

Central Ave Prince Albert Saskatchewan

1112 – 1114 – 1106 Central Ave

Asking \$600,000

Or North Office for \$400,000



We are pleased to offer one of the downtown's finest office and retail buildings. With over 12,000 feet per floor, this building has some great potential and some great tenants currently in place. A good opportunity for the right buyer, this building is well placed to benefit from the improvement in the Northern Saskatchewan economy. Take a look and draw your own conclusions!



There are three buildings all joined together along Central Ave. Currently the one space (about 2750 square feet) is vacant. We have had some interest in the space, and expect it rented in the near future. This photo is looking to the north along Central Ave.



The LDAS (Learning Disability Association of Saskatchewan) is a major tenant on the main floor. They have office and classroom space. The view here is looking south along Central Ave.



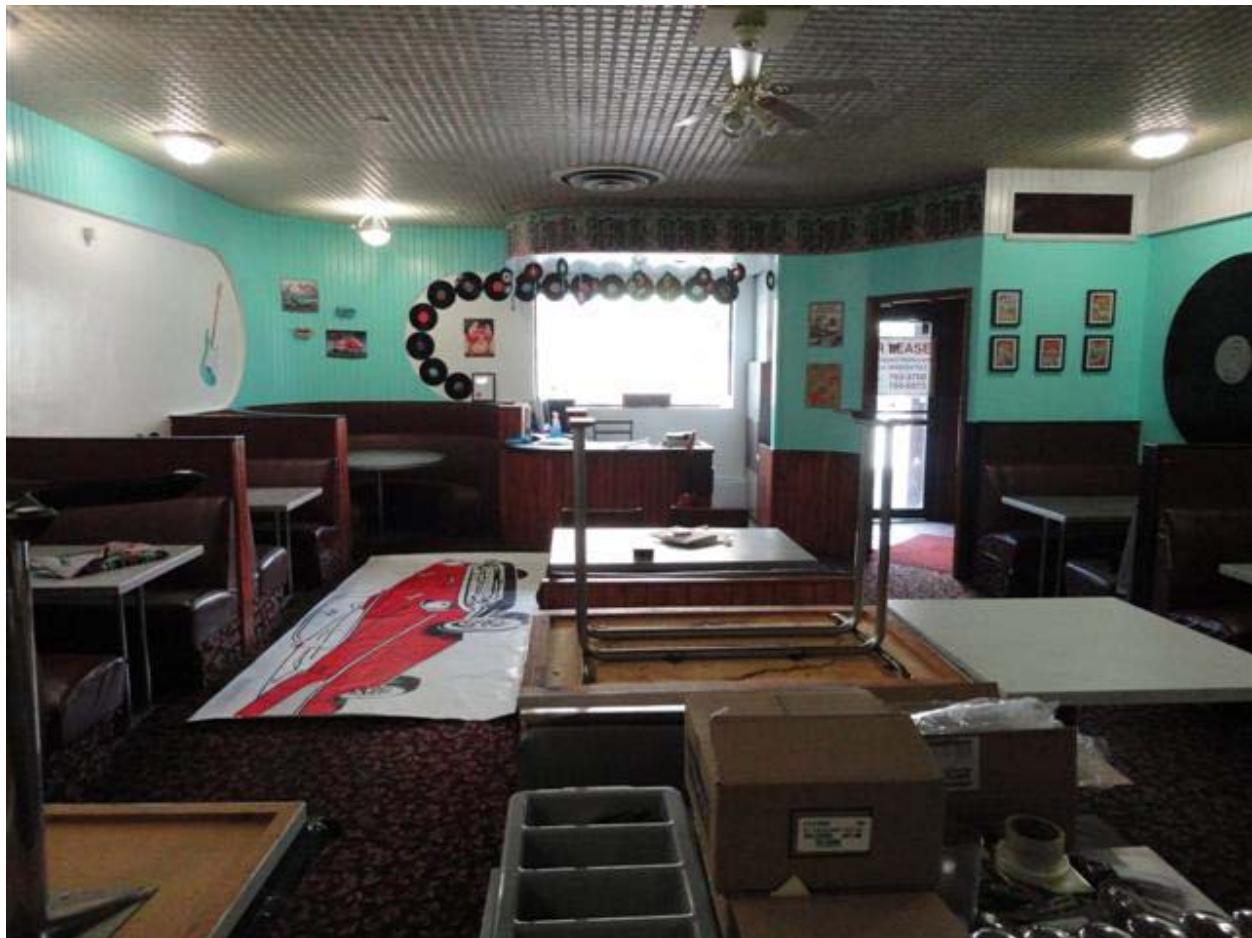
The sign "aodbt" shows the entrance to the architect's space above. LDAS has space on the main floor in this building as well. This view is looking east along 11th Street E.



