### 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

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KELLY KEHOE

Senior Sales Associate +1 306 222 7878 kelly.kehoe@cwsaskatoon.com



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### **NEIGHBORHOOD PROFILE**

- GBC Kubota
- Masterfeeds
- Hergott Case IH
- Co-op Cardlock

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- > 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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