



**CUSHMAN &
WAKEFIELD**
Edmonton

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. March 25, 2025

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)

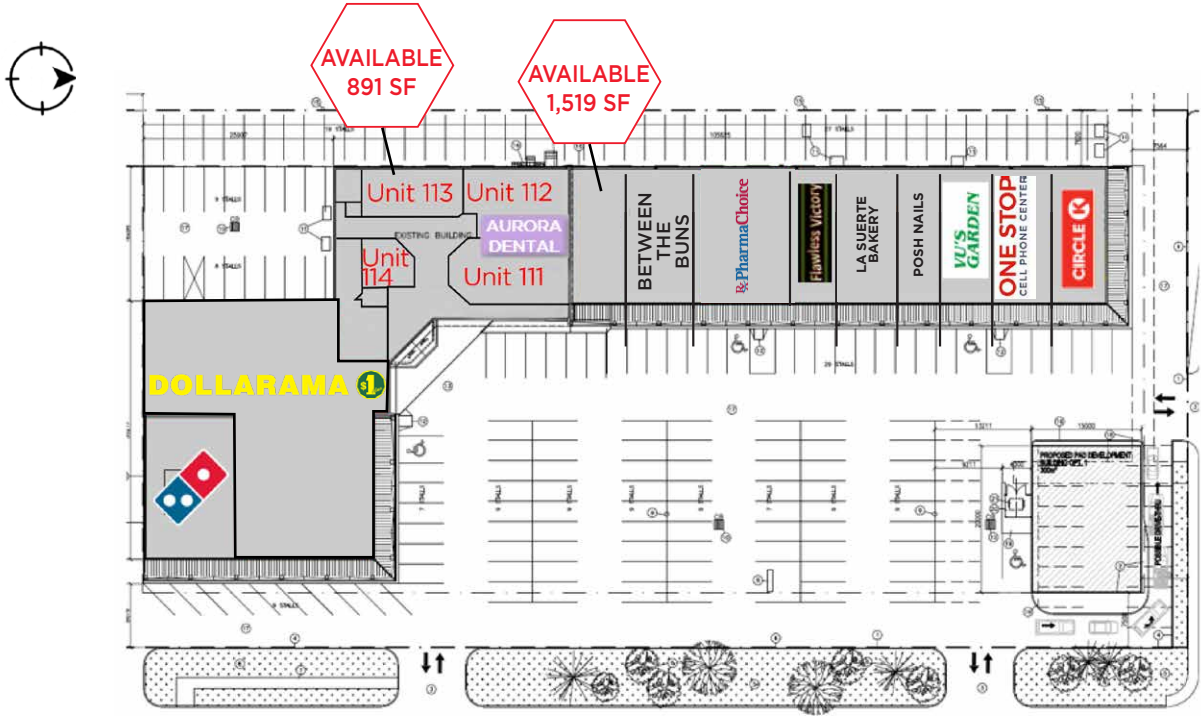
MAIN FLOOR

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

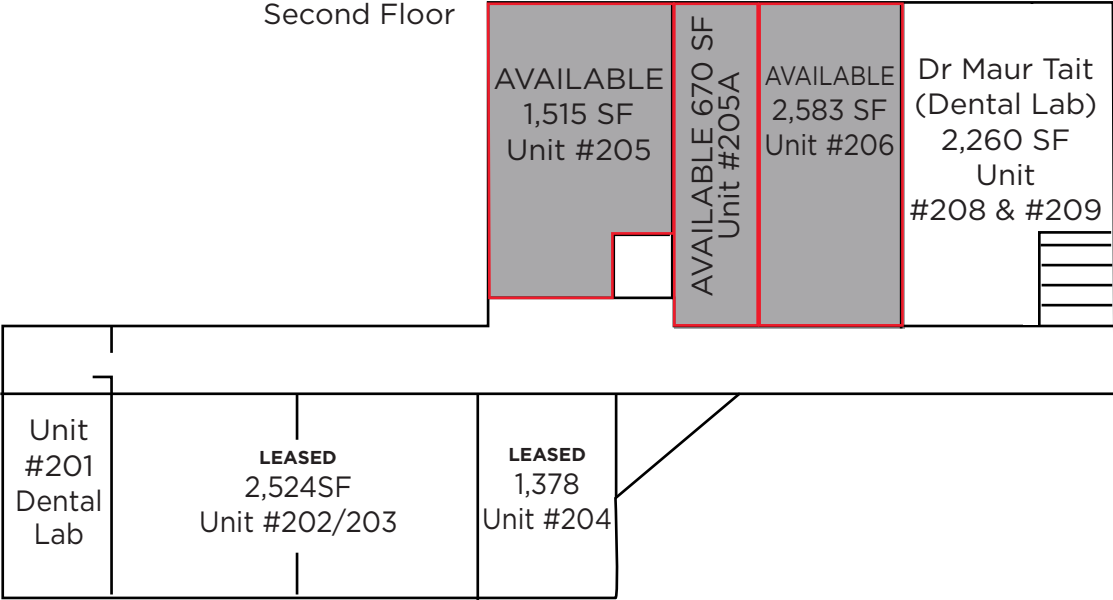
SECOND FLOOR

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)

