located in the heart of Prince Albert, Saskatchewan, the enclosed mall offers ample customer convenience with approximately 1,150 surface and rooftop parking stalls, and is anchored by a diverse mix of national, regional, and local tenants serving a broad range of everyday needs.

Strategically positioned in a high-visibility area, Gateway Mall benefits from strong exposure and accessibility, drawing consistent foot traffic from both local residents and the larger northern Saskatchewan trade area. As one of the few enclosed malls in the region, the property plays a central role in the city's retail landscape.

With 34 tenants and 51% occupancy, the Property offers significant upside potential through lease-up of the existing vacancy and future repositioning opportunities. Gateway Mall presents investors with a value-add retail investment supported by established tenancy and underpinned by a substantial land base. The centre offers a compelling opportunity to acquire a retail asset with immediate income and long-term redevelopment potential in a key northern Saskatchewan market.

The Property is being offered with no set bid date. Offers will be reviewed as they are received.

For additional information, please contact a member of the Avison Young advisory team.

Asking price

\$5,800,000
\$17.90 psf



Gateway Mall

Property summary

MUNICIPAL ADDRESS

2nd Avenue & 15th Street (CanAm Hwy)
Prince Albert, SK

LEGAL DESCRIPTION

Block B-Plan 80PA25184, Ext 2
Block C-Plan 80PA25184, Ext 1
Block D-Plan 80PA25184, Ext 0
Block E-Plan 80PA25184, Ext 0
Block G-Plan 101850308, Ext 0

SITE SIZE

14.8 acres

PARKING

750 rooftop stalls
399 surface stalls

LAND USE

C1 - Downtown Commercial

YEAR BUILT

1981

NOTABLE TENANTS

Ardene, The Brick, Urban Plant, Warehouse One,
Dollarama, Foot Locker, Orange Julius,
Famous Wok

