

FOR SALE

DURUM SINGLE-TENANT COMMERCIAL PORTFOLIO

REGINA, SK | YORKTON, SK | DRUMHELLER, AB

AVISON
YOUNG





EXECUTIVE SUMMARY

DURUM SINGLE-TENANT COMMERCIAL PORTFOLIO

Avison Young is pleased to offer for sale a portfolio of three commercial properties located at 660 Albert Street, Regina, SK; 210 Hamilton Road, Yorkton, Saskatchewan; and 96 Railway Avenue, Drumheller, Alberta (collectively, the “Properties,” the “Portfolio,” or the “Offering”).

- Regina - Staples
- Yorkton - Staples
- Drumheller – Canada Post

Located within established commercial corridors and high-traffic retail nodes, the properties benefit from strong consumer accessibility, prominent visibility, and convenient connectivity to surrounding residential communities. Collectively, the portfolio is well positioned for investors seeking stable, income-producing retail assets anchored by established national tenants, with exposure to recurring consumer demand and durable long-term market fundamentals.

The Properties are available for purchase together or separately and are being offered with no set bid date for the time being. Offers will be considered as they are received.

For additional information, please contact a member of the Avison Young advisory team.

JAMES ROBERTSON

Principal

+1 780 246 1832

james.robertson@avisonyoung.com

REED NEWNHAM

Principal

+1 780 993 1419

reed.newnham@avisonyoung.com

 Staples

 CANADA POST POSTES CANADA



REGINA STAPLES

660 ALBERT STREET, REGINA, SASKATCHEWAN

PROPERTY OVERVIEW

PROPERTY SPECIFICATIONS

MUNICIPAL ADDRESS

660 Albert Street, Regina, Saskatchewan

LEGAL DESCRIPTION

Plan 00RA23311; Block 8; Lot A

YEAR BUILT

2008, complete renovation in 2013

BUILDING SIZE

23,759 sf

SITE SIZE

1.33 Acres

PARKING

80 Stalls

OCCUPANCY

100%

REMAINING LEASE TERM

7.2 years

TENANT

Staples Canada

ZONING

MLM - Mixed Large Market Zone

SITE COVERAGE

41%

TRAFFIC COUNTS

10,228 AADT

TAX LEVY

\$90,098



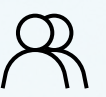
23,759 sf
Building Size



\$631,989
Year 1 NOI



100%
Occupied

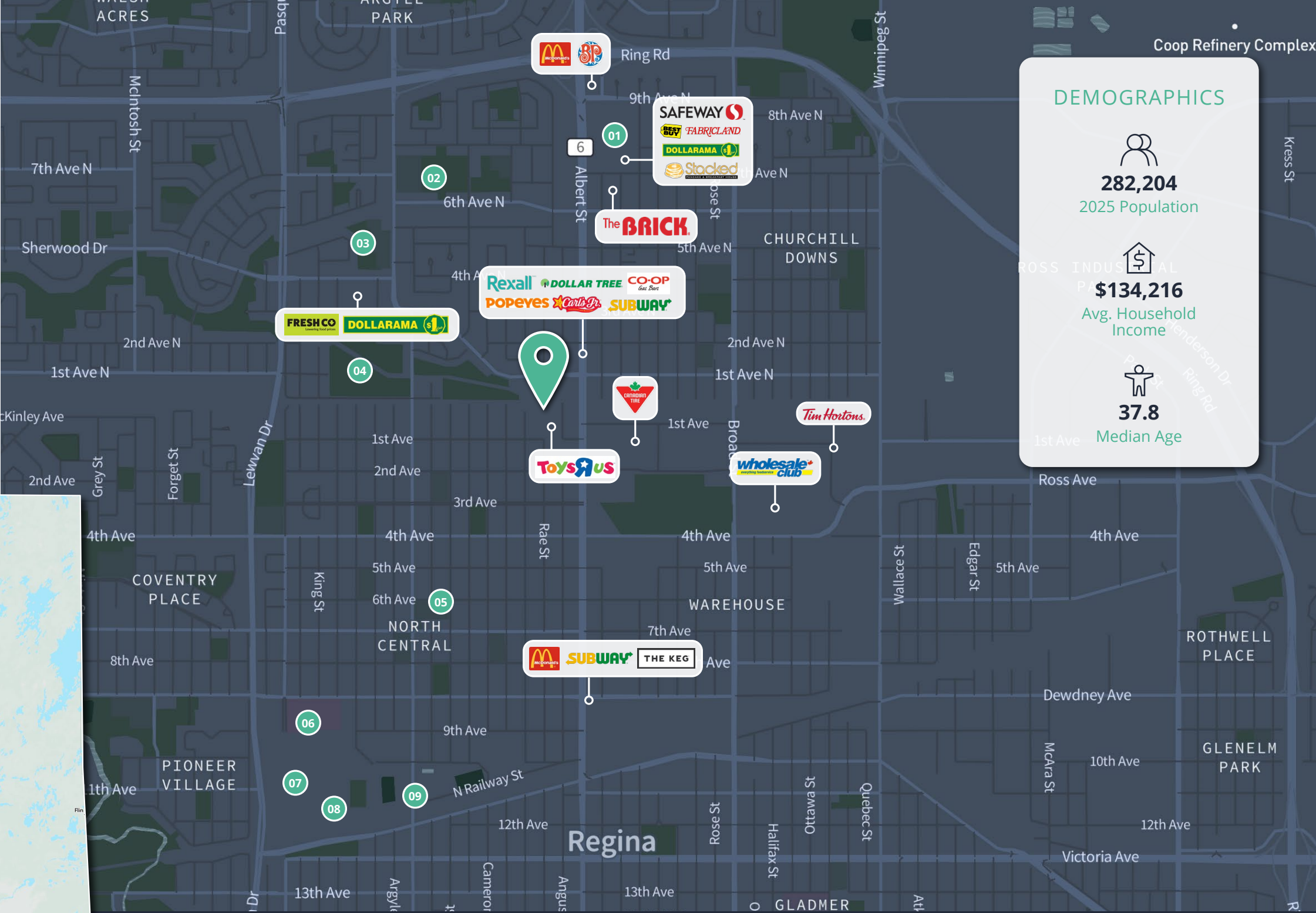
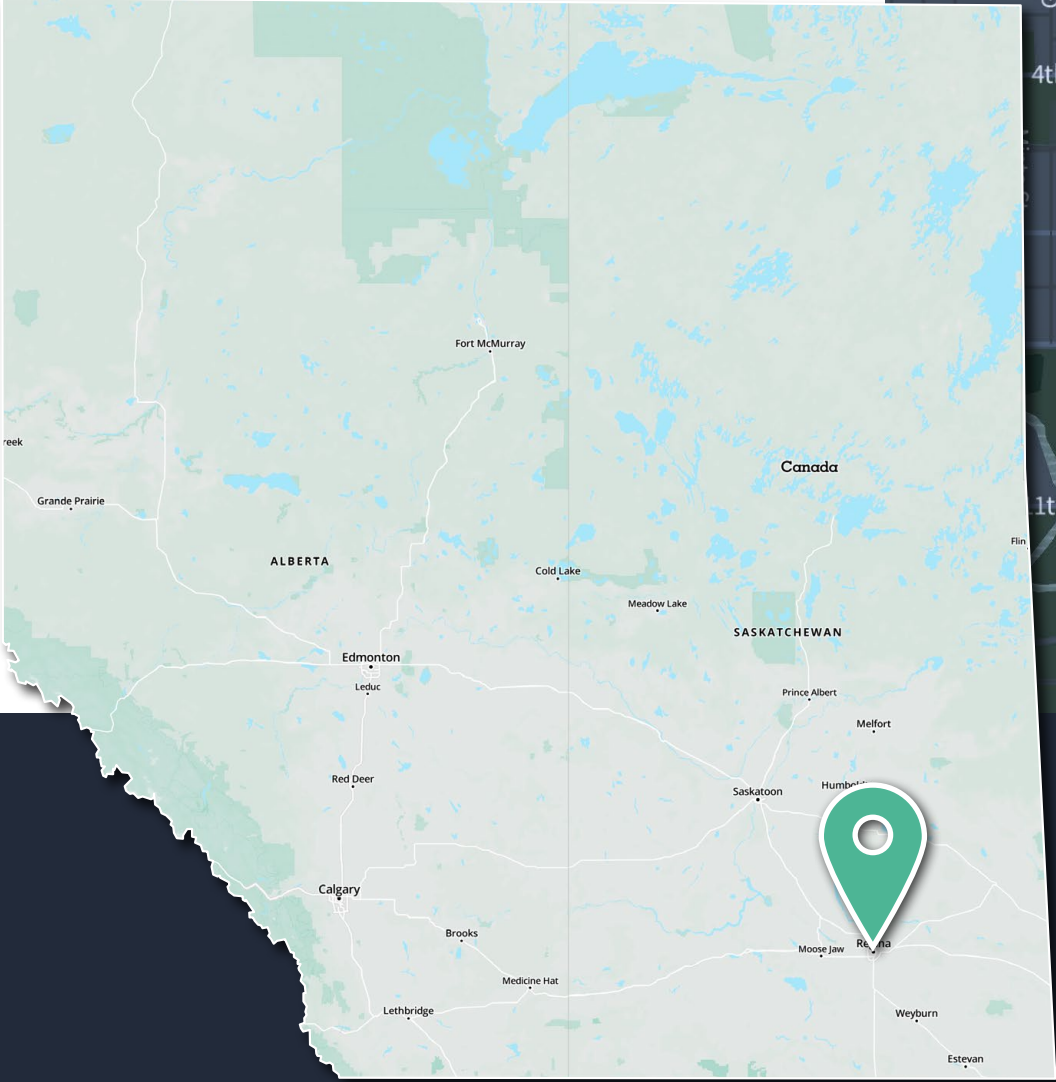