The vacant lot, which has been nicely landscaped, does not come with the package. It does add to the building's charm, however. At one time there was a pharmacy building on this site. However, it had a fire in the early 1980s and was demolished thereafter. Talks could be initiated with the city to use this site as a parking lot for the office building. Currently the City of Prince Albert has leased the location as a concession stand. You can purchase a pop and hot dog for about \$4.00.



This is the interior view of the vacant space at 1112 Central. The water on the floor is from a toilet leak above that has been fixed. The boxes are left over stock from a bookstore that closed in town. There is approximately 2750 square feet here with a full basement.



This picture shows the space at 1112 Central. It was rented out as of May 2010 and is on a five year lease. The new tenants are opening a "50s Diner" style operation. Total square footage is about 2700 square feet. There's a full basement underneath also for storage. This picture was taken in mid renovation. The building sale includes all the restaurant equipment.



Here's a picture of the Kitchen prep area.



Here's the grill and warming tables



Waitress station



This is some vacant space downstairs. The basement has lots of space for overflow offices or storage



Another basement space



The hallway downstairs



The Manager's office of LDAS



An LDAS classroom



LDAS waiting room



Another LDAS classroom

A



A hallway in the LDAS space



This shows the old safe in the LDAS space which has been converted to office area.



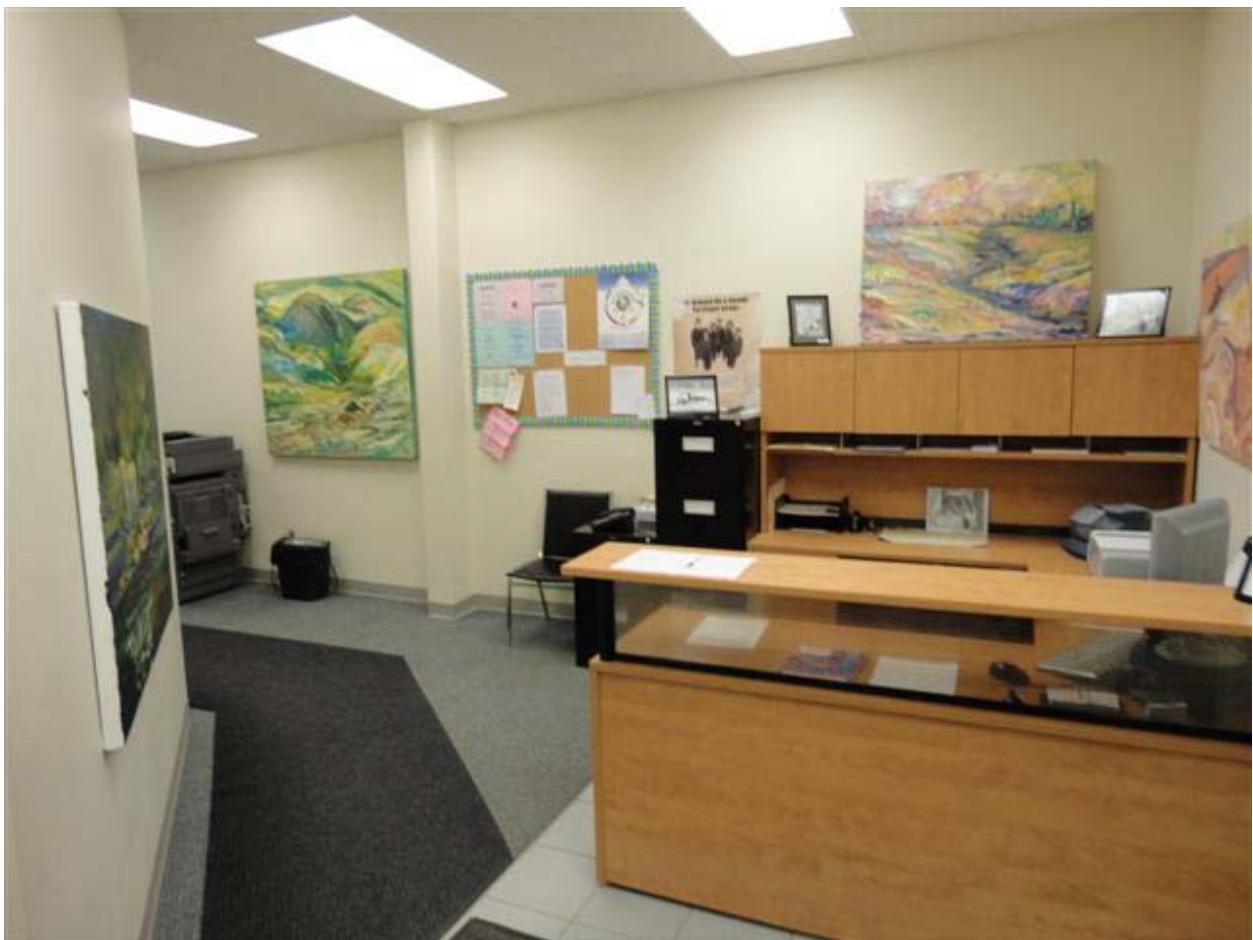
A row of computers in LDAS



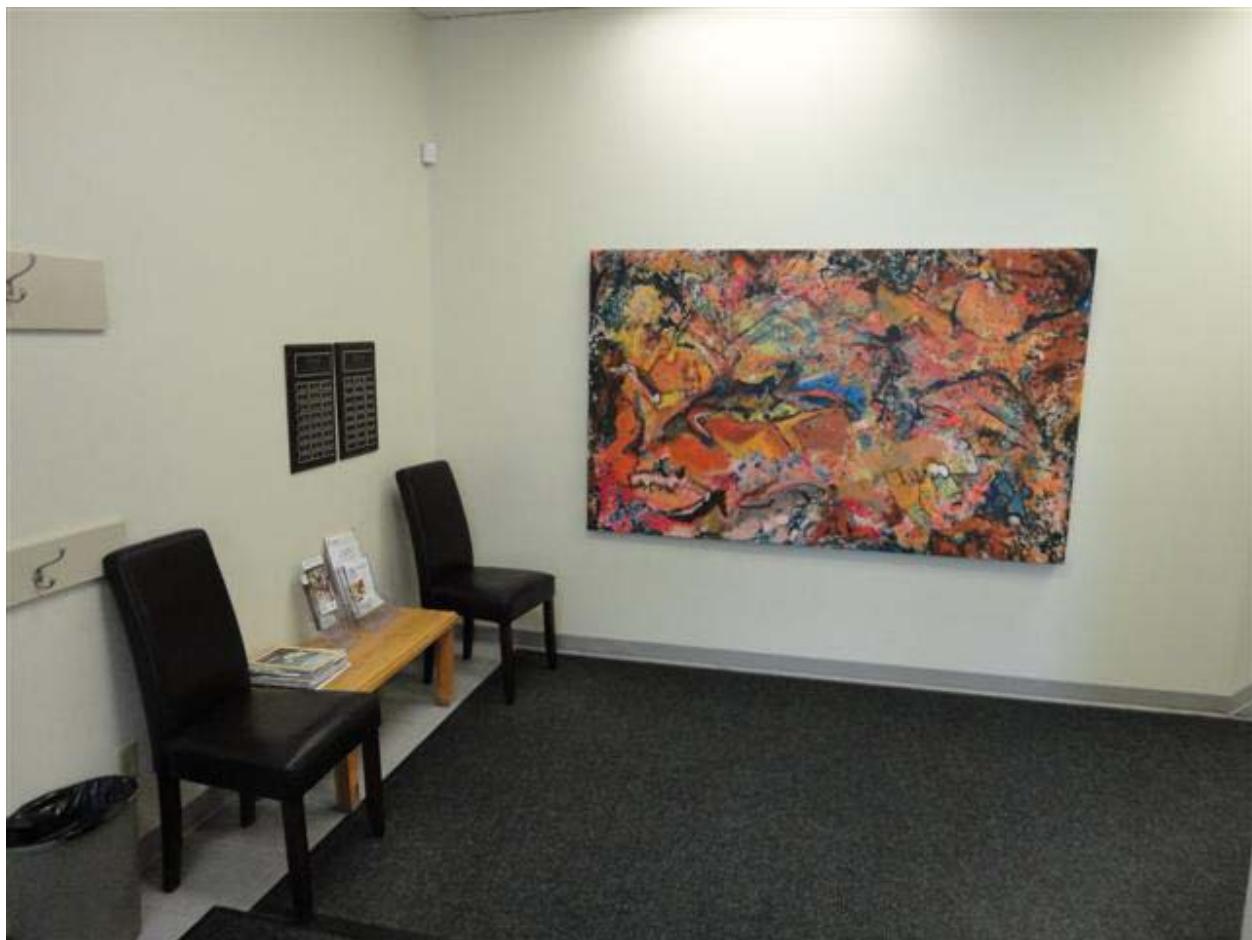
A classroom in LDAS



A view of the space for LDAS



Reception area at LDAS



Reception area for LDAS



This space was demolished for new offices. But it didn't happen.



