



**CUSHMAN &
WAKEFIELD**
Edmonton

CARLTON COURT 2805 6 AVENUE E, PRINCE ALBERT, SK

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JOIN DOLLARAMA!

1,519 SF AVAILABLE

SECOND FLOOR AVAILABLE



THE OPPORTUNITY



- Join our newest Tenant - Dollarama!
- 1,519 SF main floor retail space available in a very well located centre on the southwest corner of 6th Avenue East & 28th Street East
- Second floor office space available from 670 SF up to 2,583 SF
- Tenants in the centre include Dollarama, Circle K, Vu's Garden Restaurant, La Suerto Bakery, Flawless Victory Gaming, Aurora Dental and Domino's Pizza
- Directly across the street from Carlton Comprehensive High School with approx. 2,000 students enrolled
- Across the street from the Art Hauser Centre, home to the WHL Prince Albert Raiders, with a 3,366-person capacity
- New exterior façade
- Excellent visibility, access and parking

Demographics

	POPULATION		
	1km	3km	5km
	6,447	33,131	40,635

	DAYTIME POPULATION		
	2km	5km	10km
	22,263	41,856	43,707

	AVERAGE INCOME		
	1km	3km	5km
	\$114,067	\$110,673	\$110,405

	VEHICLES PER DAY	
	13,900 on 6 Avenue in front of property in 2025	

PROPERTY DETAILS

MUNICIPAL ADDRESS
2805 6 Avenue E Carlton Court,
Prince Albert, SK

ZONING
C4 (highway commercial)

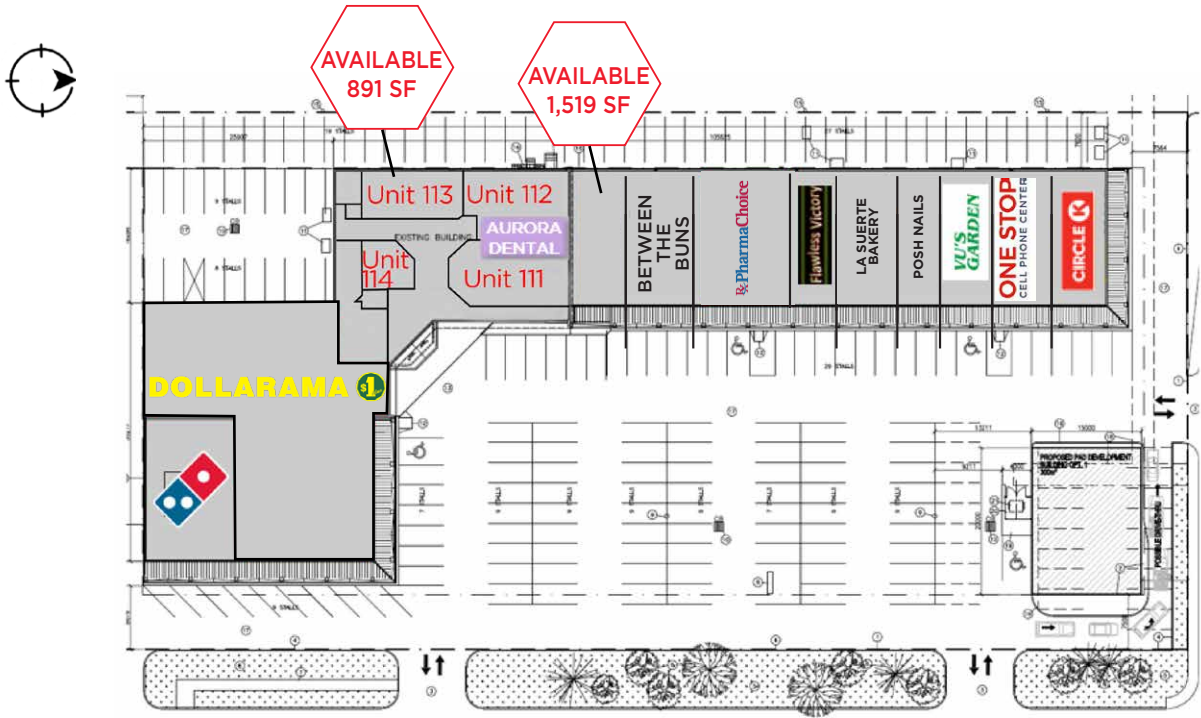
MAIN FLOOR

Unit 106: 1,519 SF
COMMON AREA MAINTENANCE COSTS
(including property taxes, and common area
costs): \$14.41 per SF (estimated for 2025)
Utilities separately metered