1
Tenant

LOCATION OVERVIEW

REGINA,
SASKATCHEWAN

Located along the highly trafficked Albert Street corridor, the property enjoys a prominent position within one of Regina’s established retail and commercial districts. Surrounded by a strong concentration of national and regional retailers, service-oriented businesses, and residential neighbourhoods, the location benefits from consistent consumer traffic and excellent accessibility. Its strategic placement within the city’s commercial landscape supports long-term market appeal and sustained commercial activity.



DEMOGRAPHICS

282,204
2025 Population

\$134,216
Avg. Household Income

37.8
Median Age

AMENITIES AND SERVICES

- | | | |
|--------------------------------------|-------------------------------|---------------------------------|
| 01 Northgate Mall | 04 Regent Park & Outdoor Pool | 07 Queensbury Convention Centre |
| 02 Thom Collegiate | 05 Mâdawêyatitân Centre | 08 Mosaic Stadium |
| 03 Archbishop MC O'Neill High School | 06 Avana Centre | 09 City of Regina Fieldhouse |



YORKTON STAPLES

210 HAMILTON ROAD, YORKTON, SASKATCHEWAN

PROPERTY OVERVIEW

PROPERTY SPECIFICATIONS

MUNICIPAL ADDRESS

210 Hamilton Road, Yorkton, Saskatchewan

LEGAL DESCRIPTION

Plan 00Y08076; Block 76; Lot 2

YEAR BUILT

2000, complete renovation in 2010

BUILDING SIZE

25,733 sf

SITE SIZE

2.38 Acres

PARKING

150 Stalls

OCCUPANCY

100%

REMAINING LEASE TERM

2.2 years

TENANT

Staples Canada

ZONING

C3 - Commercial Highway

SITE COVERAGE

25%

TRAFFIC COUNTS

4,751 ADT

TAX LEVY

\$104,749



25,733 sf
Building Size