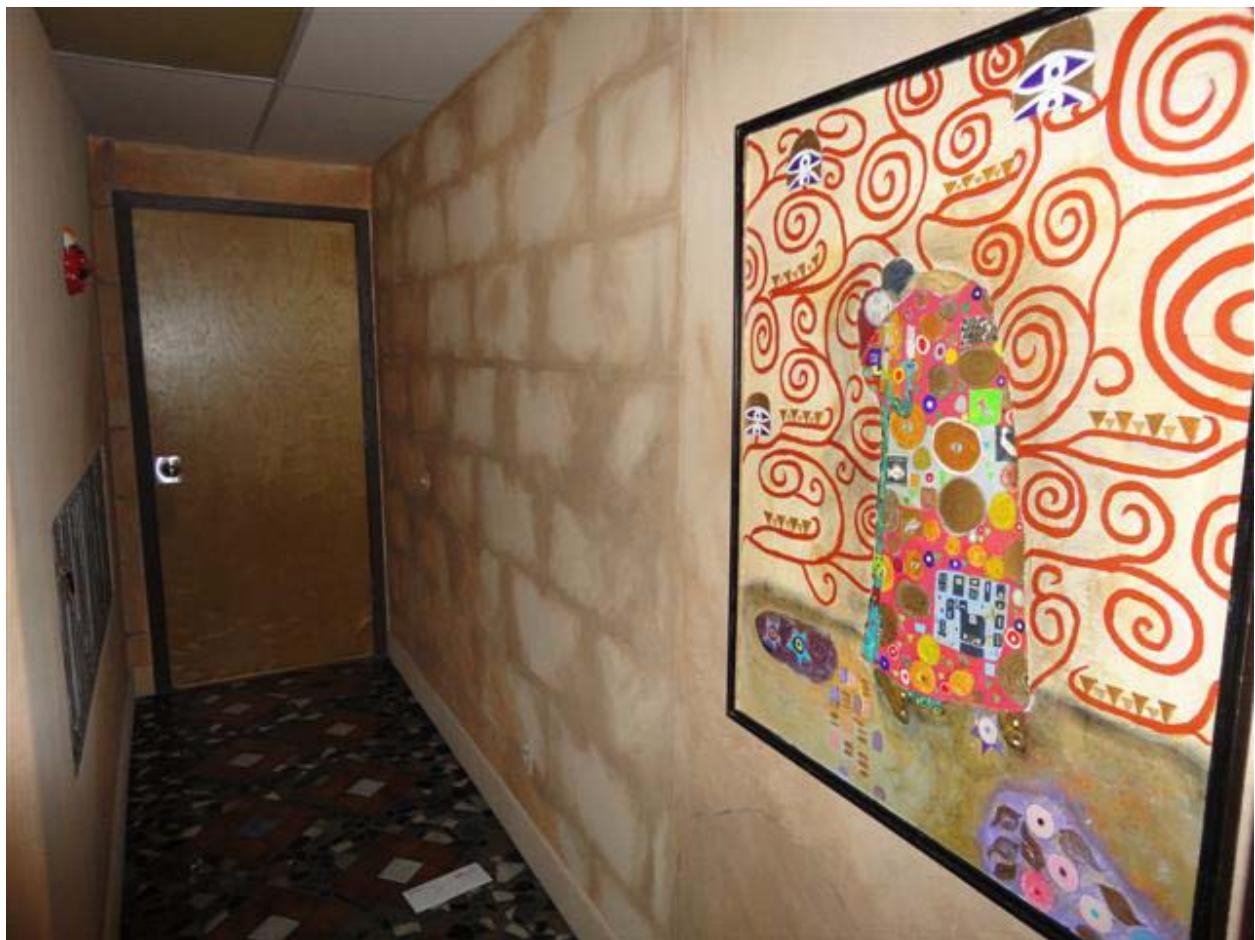
Another view of the space



Another view. It's great space, but needs someone to finish it, obviously.