 **\$1,548,689**

Annual rent

 **324,099 sf**

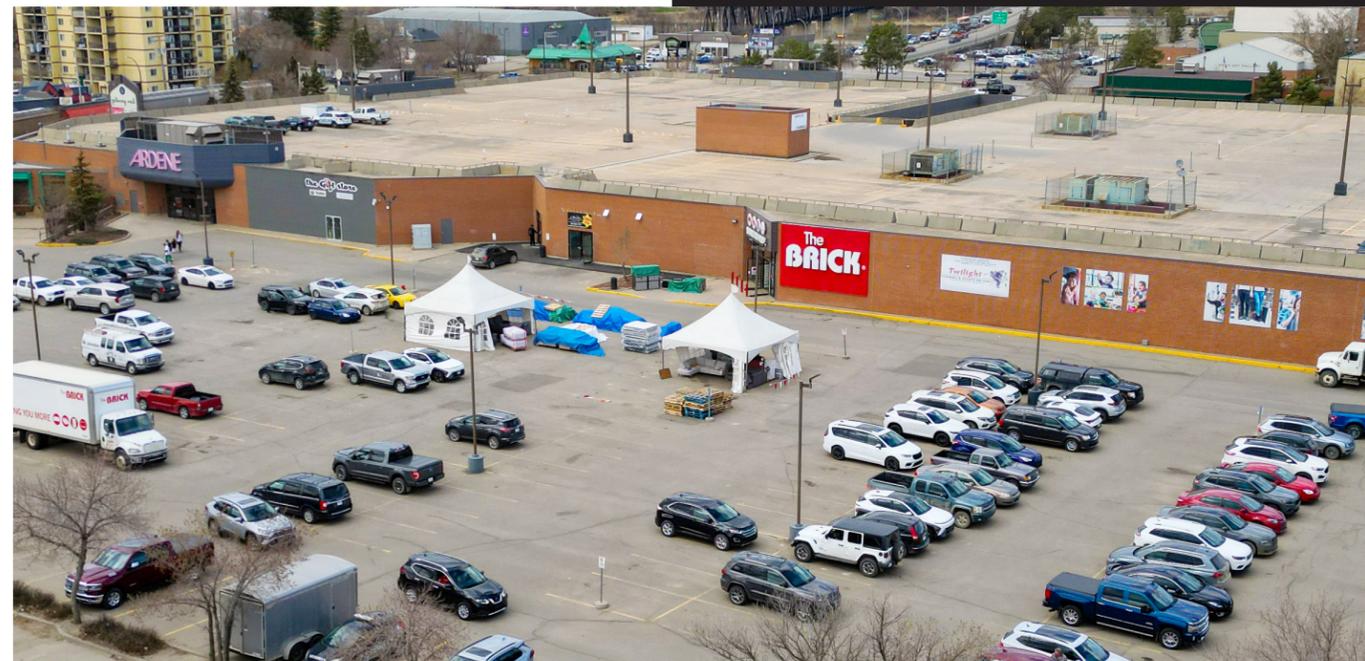
Total leaseable area

 **34**

Number of tenants

 **51%**

Occupied



About the area

Prince Albert, Saskatchewan, is a city in central Canada located on the North Saskatchewan River. Known as the "Gateway to the North," it serves as a hub for communities and industries in northern Saskatchewan. With a population of around 38,000, it is the third-largest city in the province. The local economy is diverse, including forestry, mining, agriculture, and public services. Prince Albert also offers access to outdoor recreation, especially with its proximity to Prince Albert National Park.

Trade demographics

(30km radius from Gateway Mall)



47,677

2024 Population



3.0%

Projected Population Growth 2023-2026



17,458

Households



\$106,322

Average household income



35.7

Median Age



Investment highlights

NATIONAL BRANDS

The Property is anchored by national brands including Ardene, The Brick, Urban Plant, Warehouse One, Dollarama, Foot Locker, Orange Julius, Famous Wok which represents 39% of rent, providing cash flow security and destination draw for customers.

