

# LOCATION & DEMOGRAPHICS



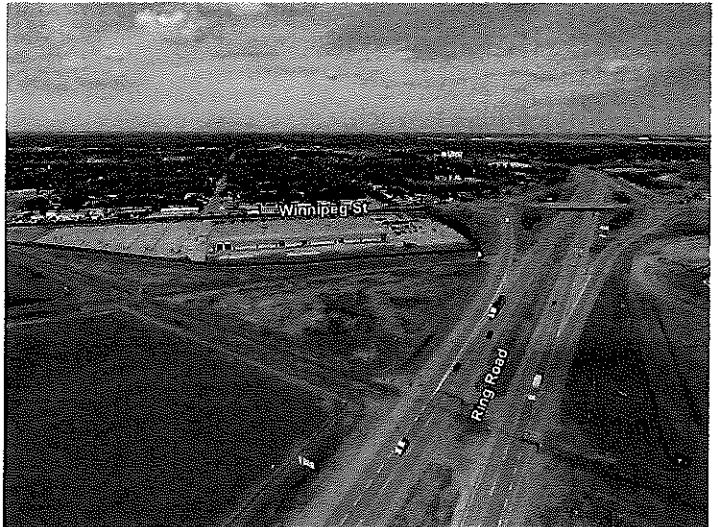
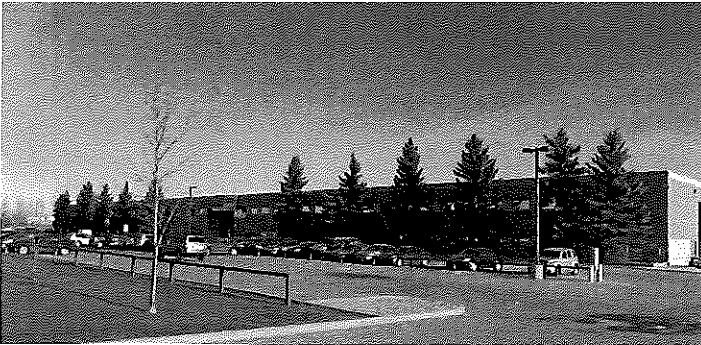
## Location

- Located in Northeast Regina at the all-directional interchange of Winnipeg Street North and Ring Road.
- On the edge of Ross Industrial Park, which has a land area of 5,000 +/- acres and building area of 9,000,000 +/- square feet.
- Ross Industrial Park includes: Federated Co-operative Limited, Enbridge Pipelines, Konica Minolta Business Solutions.
- To the west an extensive residential neighbourhood.
- The immediate area has a "dense industrial and office daytime population" which would patronize the subject site.
- Regina has a strong and diversified economy with thriving industries in agriculture, oil, potash, insurance, finance, telecommunications, natural gas, filmmaking and steel pipe production.

## Demographics

	5 km Radius	10 km Radius
Total Population	112,919	227,556
Households	47,541	91,326
Median Age	35.7	36.6

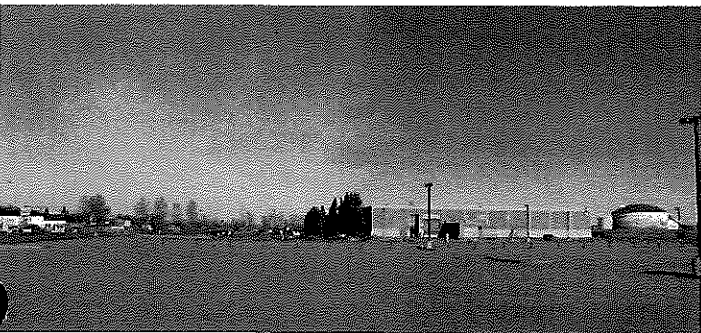
(Reference: Environics Analytics © 2017)



## Traffic

- 63,000 vehicles per day at the intersection of Winnipeg Street North & Ring Road.

(Reference: City of Regina Traffic Flow Map, 2016)



# MAIN FLOOR OFFICE


18(1)(a), 18(1)(b)

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# SECOND FLOOR OFFICE

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18(1)(a), 18(1)(b)