Stairwell going upstairs



Entry to the hair slaon



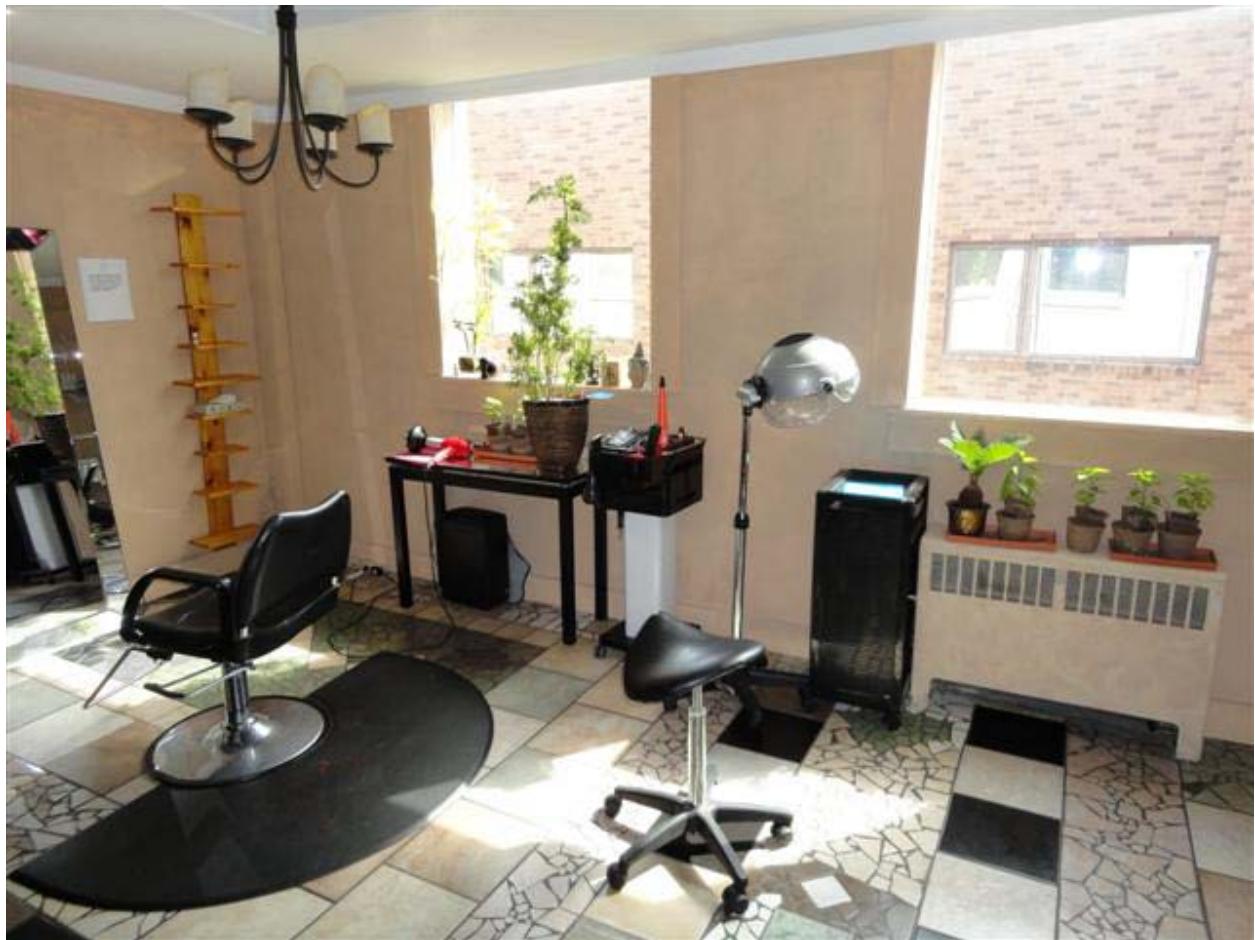
Waiting area of the hair salon



Another shot of the waiting area of the hair salon



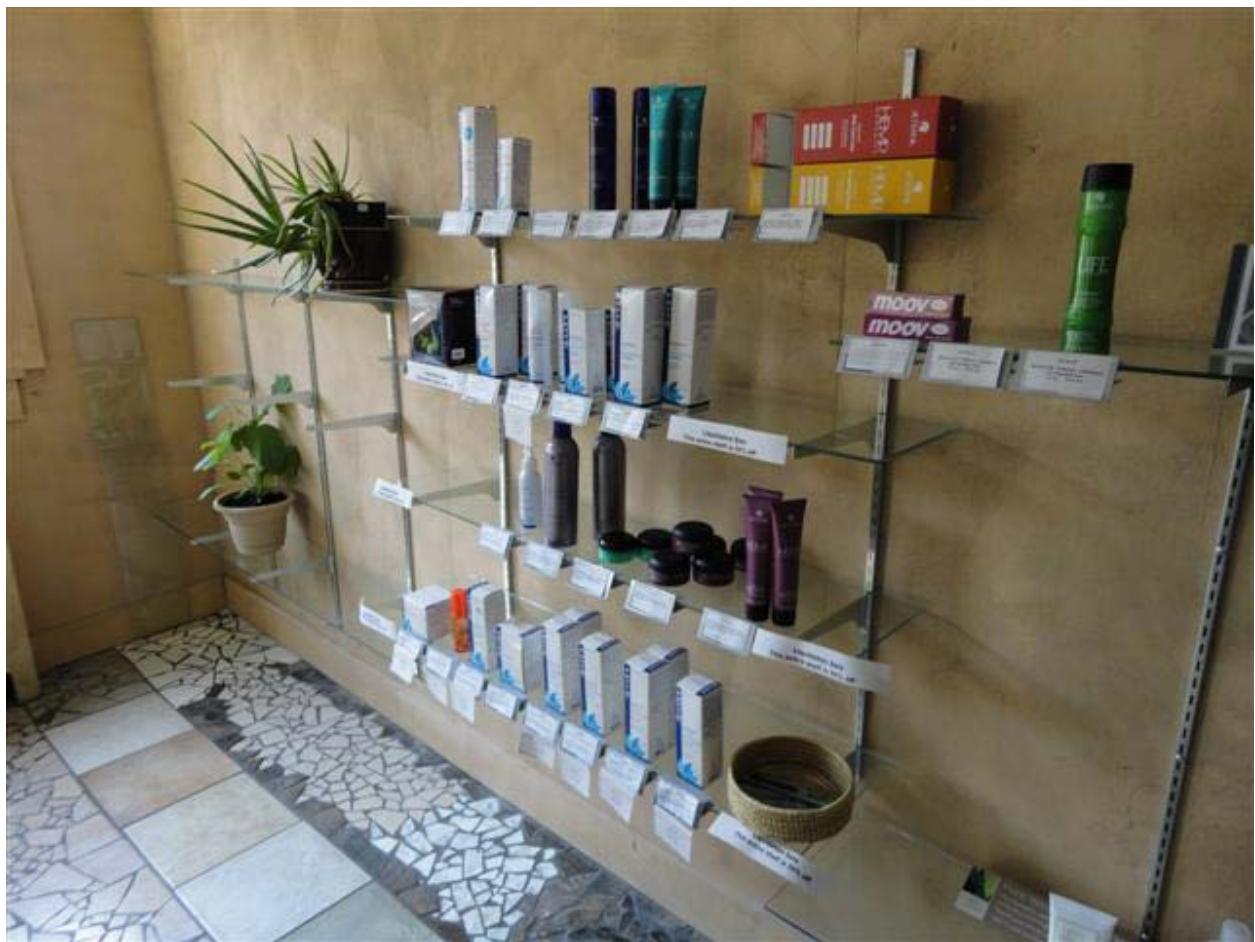
The kitchen and staff station of the hair salon



