

# REXALL PHARMACY

*780 Central Avenue N, Swift Current, Saskatchewan*





## The Opportunity

**Avison Young has been retained by the Vendor on an exclusive basis to arrange for the offering and sale of a pharmacy anchored retail property in Swift Current, Saskatchewan.**

Address:	780 Central Avenue N, Swift Current, SK
Leasable Area:	8,515 Square Feet
Weighted Average Lease Term:	5.25 Years
Annual Base Rent:	\$163,038.00

## PROPERTY HIGHLIGHTS

- Located in the southwestern Saskatchewan City of Swift Current which has a population of 17,474 (2022)
- Frontage on Central Avenue N, and less than one kilometer from Highway 1
- Large parking lot with access from three directions
- Tenanted by Rexall, one of Canada's leading retail pharmacy operators backed by a strong corporate covenant
- Location includes a drive thru pharmacy window

If after reviewing the enclosed Property details you would like more information on this offering please get in touch.

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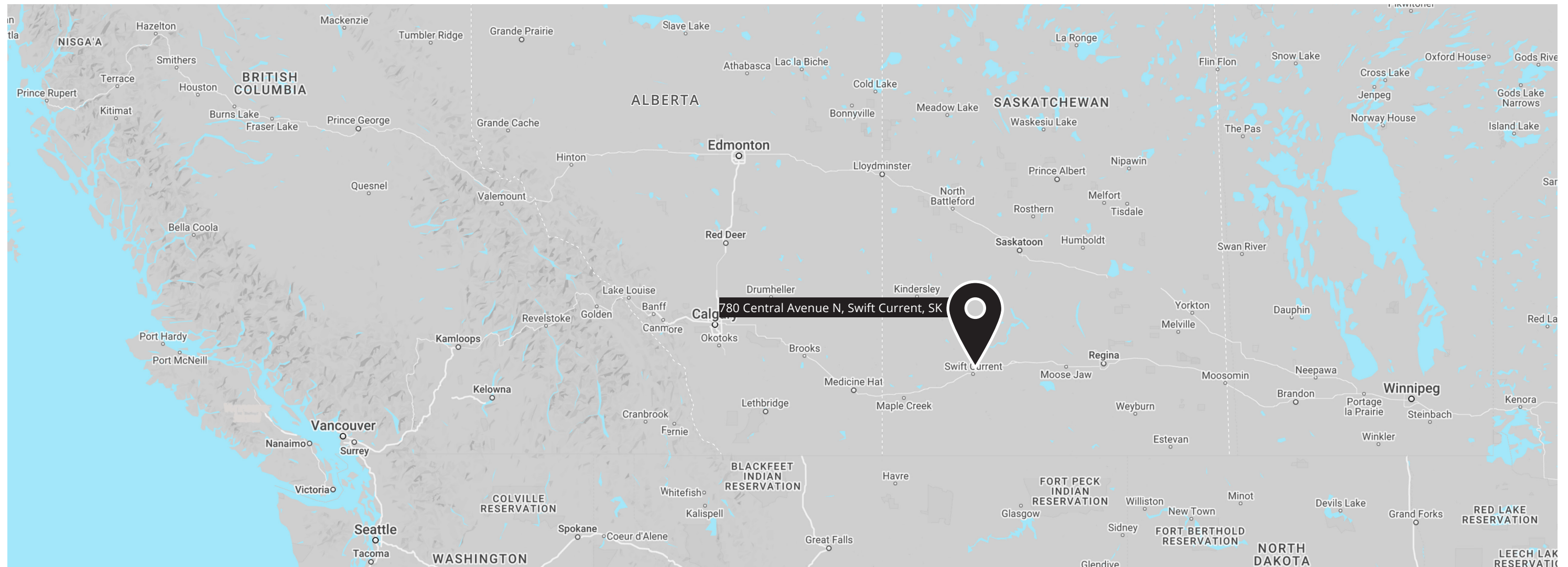
# Tenant Overview



Website: <https://www.rexall.ca/>

Established in 1904, Rexall has become one of Canada's largest leading retail pharmacy operators, with over 400 pharmacies located in 180 communities across the nation. Rexall provides prescription medications, over-the-counter drugs, and health and beauty products, delivered with personalized care by knowledgeable professionals. The company also operates walk-in clinics, called Rexall Medicentres, offering primary healthcare services such as consultations, vaccinations, and diagnostic testing. Additionally, Rexall actively participates in charitable initiatives and community programs to positively impact the communities it serves. Rexall Pharmacies is part of the McKesson Corporation, a Fortune 500 company listed on the NYSE ("MCK"). Rexall holds the second-largest market share as a retail pharmacy operator in Canada, behind only Shoppers Drug Mart.