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# NORTH WAREHOUSE

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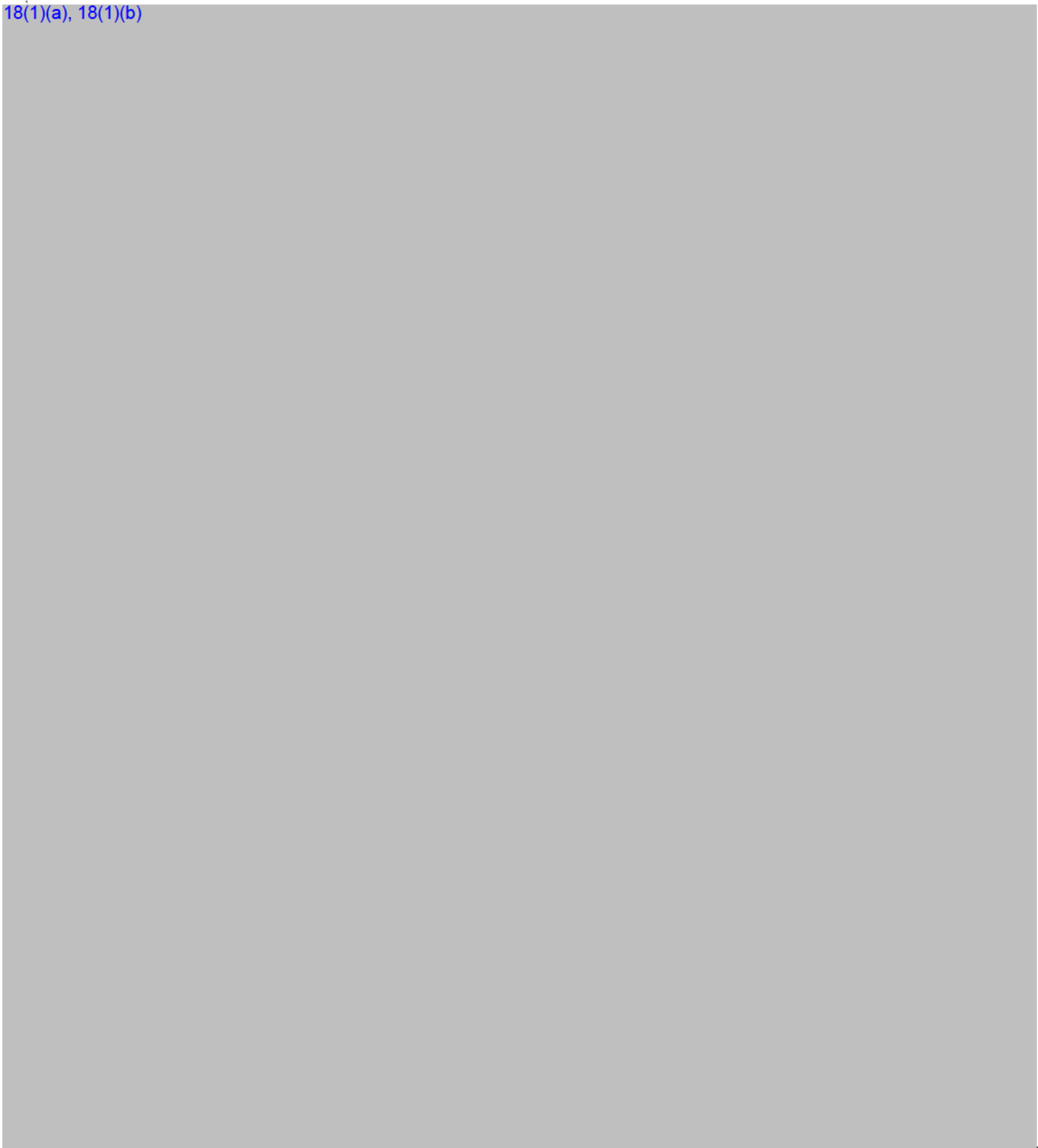