The view in the cutting area. The windows face east.



The two cutting chairs



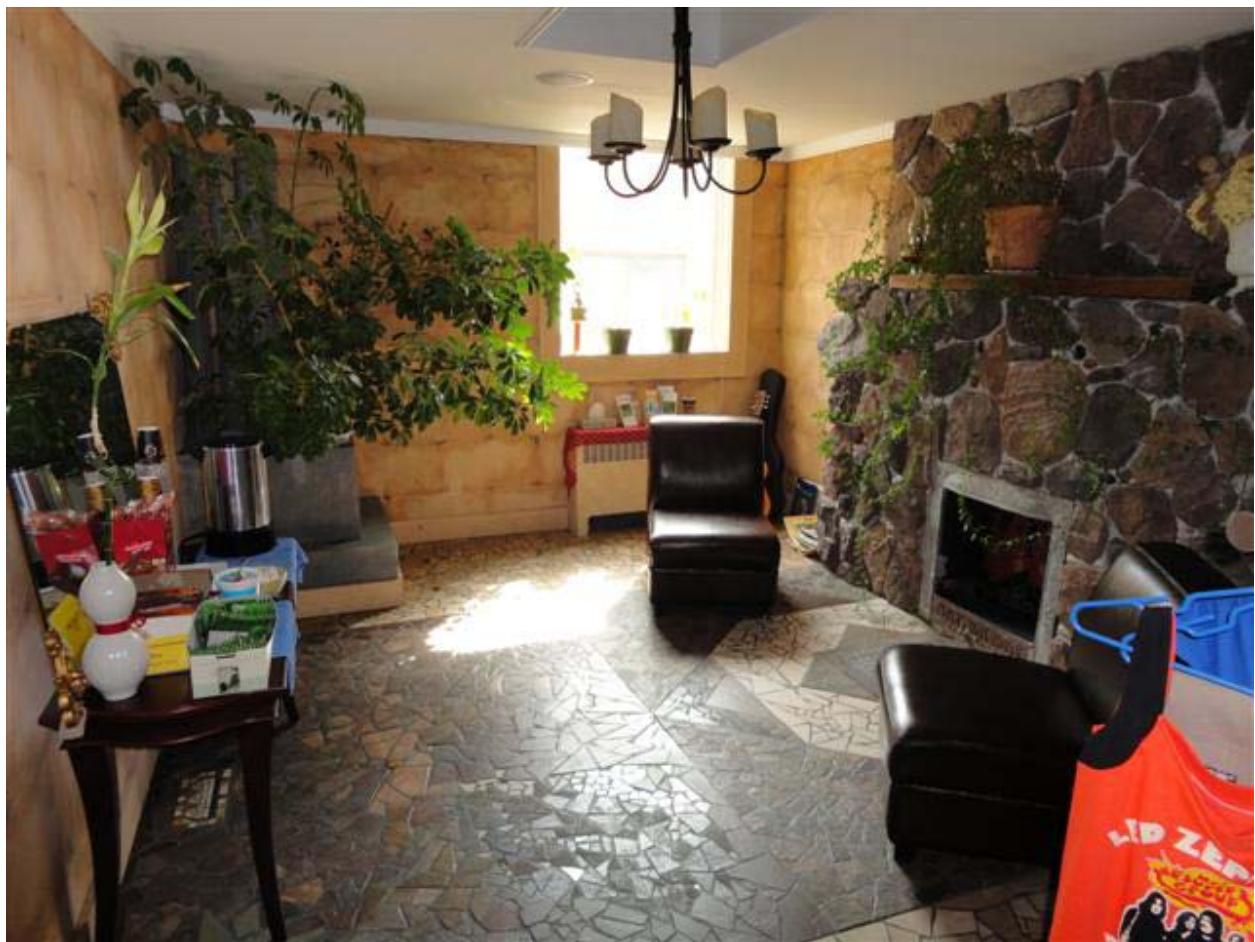
Salon product wall



Wash station



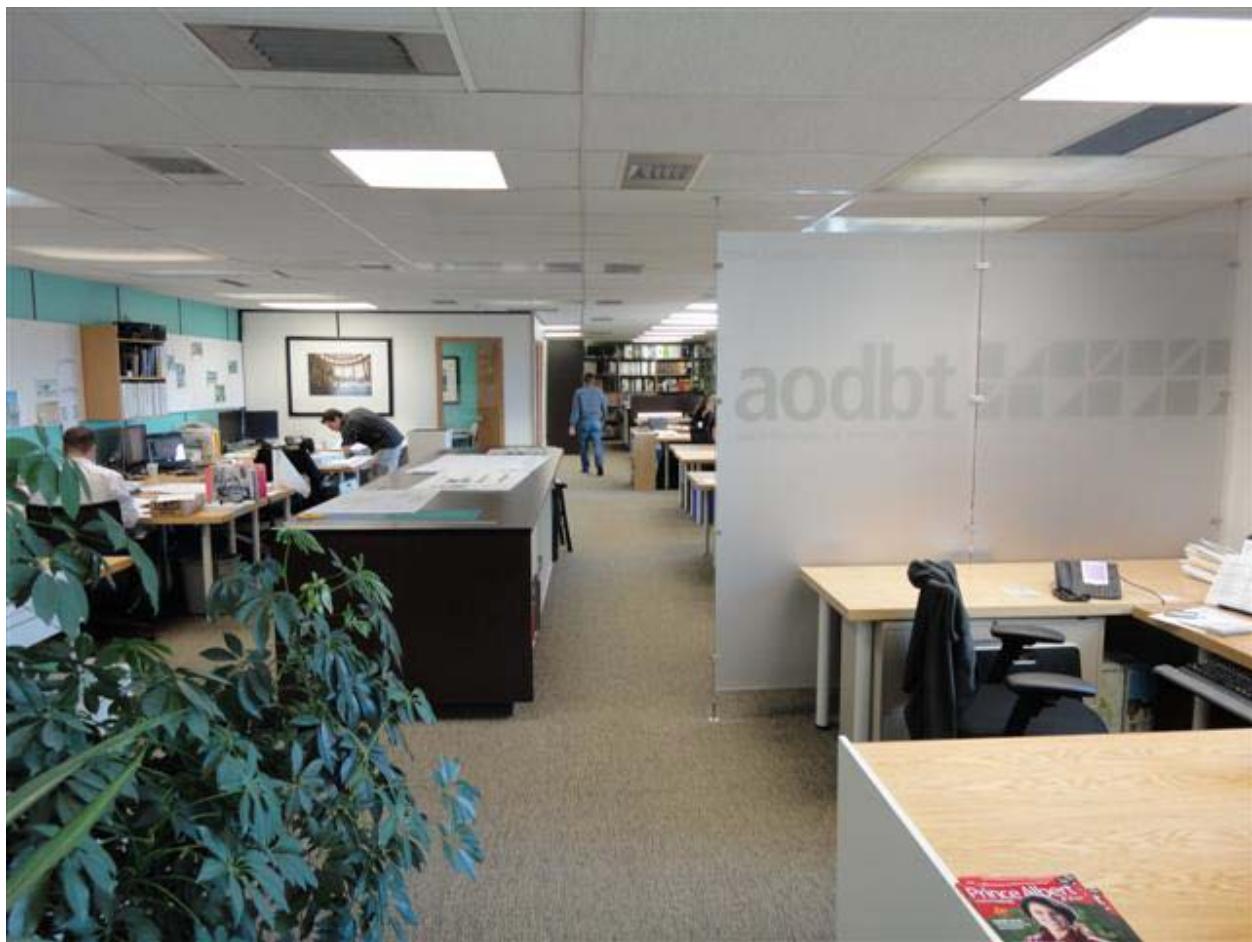
Another view of the space



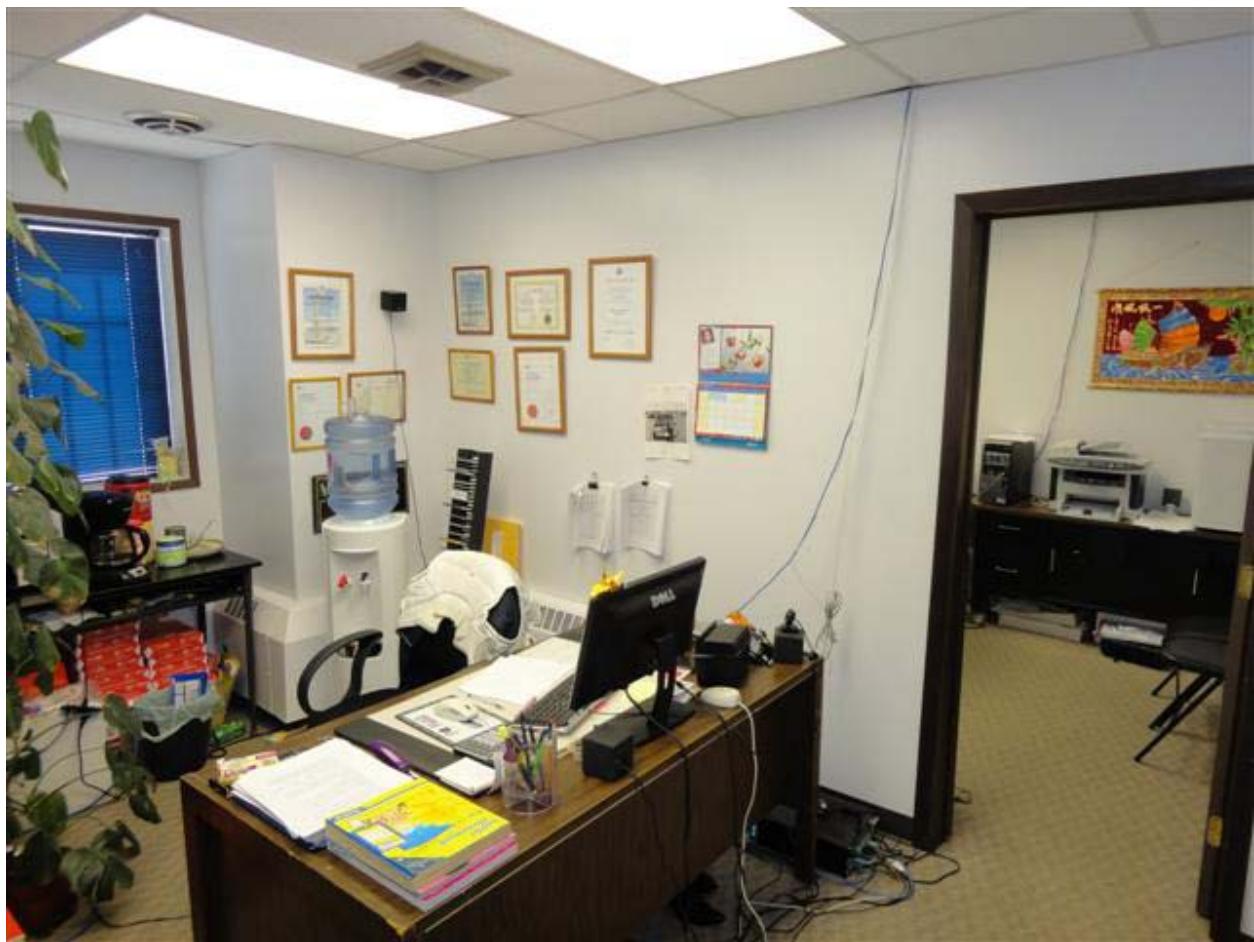
The waiting area again



The hallway outside of the hair salon and the architects.



The view looking down the architect's



A view of an office rented on the top floor



Hallway upstairs used by Northern Health Services Partnership



Office of NHS



Boardroom of NHS



