



For Sale

Plaza Shopping Centre

390 Central Avenue North, Swift Current, SK

Price: \$6,500,000 | Cap Rate: 8.44%



Opportunity Overview

Jones Lang Lasalle Real Estate Services, Inc. is pleased to present the opportunity to acquire a 100% freehold interest in 390 Central Avenue North, Swift Current (the “Property” or “Plaza Shopping Centre”). Plaza Shopping Centre offers 62,221 square feet of well-located retail area on a highly visible 2.99 acre parcel within the downtown core of Swift Current. The Property is well leased to a diverse mix of local and national retailers including Pharmasave, Nutters Bulk & Natural Foods, and Whitecap Resources.



Plaza Shopping Centre, Swift Current

Address:	390 Central Avenue North, Swift Current
Title Number:	116591249, 116591261, 116591283
Land Description:	Lot 21-Blk/Par 79-Plan K5486 Ext 0, Lot 16-Blk/Par 80-Plan K5486 Ext 0, Lot 18-Blk/Par 80-Plan K5486 Ext 0
Site Size:	2.99 Acres (Incl. 2 neighbouring parking lots)
Year Built:	1960
Existing Zoning:	DC2-C1 (Direct Control District for Central Downtown District)
Parking:	154 Stalls (28 located in off site parking lots)
Rentable Area:	62,221 sf
Tenant(s):	Pharmasave, Nutters Bulk & Natural Foods, Whitecap Resources
Occupancy:	95.2%
WALT:	1.8 Years
Stabilized Net Operating Income:	\$548,661
Listing Price:	\$6,500,000

Investment Highlights



Strong Tenant Mix with Desirable Food and Drug Anchors

- 40.7% of the shopping centre is occupied by Pharmasave and Nutters Bulk & Natural Foods
- Food and drug anchor tenant mix provides consistent cash flows and traffic to the shopping centre



Downtown Swift Current Location

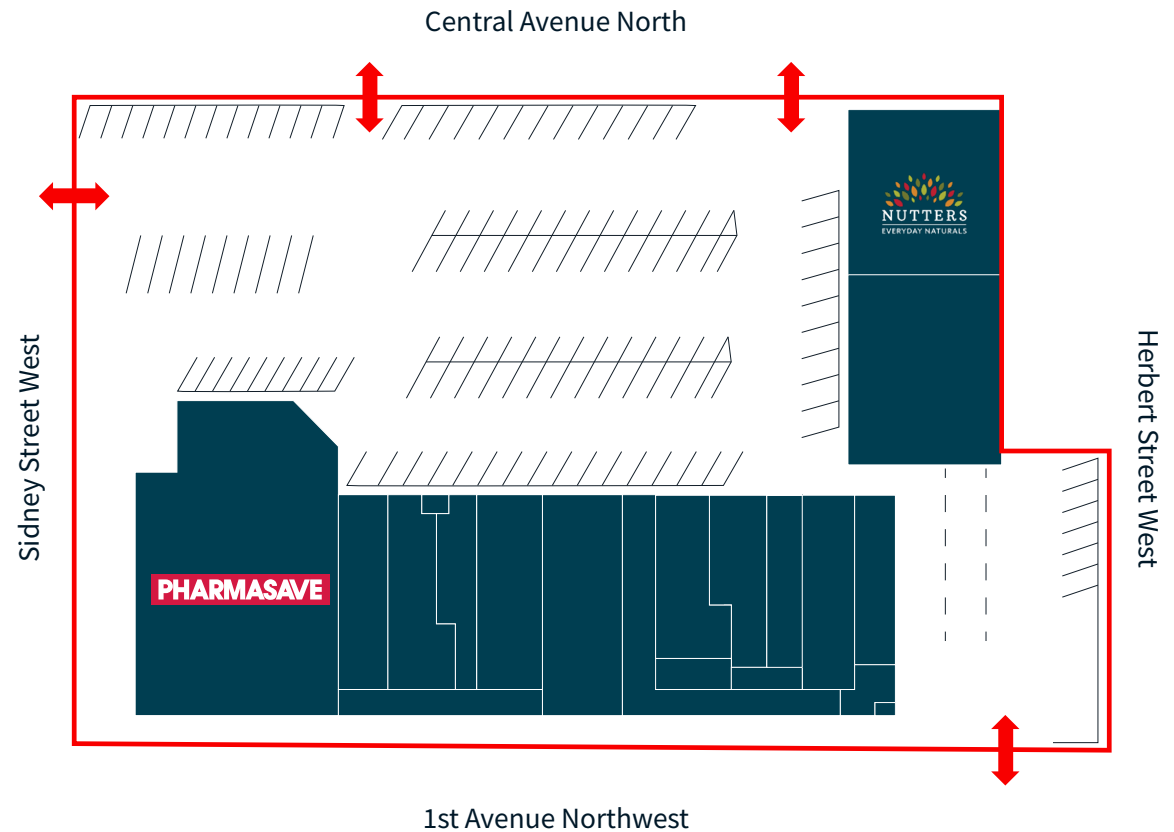
- Convenient location in Downtown Swift Current, a dense commercial area encompassing restaurants, services, and amenities
- Growing Swift Current population of approximately 18,500 residents, with a wider regional trade area population of over 55,000 residents



Highway 1 Accessibility

- Located less than 1 kilometre south of Highway 1 on the main north/south commercial corridor of Central Avenue North
- Multiple points of ingress/egress to the Property and a large parking area to accommodate the shopping centres high-traffic uses.

Ground Floor Site Plan



Mall Parking - 126 Stalls

1st Ave Off-Site Lots

- North Lot - 14 Stalls
- South Lot - 14 Stalls

Location Overview

Drive Times

Medicine Hat, AB	2 Hour 0 Mins
Regina, SK	2 Hour 30 Mins
Saskatoon, SK	3 Hour 0 Mins



Exterior Property Photos



Interior Property Photos





Thank you

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