18(1)(a), 18(1)(b)



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# NORTH WAREHOUSE

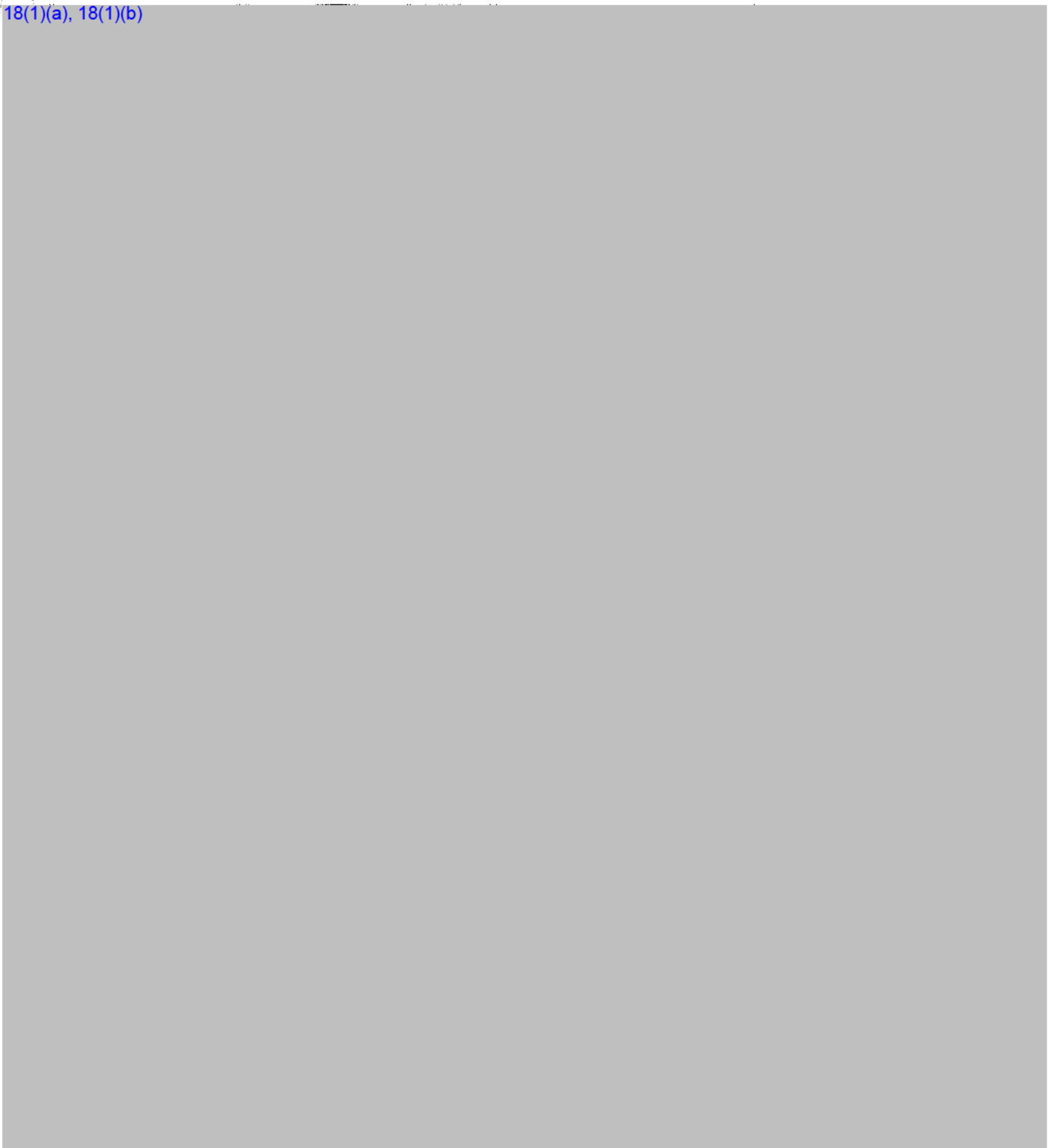
18(1)(a), 18(1)(b)