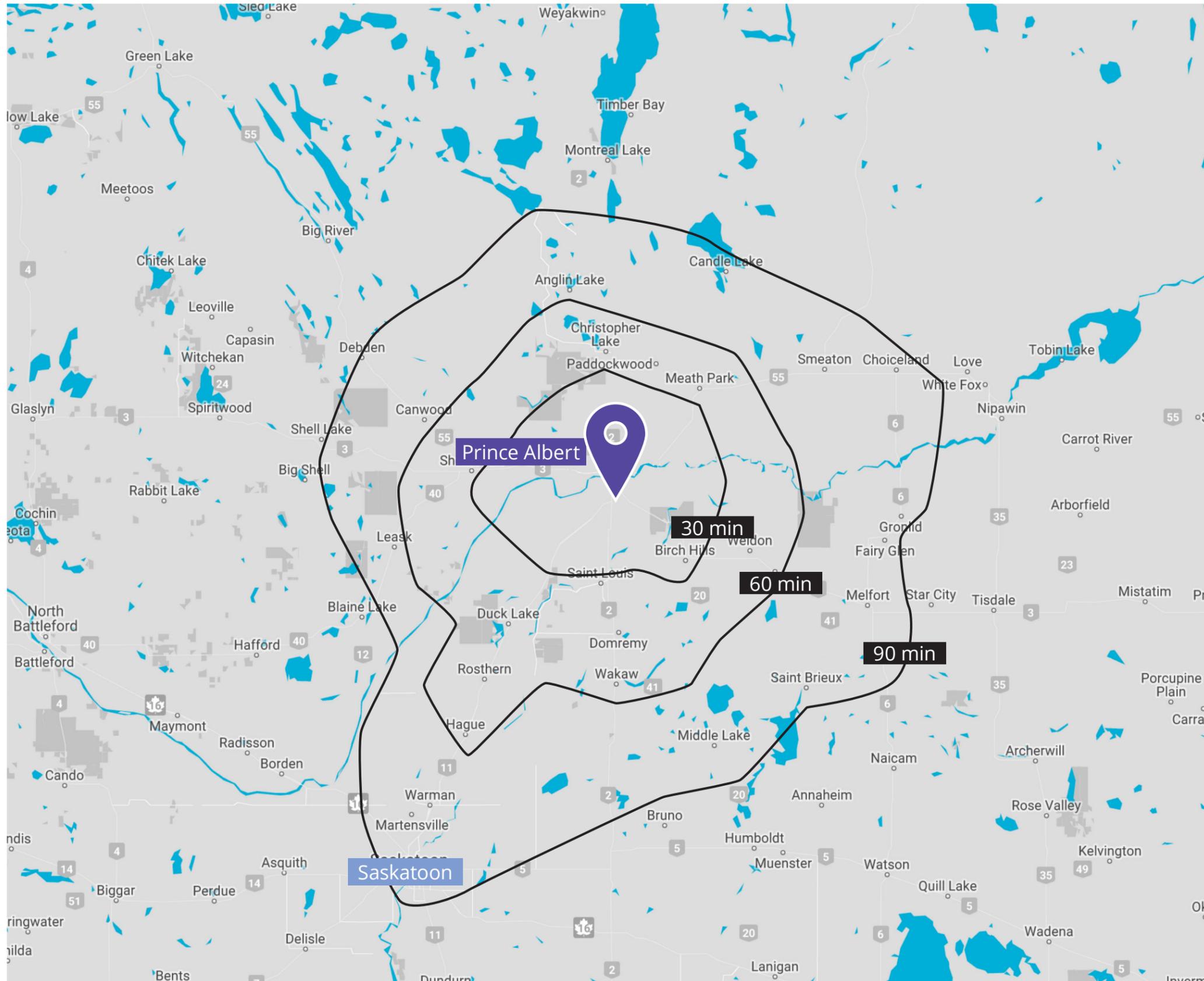
PRIME LOCATION

Gateway Mall is a highly visible and accessible site at the intersection of Central Avenue and 15th Street East, one of the city's main commercial corridors. Surrounded by national retailers, government offices, and established residential areas, the property benefits from strong daily traffic and consistent consumer activity. As the commercial hub for northern Saskatchewan, Prince Albert boasts a growing population of over 38,000 and a trade area exceeding 195,000, making it an attractive and stable secondary market.

REDEVELOPMENT POTENTIAL

Gateway Mall offers strong redevelopment potential, supported by its large land footprint, corner exposure, and location within a well-established commercial corridor. With evolving retail trends and growing demand for mixed-use spaces, the site presents an opportunity for repositioning or intensification, such as adding pad sites, upgrading façades, or exploring office components.





Prince Albert

Location overview



Drive time

1hr 24min to Saskatoon



Flight time

30min to Saskatoon

1hr 9min to Edmonton

1hr 16min to Calgary



Strategic Location

Prince Albert has a diverse economy driven by healthcare, public administration, forestry, mining, and retail. It serves as a key service hub for northern Saskatchewan, supporting a trade area of 195,000 people. Major developments include a hospital expansion, a new leisure centre, and commercial growth in The Yard District. With over \$1B in upcoming projects and rising housing demand, the city is positioned for continued growth while maintaining a strong connection to its natural resources and regional role.

<https://www.citypa.ca/en/living-in-our-community/diverse-and-robust-economy.aspx>

Site plan



Ardene.....	5
The Gift Shop.....	15
Vacant.....	26
Aurora Chiropractic, Massage Therapy and Heath Centre	26A
Global Fashions.....	55
The Brick	105 & 165
Management office.....	155
Smart Cell Solutions	170
Warehouse One	191
Global Outlet	210
Vacant.....	220
Adcom	240
Tots Treasure Trunk	260
Urban Sole	280
Kids First.....	290 & 320
Dr. Robin Slowenko	335
Claire.....	350
Downtown Business Improvement District	360
Foot Locker	380
Sporty T's.....	390
Vacant.....	410

