

FOR LEASE

Pad Site Opportunities for Development

221 Winnipeg Street North, Regina, Saskatchewan



**GREAT
ACCESS**



**STRONG
DAYTIME POPULATION**

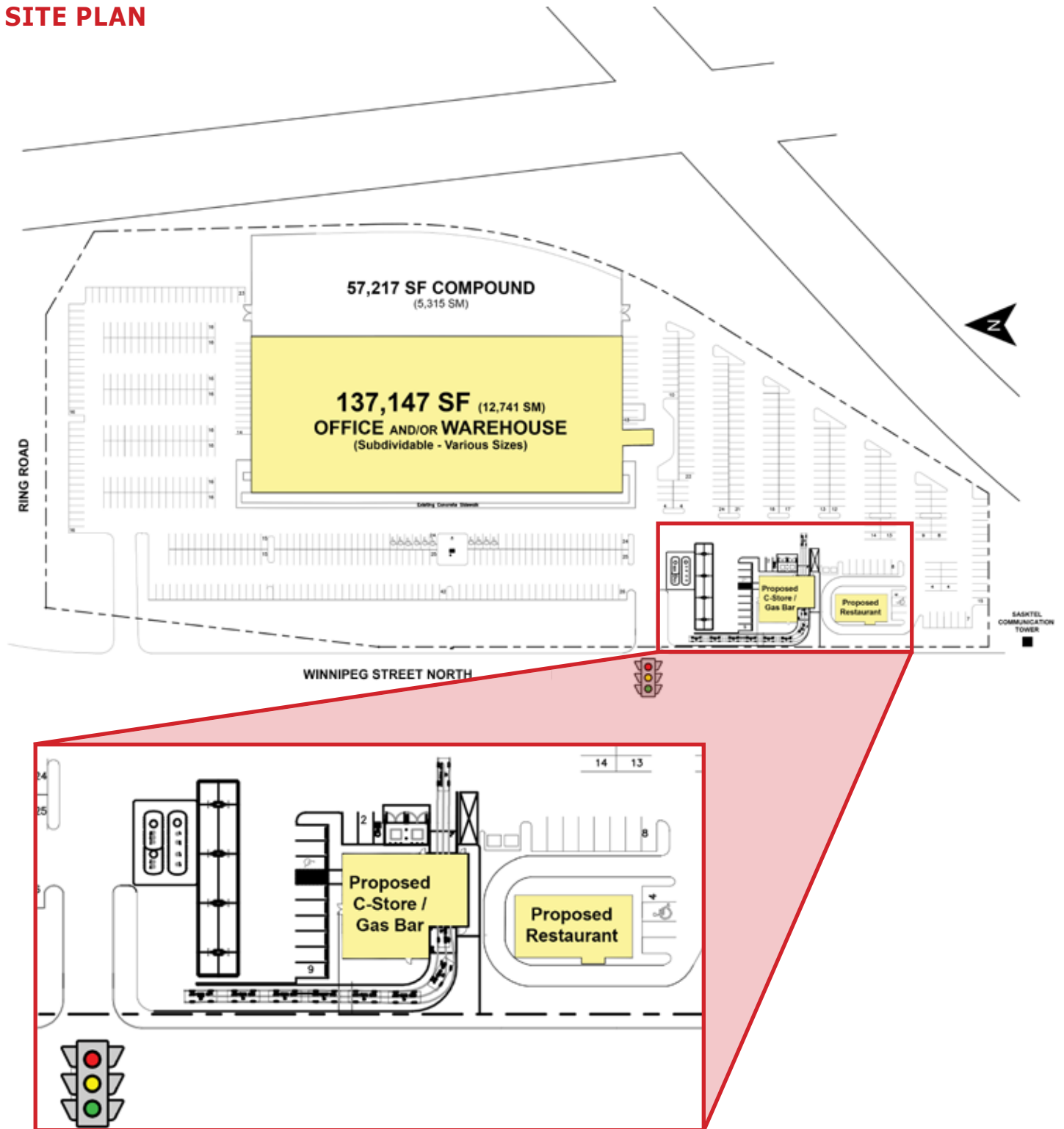


**SUBSTANTIAL
PARKING**

FOR LEASE

221 Winnipeg Street North, Regina, Saskatchewan

SITE PLAN



204.474.2000

Shindico

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PROPERTY SUMMARY

Available	2 Pads
Net Rent	TBN
Property Taxes (2026 est.)	\$1.75/SF
CAM*	TBN
Zoning	C3

*plus management fee

DEMOGRAPHICS

	2 km. Radius	3 km. Radius
Total Population	14,154	29,900
Daytime Population	24,281	46,401
Households	5,842	11,624
Median Age	38.4	37.9

Environics Analytics ©2025

TRAFFIC

There are 69,000 vehicles per day at the intersection of Winnipeg Street North & Ring Road.

Reference: City of Regina - Winnipeg Street Overpass Project

LOCATION

- **The immediate area has a “dense industrial and office daytime population” which would support the subject site.**
- Existing tenant includes the Government of Saskatchewan.
- Located in Northeast Regina at the interchange of Winnipeg Street North and Ring Road, the recent \$28.8M reconstruction of the Winnipeg Street Interchange adds wider lanes, turning lanes, signals, lights, and pathways, improving access to nearby recreational and residential areas.
- On the edge of Ross Industrial Park, which has a land area of 5,000 +/- acres and building area of 9,000,000 +/- square feet. Ross Industrial Park includes: Federated Co-operative Limited, Enbridge Pipelines, Konica Minolta Business Solutions.
- To the west is an extensive residential neighbourhood, offering convenient access for employees and customers, and supporting strong connectivity between the site and surrounding amenities.
- Regina has a strong and diversified economy with thriving industries in agriculture, oil, potash, insurance, finance, telecommunications, natural gas, filmmaking and steel pipe production.



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FOR MORE INFORMATION, PLEASE CONTACT:

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