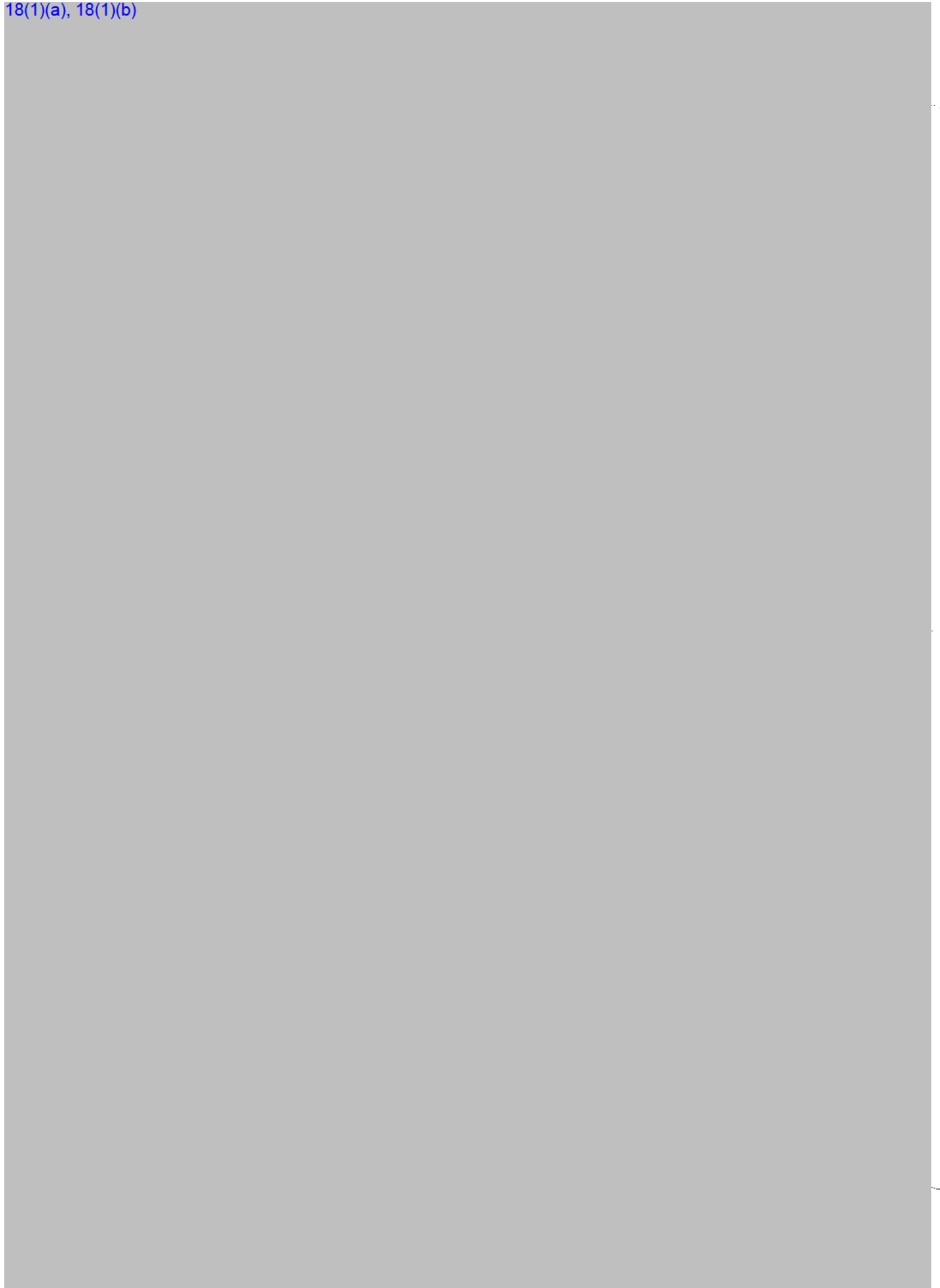


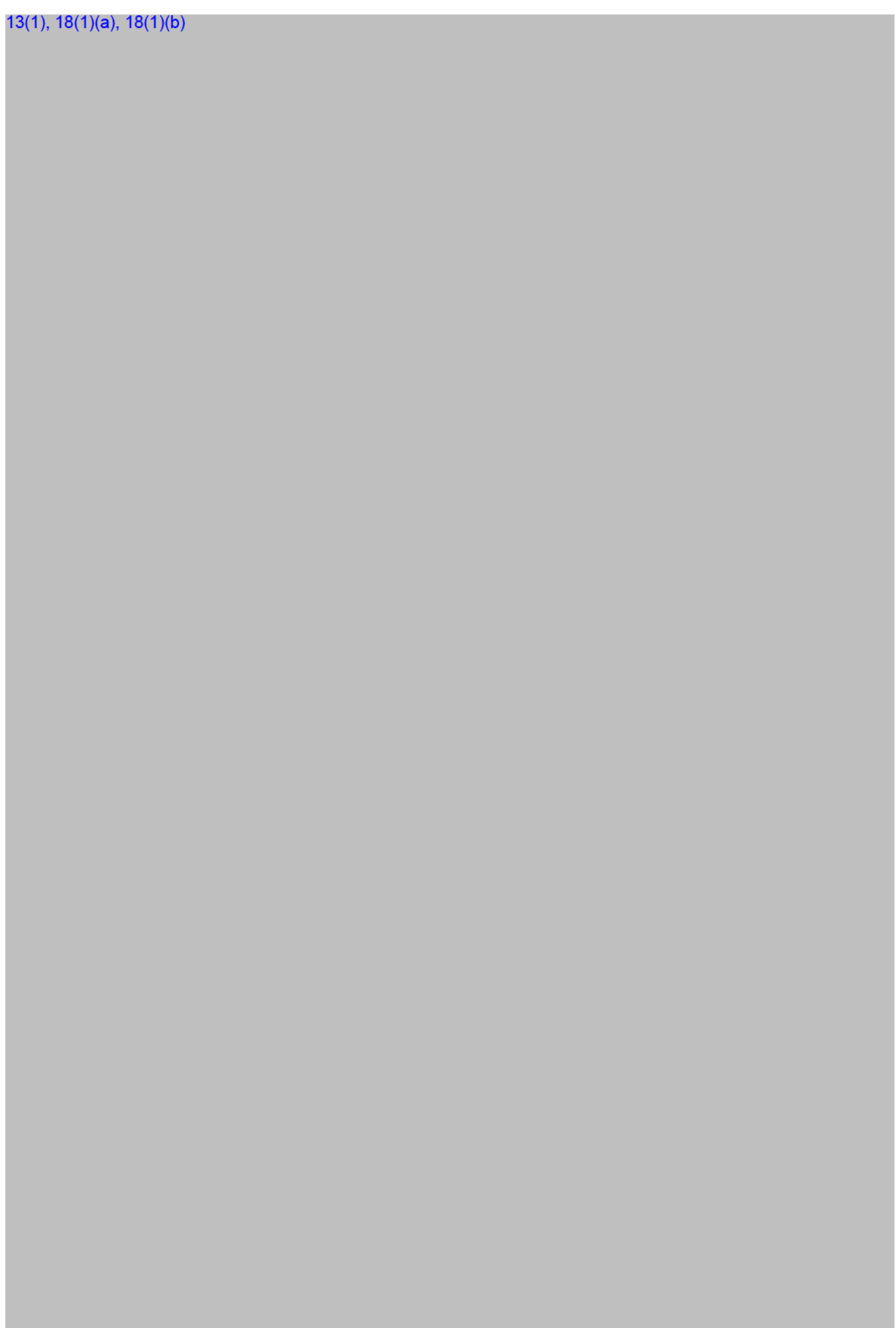
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# SOUTH WAREHOUSE

18(1)(a), 18(1)(b)





