

**10467 8<sup>th</sup> Avenue** (Highway 5)  
Humboldt, Saskatchewan

**INVESTMENT  
OPPORTUNITY  
FOR SALE**



## PROPERTY HIGHLIGHTS

Land Size: 5.1 Acres

Building Size: 22,250 sq. ft.

Zoning: C3 (Commercial/Industrial Mixed Use)

Legal Description: Blk/Par E-Plan 66H03772 Ext 0

Annual NOI: \$158,860

Asking Price: \$1,600,000.00

### SCOTT FRIESEN

President/Broker

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### KELLY KEHOE

Senior Sales Associate

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**CUSHMAN &  
WAKEFIELD**  
Saskatoon

[cushmanwakefieldsaskatoon.com](http://cushmanwakefieldsaskatoon.com)

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## NEIGHBORHOOD PROFILE

- GBC Kubota
- Masterfeeds
- Hergott Case IH
- Co-op Cardlock
- Home Hardware
- Edge Collision
- Peavy Mart

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8<sup>th</sup> Avenue/Highway 5 Frontage: 483' 10"

Foushe Crescent Depth: 403' 10"

East Rail line Depth: 483' 2"

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