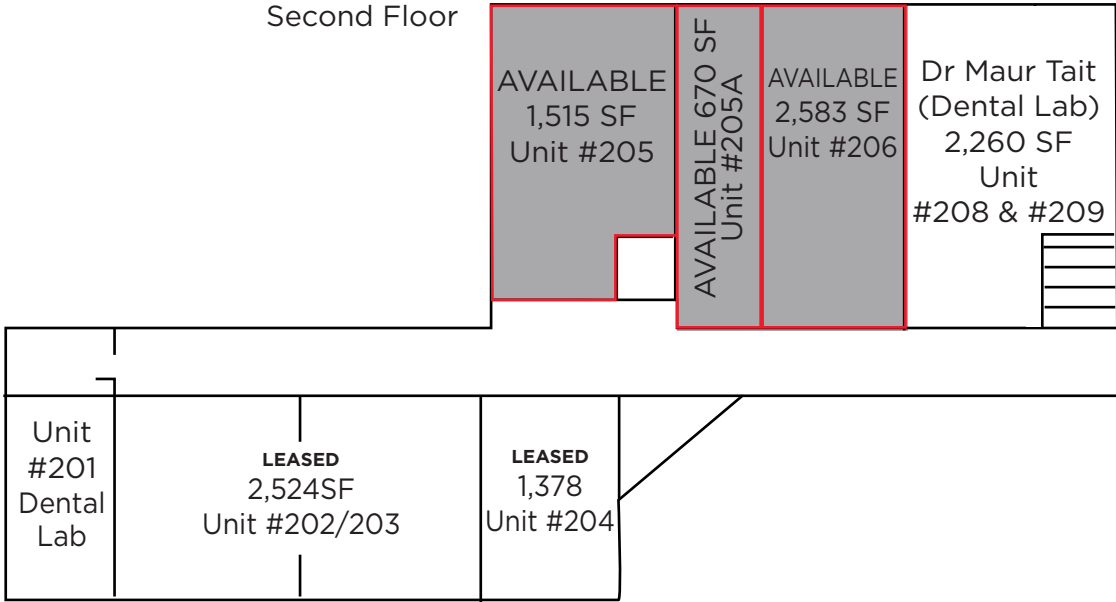
SECOND FLOOR

Unit 201: South Hill Dental Lab
Unit 202/203: 2,524 SF (LEASED)
Unit 204: 1,378 SF (LEASED)
Unit 205: Vacant, 1,515 SF
Unit 205A: Vacant, 670 SF
Unit 206: Vacant, 2,583 SF
Unit 208 & 209: Dental Lab, 2,260 SF

COMMON AREA MAINTENANCE COSTS
(including property taxes, utilities
and management fee)
• \$15.49 Per SF (estimated for 2024)

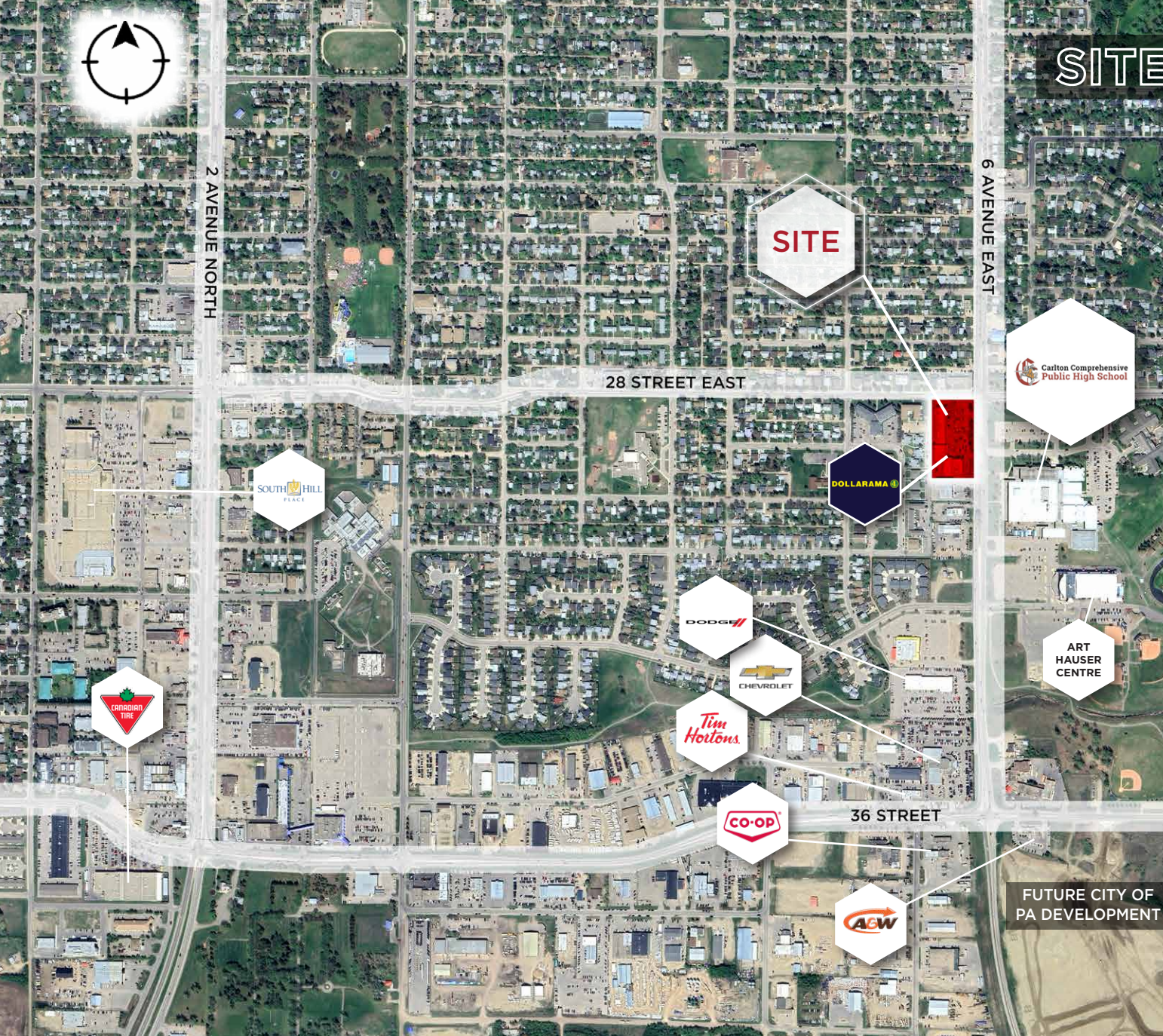


Second Floor





SITE AERIAL



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