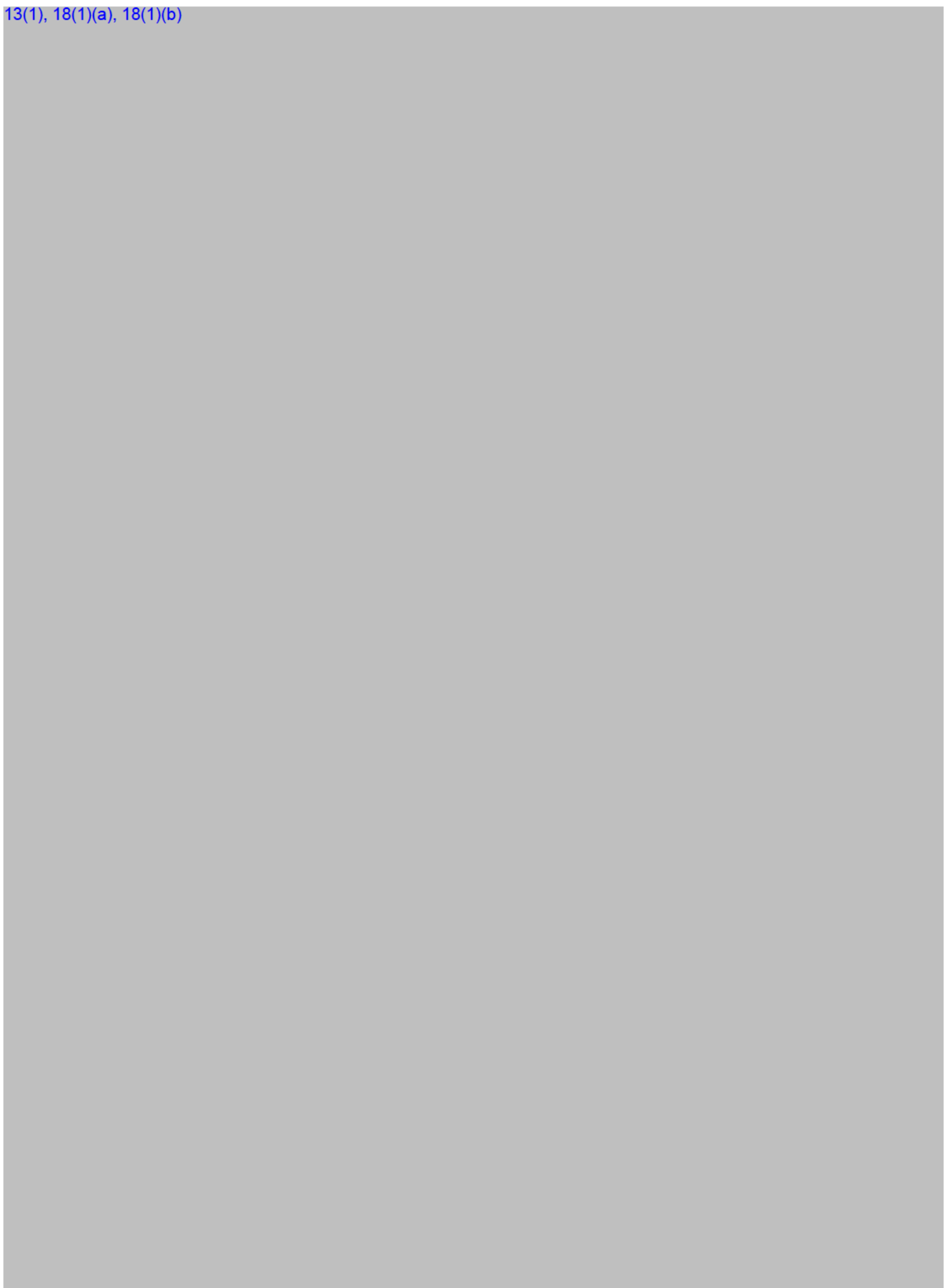


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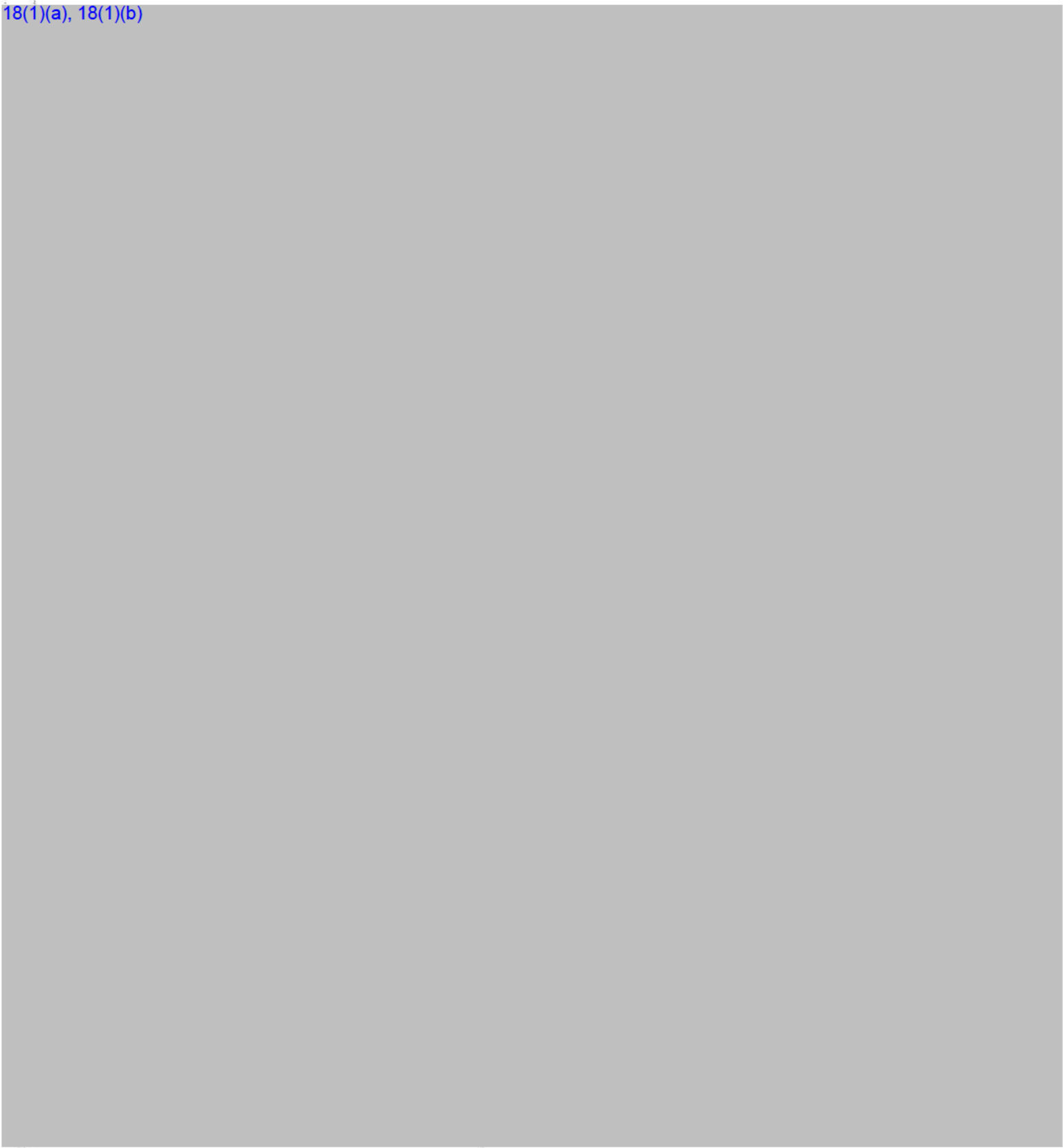