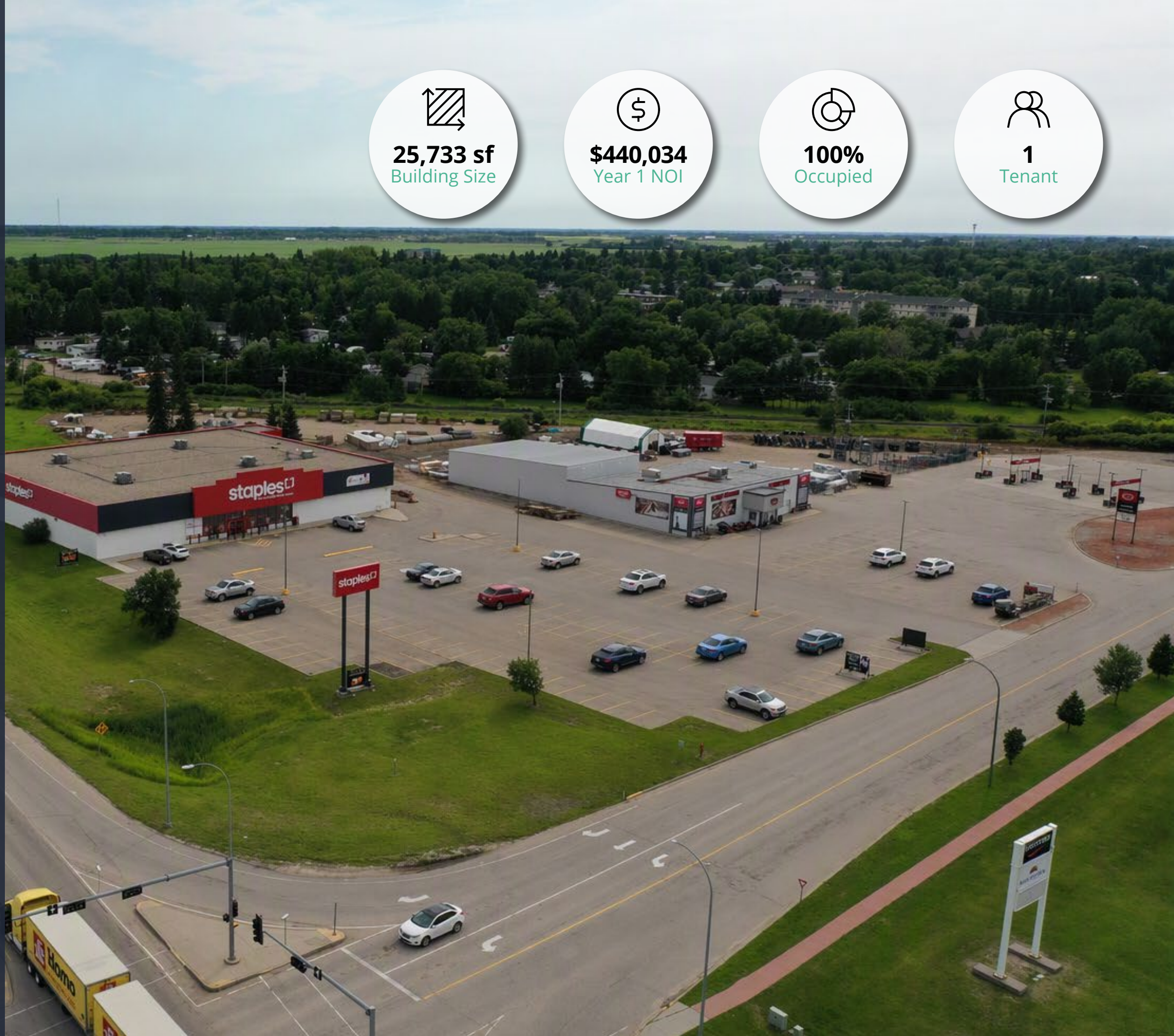
\$440,034
Year 1 NOI



100%
Occupied



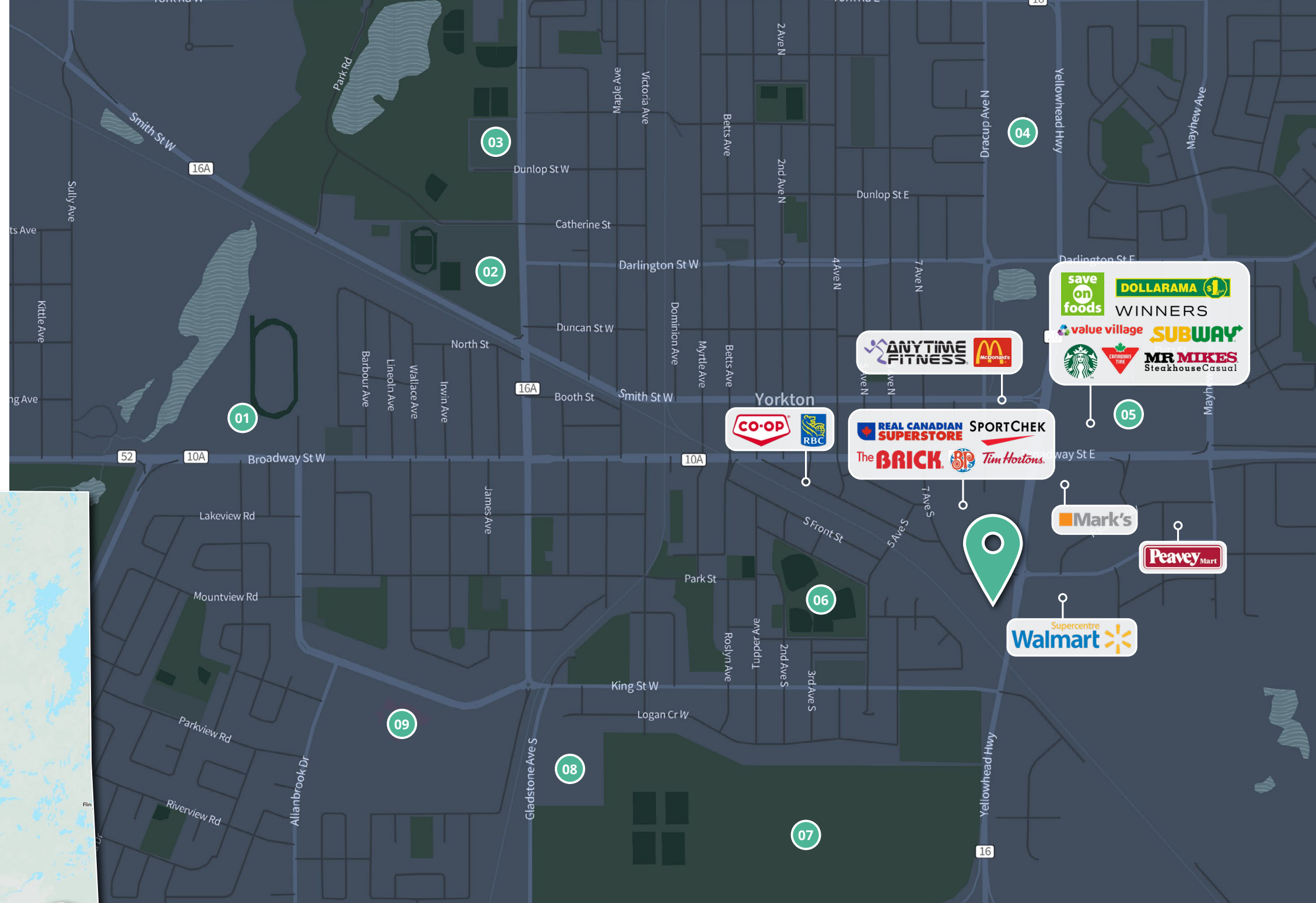
1
Tenant



LOCATION OVERVIEW

YORKTON, SASKATCHEWAN

Strategically positioned on Hamilton Road, a major retail and commercial artery in Yorkton, the property enjoys strong visibility, convenient access, and proximity to a wide range of national and regional retailers. The surrounding commercial district serves as a key shopping and service destination for both residents and visitors from the broader trading area, supporting consistent consumer traffic and long-term commercial appeal.



DEMOGRAPHICS



20,687

2025 Population



\$113,625

Avg. Household Income



41.4

Median Age

AMENITIES AND SERVICES

- | | | | | | |
|----|---------------------------------|----|------------------|----|--------------------------------|
| 01 | Gallagher Centre/Westland Arena | 04 | Suncrest College | 07 | Logan Green Park |
| 02 | Yorkton Regional High School | 05 | Parkland Mall | 08 | Yorkdale Central School |
| 03 | Sacred Heart High School | 06 | Jubilee Park | 09 | Yorkton Regional Health Centre |

An aerial photograph of the Drumheller Canada Post building, a single-story white structure with a blue roofline and large windows. The building is situated on a street corner. In the foreground, a large, colorful sculpture of a dinosaur wearing a mailbag is visible. Several cars are parked or driving on the street. In the background, there are other buildings, including an EconoLodge, and a prominent water tower. The town is set against a backdrop of rolling green hills under a clear blue sky.