## Location



Swift Current, Saskatchewan

REXALL PHARMACY  
780 CENTRAL AVENUE N, SWIFT CURRENT, SK



# Swift Current, Saskatchewan

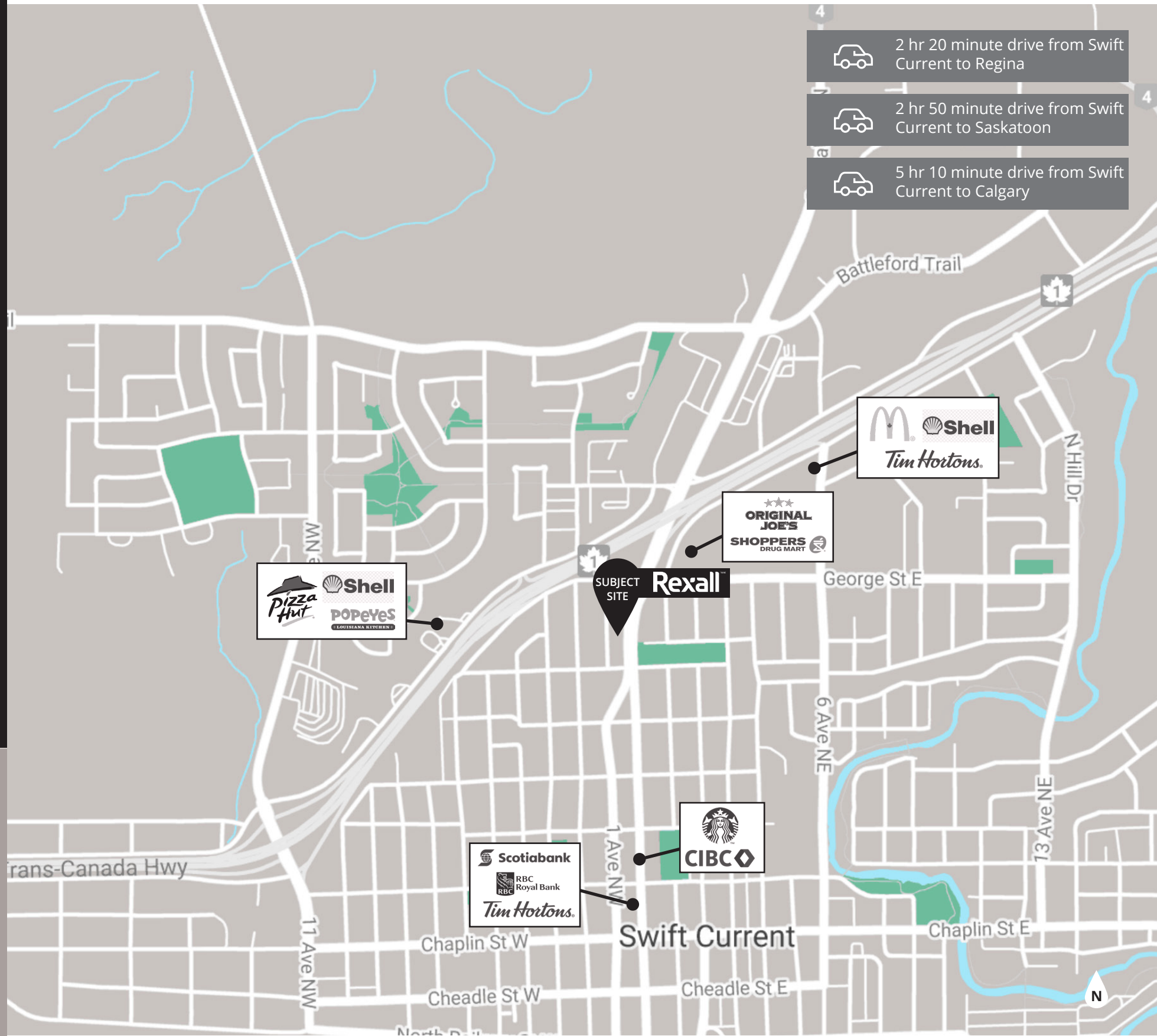
## Property Overview

<b>Municipal Address</b>	<b>780 Central Avenue N, Swift Current, SK</b>
<b>Legal Description</b>	Lot 10 - Blk/ Par 316A - Plan 65SC09568
<b>Site Area (Acres)</b>	0.62 Acres
<b>Leasable Area (SF)</b>	8,515 SF
<b>Current Lease Rate</b>	<b>\$19.15</b>
<b>Land Use / Zoning</b>	Commercial
<b>Year Built (Renovated)</b>	1957 (2008)
<b>2022 Assessment</b>	\$1,023,700.00
<b>2022 Tax Levy</b>	\$27,837.69

## 2022 Demographics

### Swift Current, Saskatchewan

Population	17,474
Average Household Income	\$99,329
Median Age	41.2



- 2 hr 20 minute drive from Swift Current to Regina
- 2 hr 50 minute drive from Swift Current to Saskatoon
- 5 hr 10 minute drive from Swift Current to Calgary



## FOR MORE INFORMATION, PLEASE CONTACT:

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