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# NORTH WAREHOUSE

18(1)(a), 18(1)(b)

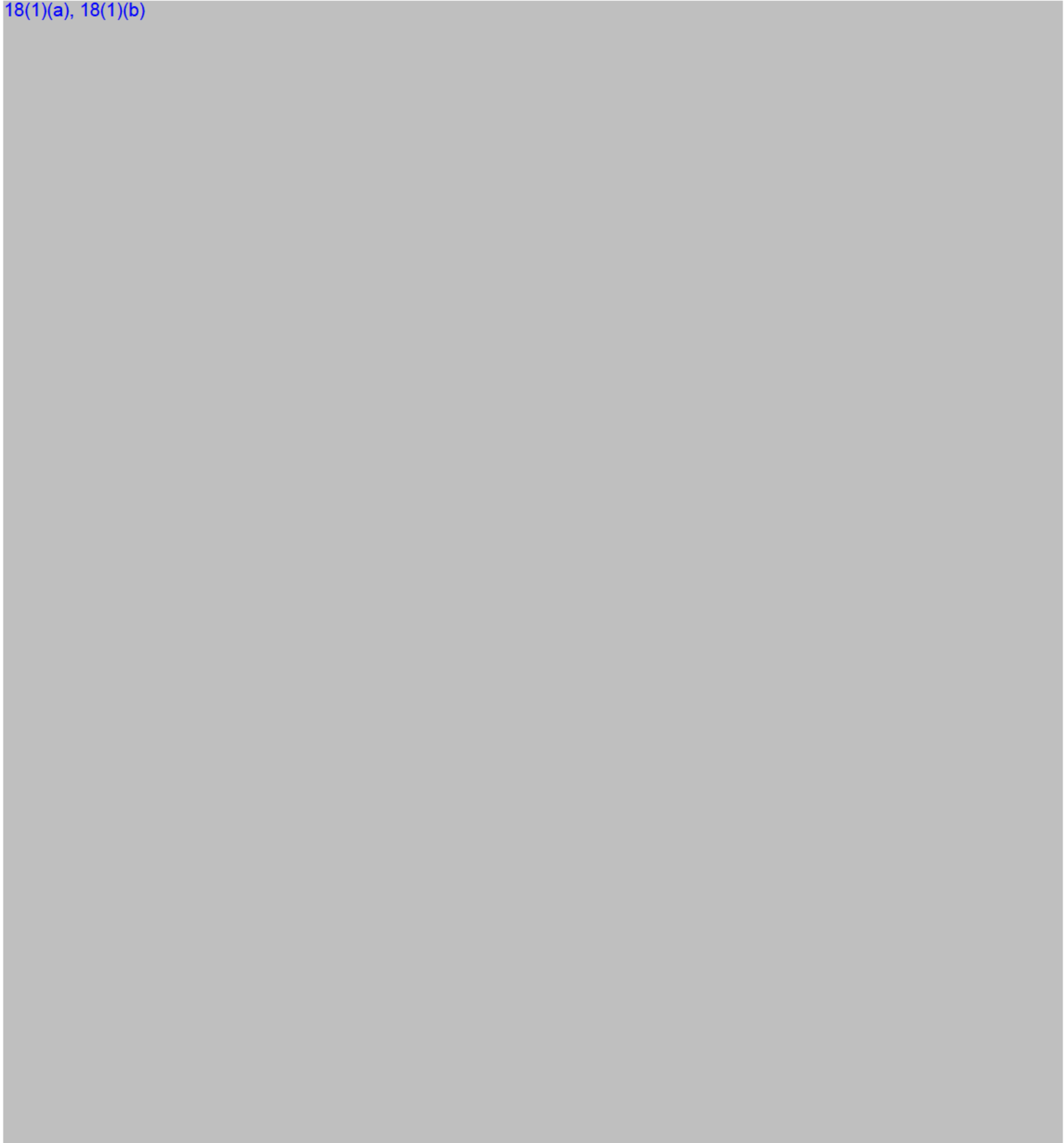


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# SOUTH WAREHOUSE

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18(1)(a), 18(1)(b)





