

## For SubLease

Towers Mall 2703 Avonhurst Drive Regina, SK



## Towers Mall

- 2,096 sf retail unit with a lot great visibility facing Albert Street
- Lease term expires May 31st 2026 and term beyond negotiable
- Surface parking available for shopper convenience
- Tower Mall is great mix of retail, professional services such as medical, medical lab, dental, and financial as well as Giant Tiger, Aaron's Furniture, Dollar Giant and A&W restaurant



Possession available Negotiable



31,000 vehicles per day on Albert Street

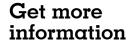


Common surface lot parking for tenants and visitor



56,900 area population (within 3 KM)

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**Joe Trudelle**, Associate Broker +1 306 559 9007 joe.trudelle@avisonyoung.com **Jeremy Schick**, Sales and Leasing +1 306 559 9004 jeremy.schick@avisonyoung.com



# **Property Details**

#### **BUILDING TYPE**

Neighbourhood Shopping Centre

#### **LANDLORD**

MELCOR

**MELCOR REIT** 

#### **AVAILABLE SPACE**

Unit 2703 2,096 SF

#### **OCCUPANCY**

Upon completion of documents

#### **ASKING RATE**

\$15.00 psf

#### **OPERATING COSTS**

\$8.21 psf (est 2025)

tenant pays separately metered utilities

#### **PARKING**

Surface Lot

#### **ZONING**

MLM - Mixed Large Market

#### **TOTAL LEASEABLE SPACE**

2,096 SF

# Get more information

**Joe Trudelle** Associate Broker 306 559 9007 joe.trudelle@avisonyoung.com

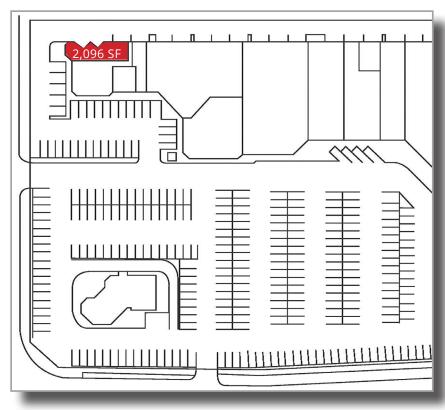
Jeremy Schick, Sales & Leasing 306 559 9004 jeremy.schick@avisonyoung.com

#### LOCATION

Located in north Regina on the corner of two major thoroughfares; Albert Street and Avonhurst Drive, this shopping center is in a high visibility location and provides easy access to and from every direction of the city including the downtown core.



## SITE PLAN



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