

\$2,950,000 - St W 267 32nd Street W, Prince Albert

MLS® #SK020828

\$2,950,000

0 Bedroom, 0.00 Bathroom,
Other on 2.10 Acres

West Hill PA, Prince Albert, Saskatchewan

Land and building for sale only. In the spring of 2005, the former Cinema 6 building was demolished, and a new Giant Tiger store was custom built on the site. Giant Tiger has operated consistently in this location since that time, and the owner of the land and building have now decided to place this strategic investment on the market for sale. In preparation for the sale a new triple net lease structure has been pre negotiated commencing January 1st, 2026, for 10 years with signed extensions to potentially total 20 years. The total building area has been professionally measured and encompasses 19,180 sq. ft. The roof and mechanical systems have been inspected and found in excellent condition with one roof top unit replaced in 2025. The 2.1-acre site provides 91 parking stalls with the parking lot repaved in November 2024. A clean Phase 2 environmental report was conducted in the spring of 2025. Opportunities such as this come to market rarely in Prince Albert and present a unique opportunity for a forward thinking investor to secure a purpose built steel frame building in a prime location with a long term National Tenant successfully operating for the last 20 years and potentially committed for the next 20 years at a time when the city of Prince Albert is poised for growth. (id:6289)

Built in 2005



Essential Information

Listing #	SK020828
Price	\$2,950,000
Bathrooms	0.00
Acres	2.10
Year Built	2005
Type	Other
Sub-Type	Freehold

Community Information

Address	St W 267 32nd Street W
Subdivision	West Hill PA
City	Prince Albert
Province	Saskatchewan
Postal Code	S6V5Z2

Amenities

Amenities	Storefront
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Listing Details

Listing Office	RE/MAX P.A. Realty
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