2018-06-28 15:14

*Service Request #* 1844711  
*Request Type* Zoning  
*Request type description* Zoning  
*Request Date* 2018-06-28 14:44  
*Taken By* BSTRECKE  
*Taken By Name* BRENDA STRECKER  
*Contact Deadline* 2018-07-03 14:44  
*Bouquet Concern*

**Information**

**Information**

*Area* FS39  
*Area description* SECTOR 39  
*Sub-area* W06  
*Sub-area description* WARD 6  
*District* NE  
*District description* NORTHEAST  
*Map #*  
*Priority*  
*Priority description*  
*Responsibility* DSCP  
*Responsibility description* Current Planning  
*Project*  
*Project description*  
*Reference #*  
*Source*  
*# of Calls* 1


**Request Location**

*Asset* &nbsp;nbsp;nbsp;  
*Parcel ID*  
*Property ID*  
*GPS X* 0.0000  
*GPS Y* 0.0000

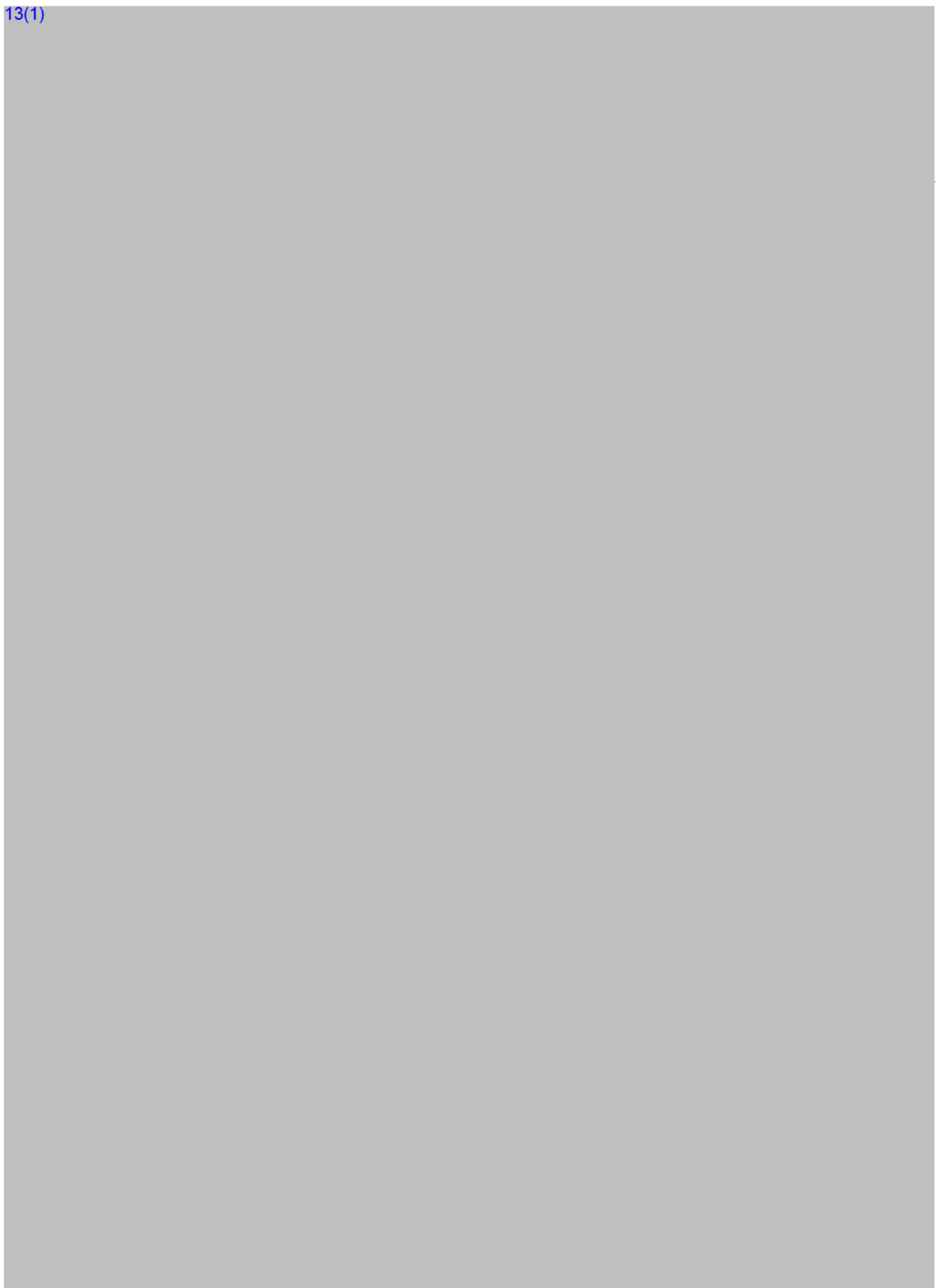
**Location**

*Address type* Address  
*Street #* 221  
*Pre Dir* N  
*Street Name* WINNIPEG  
*Suffix* ST  
*Post Dir*  
*Subdesignation*  
*Cross Street*  
*Street 2 Name*  
*Street 2 Suffix*  
*Street 2 Post*  
*Direction*  
*Cross Street*  
*Street 3 Name*  
*Street 3 Suffix*  
*Street 3 Post*  
*Direction*  
*City, Province, Postal Code* REGINA  
*State* SK  
*Postal Code* S4R-8T6  
*Location*

18(1)(a), 18(1)(b)







Handwritten marks and symbols are visible along the right edge of the page, including several curved lines and small dots.

