



For Sale

Vacant Commercial Land 15th Street East, Prince Albert, SK

High-visibility development parcels in
Prince Albert's dominant commercial corridor

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Property Highlights



High-visibility development parcels abutting 15th Street East, Prince Albert's dominant commercial corridor



Strategically located between Cornerstone Prince Albert and Gateway Mall, benefiting from established regional retail draw



Approximately 7.56 acres of developable land (3.78 Acres each), suitable for large-format, multi-tenant, or destination retail



C3 – Large Lot Arterial Commercial zoning, allowing a broad range of retail, service, and entertainment uses



Excellent vehicular exposure and accessibility along a primary arterial roadway

Salient Details

Parcel A	
Site Area:	~3.78 acres
Zoning:	C3 – Large Lot Arterial Commercial
Suggested Listing Price	\$2,299,000 (\$608,000 per acre)

Parcel B	
Site Area:	~3.78 acres
Zoning:	C3 – Large Lot Arterial Commercial
Suggested Listing Price	\$2,299,000 (\$608,000 per acre)

Market Overview

Gateway Mall

The **BRICK** **Foot Locker** **ARDENE**
DOLLARAMA **URBAN PLANET**

Cornerstone Prince Albert

Walmart **SHOPPERS DRUG MART** **staples** **RONA**
BEST BUY **Mark's** **DOLLAR TREE** **PETSMART** **value village**
SPORTCHEK **SleepCountry** **save on foods** **Michaels** **JYSK**
THE SHOE COMPANY **TD** **RBC** **BMO** **Scotiabank** **CO-OP**



13 Street E

14 Street E

15 Street E • 29,037 VPD

6 Avenue E • 42,560 VPD

Improved Commercial Site for Sale

A B

REAL CANADIAN SUPERSTORE **BURGER KING**

Demographics

Drive time	5 min.	10 min.	15 min.
Population	20,170	44,897	46,027
Households	19,318	42,717	43,837
Avg. HH Income	\$95,139	\$112,937	\$113,372
Median Age	35.0	35.8	36.1

Source: Esri, 2026

**15th Street E
Prince Albert, SK**



Parcel B – 3.78 Acres

Parcel A – 3.78 Acres

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