Vacant.....	420
Storage	430
Vacant.....	440
Vacant.....	450
Vacant.....	460
PA Outrach.....	471, 480, 475, 490
CJ's Climb & Play.....	500
Vacant.....	500A
PA Literacy	525
Stuffy Riders	530
PA Science Centre.....	535
Vacant.....	541
Optimist Club of PA	550
Kids First.....	560, 570, 590
Beautiful Nails	600
Vacant.....	630
Craze Mania Storage	640
Craze Mania.....	650
Vacant.....	660
Eclipse.....	670
Oh Pair! Shoes	680
Vacant.....	690
Vacant.....	710
Vacant.....	720

Paris Jewelers	740
Vacant.....	750
Triffons Pizza	760
Vacant.....	770
Suyah Spice Food	780
Vacant.....	810
Fireside Grill.....	820
Sizzling Wok	830
Vacant.....	840
Orange Julius	850
Vacant.....	870
Dollarama	917 & 960
Vacant.....	917B
Twilight Framing.....	965 & 965A
Vacant.....	975
Urban Planet.....	985
Vacant.....	4010
Vacant.....	4020
Vacant.....	4030
Honey Badger.....	4040
Milo Silver.....	4060
Vacant.....	5040

Tenant summaries



The Brick

The Brick is one of Canada's leading retailers of furniture, mattresses, appliances, and home electronics. Known for its value-focused offerings and wide product selection, The Brick caters to budget-conscious consumers seeking quality home essentials. With a strong national presence and brand recognition, the retailer drives consistent traffic to shopping centres and power centres across the country. Its broad appeal, promotional pricing strategy, and established customer base make The Brick a reliable, high-performing anchor tenant in retail environments.



Ardene

Founded in the early 1980s, Ardene is a Canadian fashion retailer offering affordable apparel, footwear, accessories, and beauty products, primarily targeting young women and teens. Headquartered in Montreal, Quebec, Ardene operates over 300 stores across North America and has expanded into e-commerce with a strong online presence. The company is known for its fast fashion approach and commitment to sustainability through its Eco-Conscious line and social responsibility initiatives.



Urban Planet

Urban Planet is a division of YM Inc., one of North America's largest fashion retail conglomerates. With a focus on value-priced, trend-forward clothing and accessories, Urban Planet serves a youthful demographic with over 100 stores across Canada. The brand offers fashion for men, women, and children and is recognized for its fast-fashion business model and vibrant in-store experience.



Warehouse One

Founded in 1977, Warehouse One is a Canadian retailer specializing in affordable and inclusive denim and casual wear for men and women. With over 100 stores across Canada, the brand is committed to offering a wide range of sizes and styles to fit every body. Known for its approachable fashion and comfortable fits, Warehouse One emphasizes value, quality, and confidence through everyday wardrobe essentials.



Dollarama

Dollarama is Canada's largest dollar-store retailer, offering a wide range of general merchandise, consumables, and seasonal products at low fixed price points. Founded in 1992 and based in Montreal, Quebec, the company operates over 1,500 stores across Canada. Dollarama is publicly traded on the TSX under the symbol "DOL" and is known for its efficient supply chain and broad selection of everyday essentials.



Foot Locker

Foot Locker is a global athletic footwear and apparel retailer with a strong presence in Canada. Headquartered in New York City, the company operates over 3,000 stores worldwide, including dozens across Canadian provinces. Known for carrying top brands such as Nike, Adidas, and Puma, Foot Locker focuses on sportswear culture and youth lifestyle markets. It is publicly traded on the NYSE under the ticker "FL."



Orange Julius

Founded in 1926, Orange Julius is a beverage chain known for its fruit-based smoothies and signature frothy orange drink. Acquired by International Dairy Queen (a subsidiary of Berkshire Hathaway) in 1987, Orange Julius products are now primarily sold within DQ Grill & Chill locations across Canada and the U.S. The brand is associated with refreshing treats and mall-based drink counters.



Famous Wok

Famous Wok is a quick-service Asian food franchise offering freshly prepared Chinese cuisine, including popular items like noodles, rice, and stir-fried dishes. With locations in food courts across North America, Famous Wok emphasizes fast, flavorful meals made with quality ingredients. The brand is part of the Famous Brands International portfolio, which also owns TCBY and Mrs. Fields.

Get in touch

Gateway Mall

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