

FOR SALE



270 HODSMAN ROAD, REGINA, SK

NNN KAL TIRE INDUSTRIAL RETREAD PLANT • PRICE: \$3,230,000 • CAP RATE: 7.00%

KALTIRE



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CONFIDENTIALITY AGREEMENT

✓ CORPORATE COVENANT

✓ LANDLORD-FAVOURABLE NNN LEASE

✓ STRATEGIC LOCATION IN THE CAPITAL OF SASKATCHEWAN

Marcus & Millichap

OPPORTUNITY

Marcus & Millichap's Western Canada NNN Group is pleased to present a triple-net ("NNN") leased automotive industrial truck retread property located at 270 Hodsman Road in Regina, Saskatchewan. The property is leased to Kal Tire Ltd., Canada's largest independent tire dealer, providing a strong corporate covenant and stable long-term income with minimal management responsibilities. The offering consists of a 1.30-acre site improved with a 25,161 SF facility, strategically located within Regina's heavy industrial district with direct access to Ring Road and proximity to Highway 46.



SALIENT DETAILS

270 HODSMAN ROAD, REGINA, SASKATCHEWAN

Legal Description: Plan: 75R18889 Block: 18 Lot: 5/6

Parcel Numbers: 107159306 & 107159418

Zoning: [IH - Industrial Heavy](#)

Year Built: 1983

Site Size: 1.30 Acres

Tenant: Kal Tire Ltd.

Lease Expiry: December 31, 2028

Renewal Options: 3 x 5 Years (*Renewal rents based on 'Fair Market'*)

Office: 2,123 SF

Warehouse: 23,038 SF

(Warehouse SF reflects the GIS total less the office SF)

Total 25,161 SF

NOI: \$226,040 (\$8.98 PSF)

Cap Rate: 7.00%

Price: **\$3,230,000 (\$128 PSF)**

HIGHLIGHTS



Corporate Covenant & NNN Lease

100% Leased to Kal Tire Ltd., a corporate tenant responsible for all operating costs, including utilities and day to day management.



Industrial Truck Retread Plant

The Subject Property is used as an industrial truck tire retread plant, where worn heavy-duty truck tires are rebuilt through the application of new tread. This process provides commercial and industrial fleets with renewed tires that support ongoing operations in the region.



Established Industrial Location

Situated in Regina's heavy industrial district with direct access to Ring Road and major arterial routes such as Highway 46, offering efficient connectivity to the city's logistics network, CP Rail freight yards, and surrounding industrial users.



Regional Significance

As Saskatchewan's capital and second-largest city, Regina serves as a government, education, and healthcare hub, drawing workers, students, and visitors from across the province and surrounding communities.



Strong Demographics & Economic Growth

Regina's population has grown 9.8% since 2020 to 256,847 and is projected to exceed 279,000 by 2030 (growth of 8.9%). The city's approximately 100,000 households boast an average income of \$130,298, supporting sustained consumer demand, spending power, and overall market stability.



SURROUNDING CONSIDERATIONS

Regional Significance

As Saskatchewan's capital and second largest city, Regina serves as a government, education, and healthcare hub, drawing workers, students, and visitors from across the province and nearby centres.

Economic Investment

A planned \$350 million canola crush facility will be one of the largest in North America, creating jobs, expanding export capacity, and strengthening Regina's position as a hub in the agri-food supply chain.



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