



Colliers



3614 Eastgate Drive, Regina | SK

Prime QSR Opportunity – High- Profile Corner Location **for lease**

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Property Overview

Exceptional Quick Service Restaurant (QSR) opportunity located at the prominent corner of Eastgate Drive and Prince of Wales Drive. This high-visibility site benefits from strong exposure, steady traffic flow, and convenient drive-up parking are key drivers for customer accessibility and business success.

The space is well-suited for a new QSR tenant and offers flexibility for conversion to other retail or commercial uses, accommodating a variety of business concepts.

Existing furniture, fixtures, and equipment (FF&E) may be available on a conditional basis, subject to the Landlord obtaining control of these assets.

The surrounding area is experiencing significant residential growth, with approximately 400 multifamily apartment units nearing completion in the immediate vicinity further enhancing the built-in customer base for this location.

Address	3614 Eastgate Drive, Regina SK
Zoning	MH
Site Area	1,616 SF
Lease Rate	\$28.00 PSF
Occupancy Costs	\$16.09 PSF (2026)
Available	Upon completion of documents
Comments	Pylon sign rental Available