Vacant space above Central



Hallway from Central Street level.

Numbers

Gross Monthly Revenue: **\$10193.93**

Daniel Dunn, Artist Studios	\$325.00
Meyers Norris Penny Storage	\$250.00
Northern Health Strategy	\$1675.00
Direct Collect	\$325.00
AODBT Architects storage	\$100.00
Blunt Salon	\$650.00
AODBT Architects	\$1928.33
LDAS	\$3840.60
JoLee's Diner	\$1100.00

Potential Revenue from Vacant Suites **\$3400.00**

1114 Central Ave	\$1500.00
200-21 11 th Street E	\$800.00
101 – 1114 Central Ave	\$500.00
103 – 1112 Central Ave	\$600.00

Total Potential Revenue **\$13593.93**

Expenses: **\$7110.00**

Garbage	\$200.00
Gas utility	\$2700.00
Power utility	\$2000.00
Supplies	\$310.00
Management	\$500.00
Repairs and Maint	\$1000.00
Maintenance	\$400.00

Potential Net **\$6483.93**

All Offers Considered and Appreciated-Talk to Us about Seller Financing Too.

Randy Bett-Investment Realtor, Author, Speaker

Real Estate Professionals Inc 202-5403 Crowchild Trail N.W. Calgary, AB T3B 4Z1

Phone: 403-239-3642 **Fax:** 403-208-0082 **Toll Free Fax** 888-711-6801

Email: Randy@RandyBett.com **Website:** <http://www.RandyBett.com>