DRUMHELLER CANADA POST

96 RAILWAY AVENUE, DRUMHELLER, ALBERTA

PROPERTY OVERVIEW

PROPERTY SPECIFICATIONS

MUNICIPAL ADDRESS

96 Railway Avenue, Drumheller, Alberta

LEGAL DESCRIPTION

3099AD; Block 18; Lots 23-26

YEAR BUILT

1958

BUILDING SIZE

6,280 sf

SITE SIZE

0.27 Acres

PARKING

5 Stalls and street parking

OCCUPANCY

100%

REMAINING LEASE TERM

3.3 years

TENANT

Canada Post

ZONING

DTD - Downtown District

TRAFFIC COUNTS

1,057 AADT

TAX LEVY

\$13,523



6,280 sf
Building Size



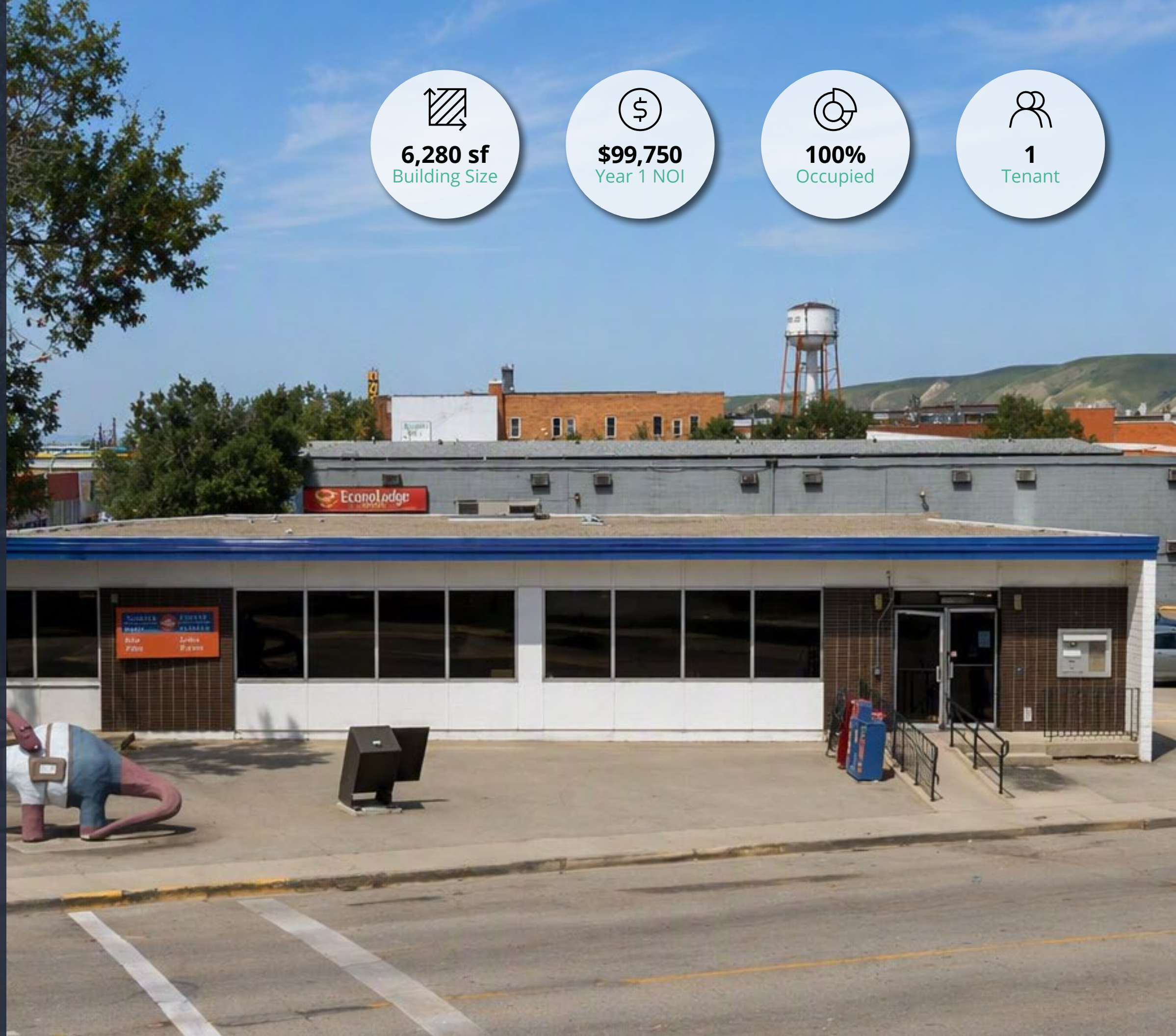
\$99,750
Year 1 NOI



100%
Occupied



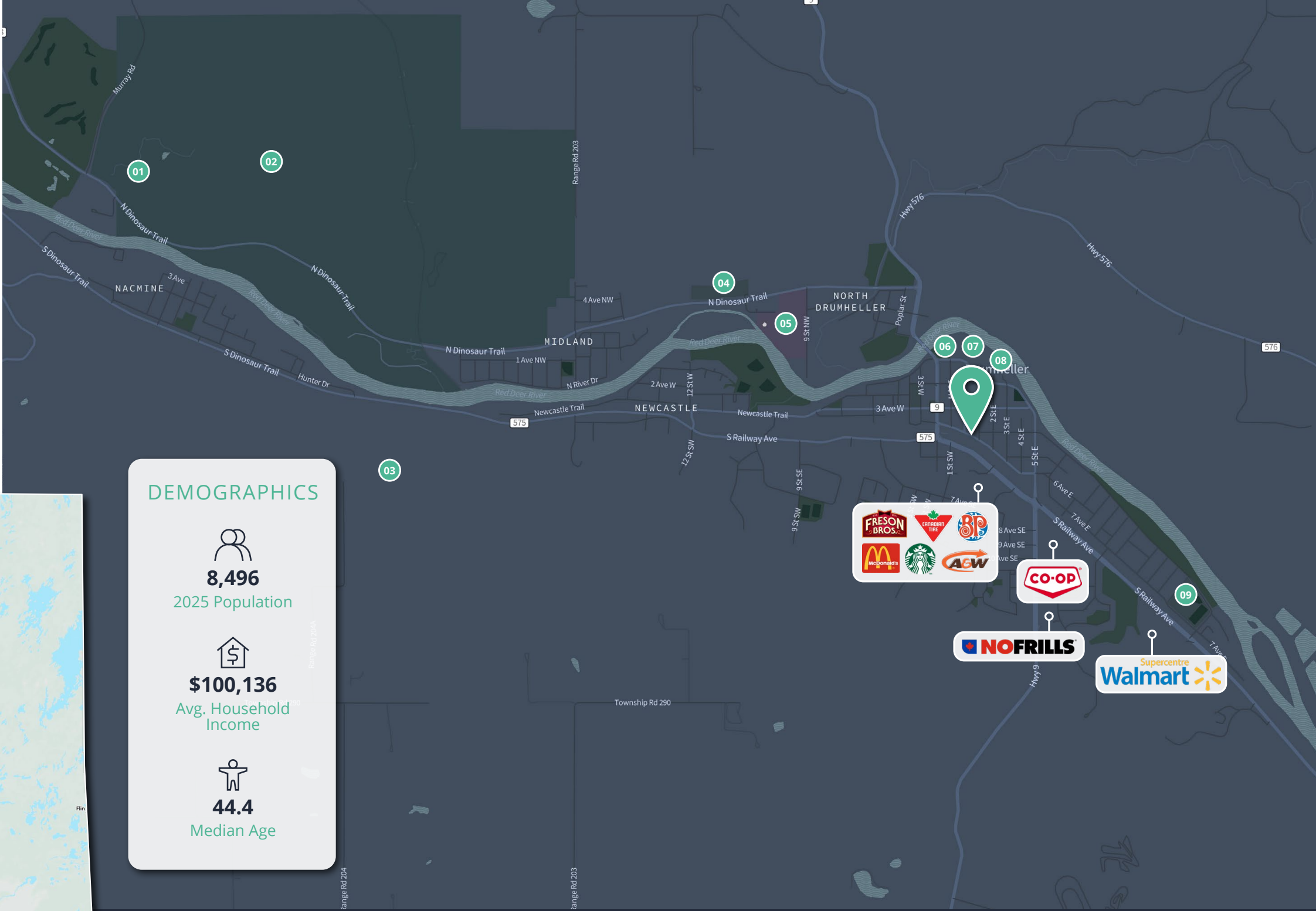
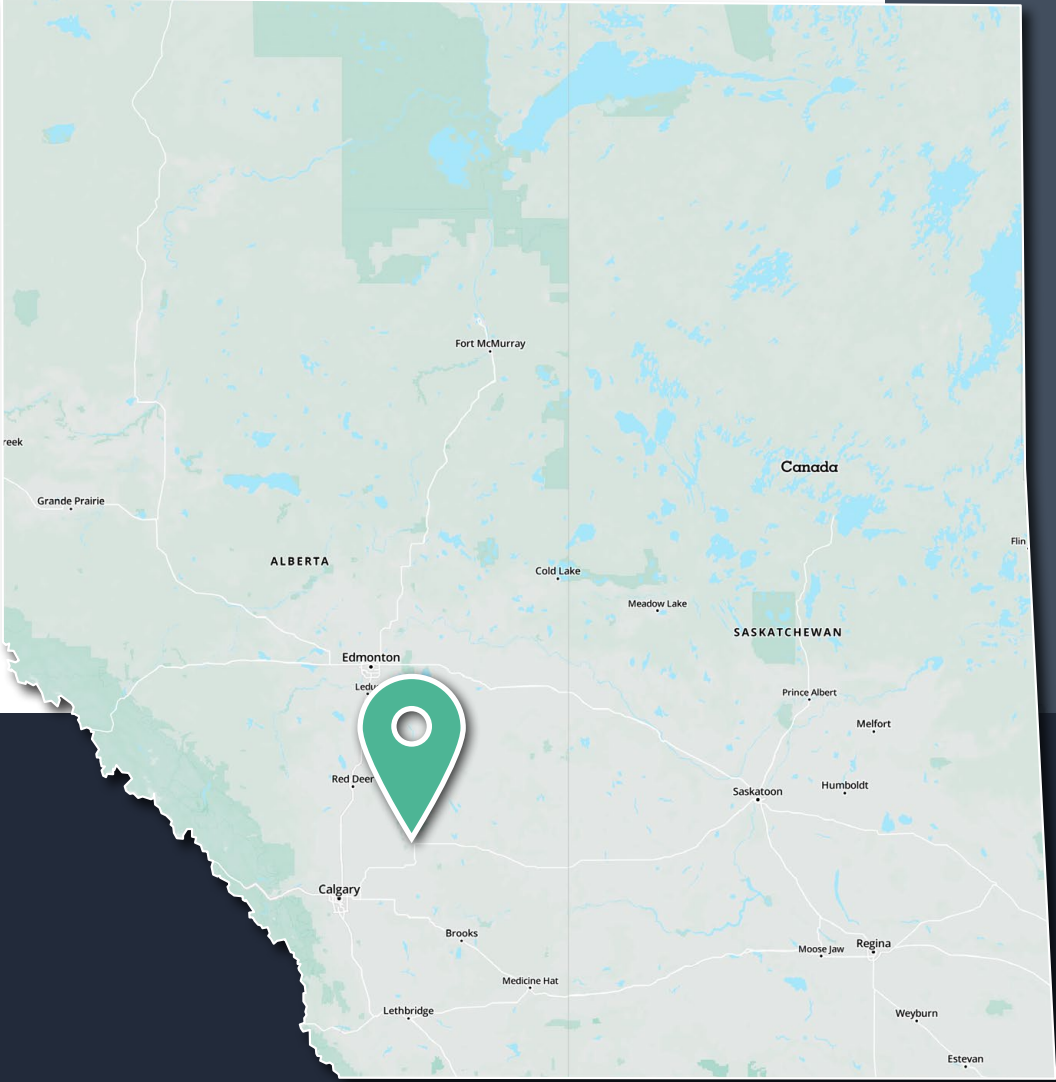
1
Tenant



