



Colliers



North West Retail for lease

3138 Avonhurst Drive Regina, SK

Wide open 1,452 SF retail unit ready for improvements on a high traffic north west Regina corridor. Ideal location for a quick serve or local restaurant, while also suitable for small form office. Elevate your business with a great opportunity to build your own custom space to meet your unique needs. Call the listing agent to arrange a showing.

Property Details

Net Lease Rate	\$20.00 PSF
Building Area	1,452 SF
Operating Costs	\$8.75 (2026 estimate)
Zoning	ML

Features



Small Form Retail



Ample Parking



High Traffic Location



New Build Out Opportunity

Daniel Celis-Arnusch

Sales Associate

+1 306 535 6945

Daniel.Celis.Arnusch@colliers.com

Ryan Babey, CCIM

Managing Director | Partner

Vice President | Broker

+1 306 347 2852

Ryan.Babey@colliers.com

Copyright © 2025 Colliers. This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2025. All rights reserved. Colliers McClocklin Real Estate Corp. CIR Commercial Realty Inc.