**FOR LEASE**



**221 WINNIPEG ST. NORTH**  
**REGINA, SASKATCHEWAN**

18(1)(a)




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# PROPERTY SUMMARY

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18(1)(a), 18(1)(b)




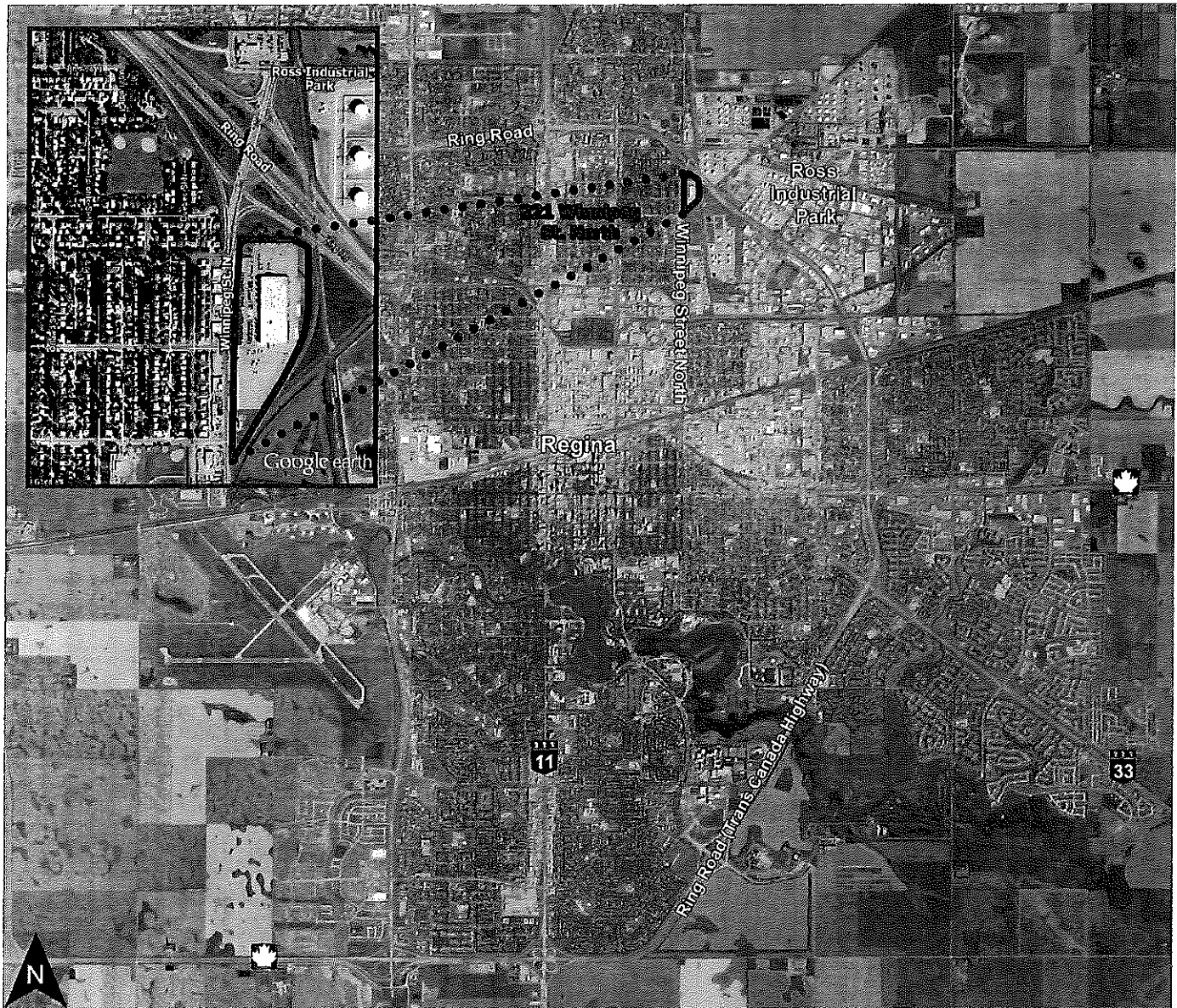
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# SOUTH WAREHOUSE

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18(1)(a), 18(1)(b)





## 221 WINNIPEG STREET NORTH SHINDICO REALTY INC.

**JOHN PEARSON**

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Cell: (204) 981-7220

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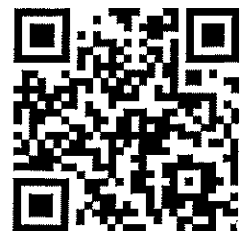
Phone: (204) 474-2000 - Fax: (204) 284-7115

Email: [inquire@shindico.com](mailto:inquire@shindico.com)

[www.shindico.com](http://www.shindico.com)

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