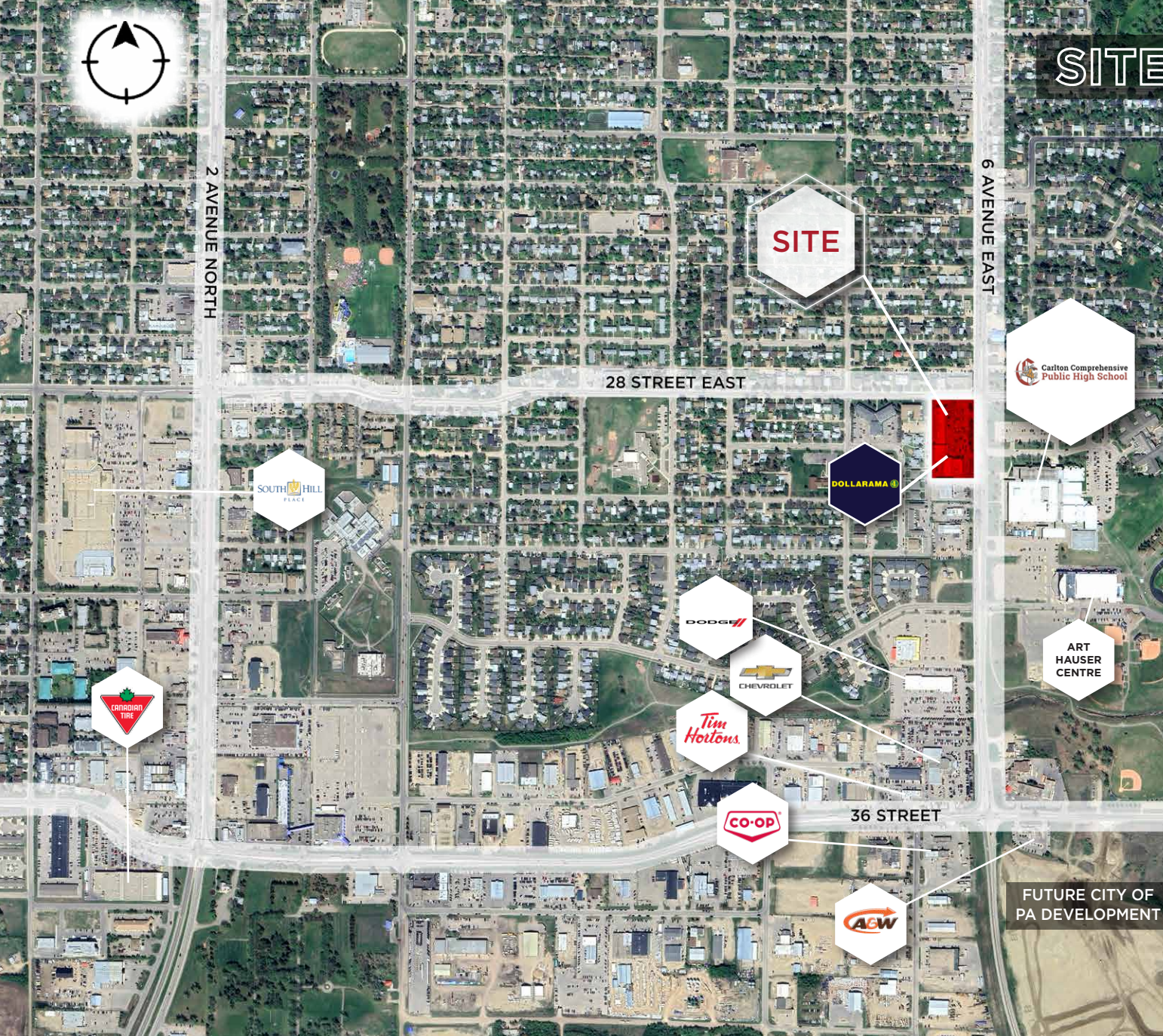


Second Floor





SITE AERIAL



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. March 25, 2025