



## Retail space in a convenient location

Positioned in a highly convenient location, this 5,980 SF retail space offers exceptional visibility and accessibility for a wide range of business opportunities. The property features a rear overhead door ideal for deliveries and operational efficiency, making it well-suited for retailers, service providers, or specialty users. Its Town Centre commercial zoning further enhances its flexibility, supporting a variety of potential commercial uses.

Located along Highway 13 and adjacent to Highway 2—commonly known as the community's Center Street—this property sits at the heart of local activity and amenities. It forms part of a vibrant multi-business center that includes national and local tenants such as Subway, Royal Bank, A&W, and Prairie Donair ensuring strong traffic and customer draw. This high-exposure setting offers an excellent opportunity for businesses looking to establish or expand their presence in a thriving commercial hub.



Available area  
5,980 sf



Asking Lease Rate:  
\$10.00 psf



Grade level overhead  
door



High visibility, located at  
the junction of Highway  
2 and Highway 13



C1 - Town Center  
Commercial Zoning

### For further information

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# Retail Space Available

112 - 100 1st Avenue West  
Assiniboia, SK



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