LOCATION OVERVIEW

DRUMHELLER,
ALBERTA

Located on Railway Avenue in the heart of Drumheller’s downtown commercial district, the property enjoys strong visibility and accessibility along one of the community’s primary retail corridors. The surrounding area is characterized by a diverse mix of shops, restaurants, professional services, and tourist-oriented businesses, creating a vibrant commercial environment that serves both local residents and visitors to the region. Its central location and established commercial surroundings support consistent consumer activity and long-term market appeal.



DEMOGRAPHICS



8,496
2025 Population



\$100,136
Avg. Household Income



44.4
Median Age

AMENITIES AND SERVICES

- | | | | | | |
|----|-------------------------|----|--------------------------|----|------------------------------------|
| 01 | Royal Tyrrell Museum | 04 | St. Anthony's School | 07 | Drumheller Memorial Arena |
| 02 | Midland Provincial Park | 05 | Drumheller Health Centre | 08 | Badlands Community Facility |
| 03 | Badlands Amphitheater | 06 | Drumheller Aquaplex | 09 | Drumheller Valley Secondary School |

GET IN TOUCH.

EDMONTON CAPITAL MARKETS

James Robertson
Principal
+1 780 246 1832
james.robertson@avisonyoung.com

Eric Reji
Financial Analyst
+1 587 566 4400
eric.reji@avisonyoung.com

Visit us online
avisonyoung.com

Reed Newnham
Principal
+1 780 993 1419
reed.newnham@avisonyoung.com

Sky Ferguson
Client Services Coordinator
+1 587 442 3656
sky.ferguson@avisonyoung.com

Kelsey McBain
Senior Associate, Brokerage Services
+1 587 936 2795
kelsey.mcbain@avisonyoung.com

SASKATCHEWAN SALES & LEASING

Linely Schaefer
Managing Director, Broker
+1 306 535 8331
linely.schaefer@avisonyoung.com

©2026 Avison Young Commercial Real Estate Services, LP, Commercial Real Estate Agency. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

**AVISON
YOUNG**