



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

CARLTON COURT 2805 6 AVENUE E, PRINCE ALBERT, SK

Jesse Honch
Coldwell Banker Signature
Realtor
306 960 5507
jhonch@sasktel.net

David Cooney
Cushman & Wakefield
Edmonton
Partner
780 917 8327
david.cooney@cwedm.com

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. February 9, 2024



MAIN FLOOR AND SECOND FLOOR AVAILABLE

THE OPPORTUNITY



- Second floor office space available in a very well located centre on the southwest corner of 6th Avenue East & 28th Street East
- 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
- Tenants in the centre include Circle K, vape store, Vu's Garden Restaurant, La Suerto Bakery, Flawless Victory Gaming, Revive Salon, Aurora Dental and Domino's Pizza
- Excellent visibility, access and parking
- Office spaces available from 800 SF up to 2,500 SF

Demographics

	POPULATION		
	1km	3km	5km
	5,091	28,523	36,030

	AVERAGE INCOME		
	1km	3km	5km
	\$70,271	\$71,305	\$71,524

	DAYTIME POPULATION		
	1km	3km	5km
	5,501	35,674	41,010

	VEHICLES PER DAY
	13,880 on 6 Avenue in front of property in 2019

PROPERTY DETAILS

MUNICIPAL ADDRESS

2805 6 Avenue E Carlton Court,
Prince Albert, SK

ZONING

C4 (highway commercial)

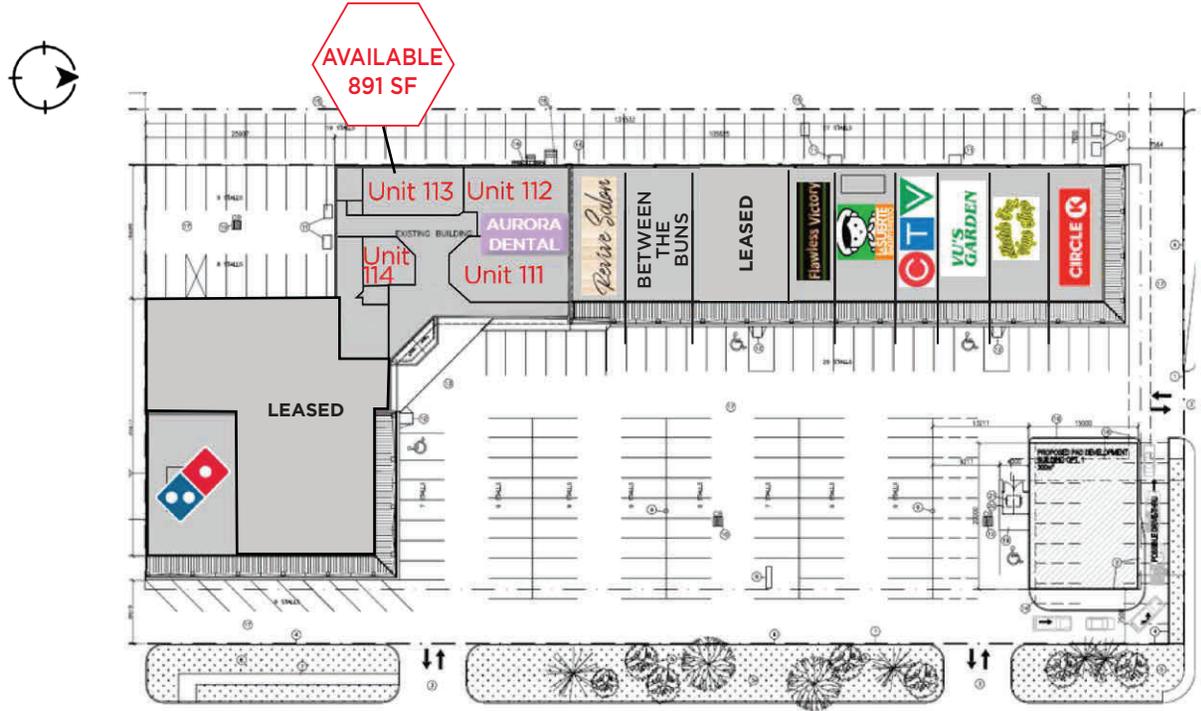
SECOND FLOOR

Unit 201: South Hill Dental Lab
 Unit 202/203: 2,524 SF - Pending
 Unit 204: 1,378 SF
 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
 Second Floor Basic Rent : \$14.00 Per SF

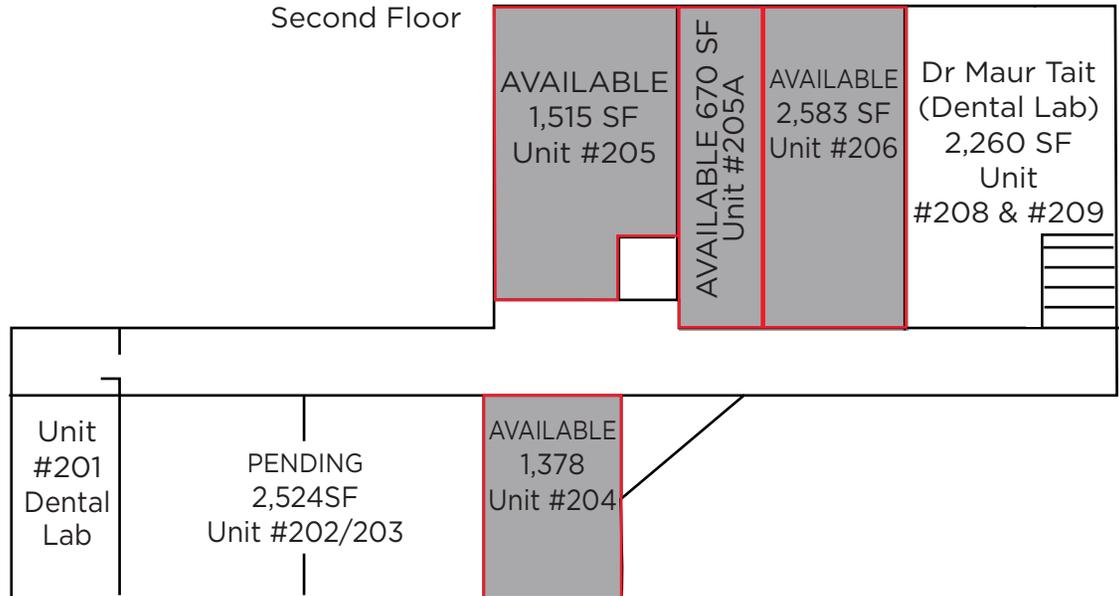
COMMON AREA MAINTENANCE COSTS

(including property taxes, utilities
and management fee)

• \$15.49 Per SF (estimated for 2024)



Second Floor





2 AVENUE NORTH

6 AVENUE EAST



28 STREET EAST



36 STREET

FUTURE CITY OF PA DEVELOPMENT

SITE AERIAL



Jesse Honch
Realtor
306 960 5507
jhonch@sasktel.net



CUSHMAN & WAKEFIELD
Edmonton

David Cooney
Partner
780 917 8327
david.cooney@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. February 9, 2024