



# HIGHWAY #1 (NORTH SERVICE RD.)

COMMERCIAL REAL ESTATE (REGINA) LTD.



FOR LEASE

- LOCATION:** Highway #1 East fronting the North Service Road R.M. of Sherwood
- AVAILABLE LAND:** Approximately 8.37 Acres- fully fenced
- BUILDING SIZE:** 40,500 square feet      150' x 270'
- PROPERTY TAXES & BUILDING INSURANCE** Approximately \$30,000.00/year - \$2,500.00/month
- BASE RENTAL:** \$8.00 psf NNN
- YEAR BUILT:** Pre-engineered steel constructed in 1978
- COMMENTS:**
  - Currently occupied by PowerSports Regina Ltd. and Bobcat of Regina.
  - Previously utilized as office by ISC Land Titles Registration System as office.
  - Building has fibreoptic as well CAD 5 cabling
  - Ceiling height office, showroom area 16'
  - Floor plan is open with perimeter offices.
  - Overhead door at the rear of building.
  - Was originally built for boat/RV dealership.

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