

FOR LEASE | OFFICE OR RETAIL  
2024C Albert Street | Regina, SK



# High visibility office or retail

## The location

This partially built out space is next door to a medical clinic on busy Albert Street. The space can be finished for an office or retail tenant. Close proximity to the downtown core. Just off the corner of Victoria Avenue and Albert Street, this high visibility location has a traffic flow of roughly 29,100 vehicles per day.

- › Located on a busy street
- › Close to downtown
- › High traffic count
- › On-site parking opportunities

Available Space **2,615 SF**

Building Size **18,020 SF**

Land Size **29,590 SF**

Zoning **DCD-D - Downtown**

Possession **Immediate**

Occupancy **\$9.00 PSF (est 2020)**  
Costs & Taxes **(includes utilities)**

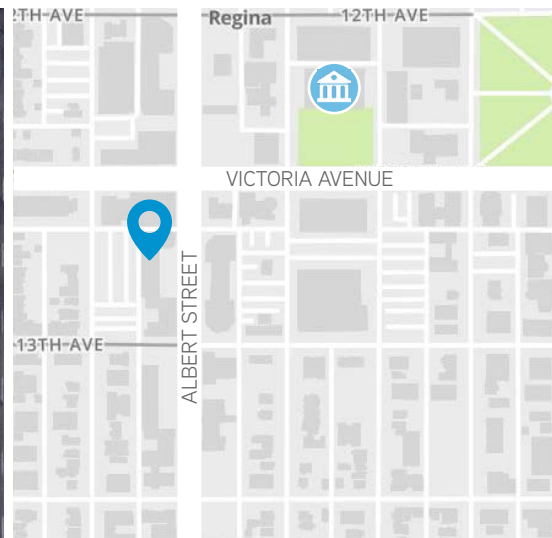
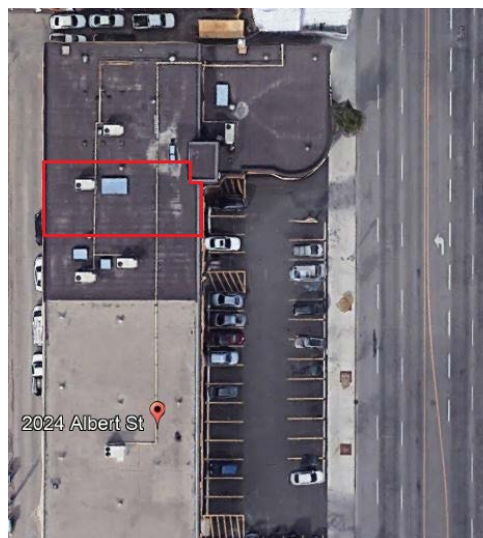
Net Lease Rate **\$14.00 SF**

**\*All sizes and prices are approximate**

## Contact Us

### Jeff Cheveldeoff

Sales Associate  
+1 306 347 2854  
[jeff.cheveldeoff@colliers.com](mailto:jeff.cheveldeoff@colliers.com)



This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2020. All rights reserved. Colliers McClocklin Real Estate Corp. | CIR Commercial Realty Inc.

**COLLIERS INTERNATIONAL**  
2505 11th Avenue, Suite 200  
Regina, SK S4P 0K6  
[www.collierscanada.com/2005635](http://www.collierscanada.com/2005635)