



SOLD!

3925 2 AVE W

Prince Albert, SK

PROPERTY SALE BROCHURE

SITINGS REALTY LTD.

SITINGS.CA / 604.684.6767

1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8



PROJECT SUMMARY

Prince Albert, also known as the Gateway to the North, is the third largest city in Saskatchewan with a trade area population of roughly 90,000 people. The subject property consists of 5 acres of land and a 22,900 SF retail building built in 1978. As well as a 3,360 SF warehouse building built in 1987 and a 768 SF green house built in 2000. The property is zoned highway commercial. A copy of the zoning has been attached to the brochure.



5 ACRES
&
22,000 SF
BUILDING

DETAILS

⊕ 3925 2nd Ave W, Prince Albert, SK	⊕ 20,000 SF Building
⊕ Legal 75pa17321 g	⊕ Zoning C-4 (click here for zoning)
⊕ 5.00 acres	⊕ <u>Sale Price</u> : \$2,300,000
⊕ <u>2020 Property Taxes</u> : \$52,133.45	⊕ <u>2020 Utilities</u> :
	⊕ <u>Gas</u> : \$16,474.45
	⊕ <u>Electricity</u> : \$26,787.77

AREA TENANTS



DEMOGRAPHICS

	TRADE AREA	5KM	10KM	50KM
2016 Population	132,875	36,769	40,768	58,216
2021 Population	132,542	37,660	41,683	58,958
2021 Avg HH Income	\$90,097	\$94,632	\$96,743	\$97,082

DAN CLARK

Personal Real Estate Corporation
Sitings Realty Ltd

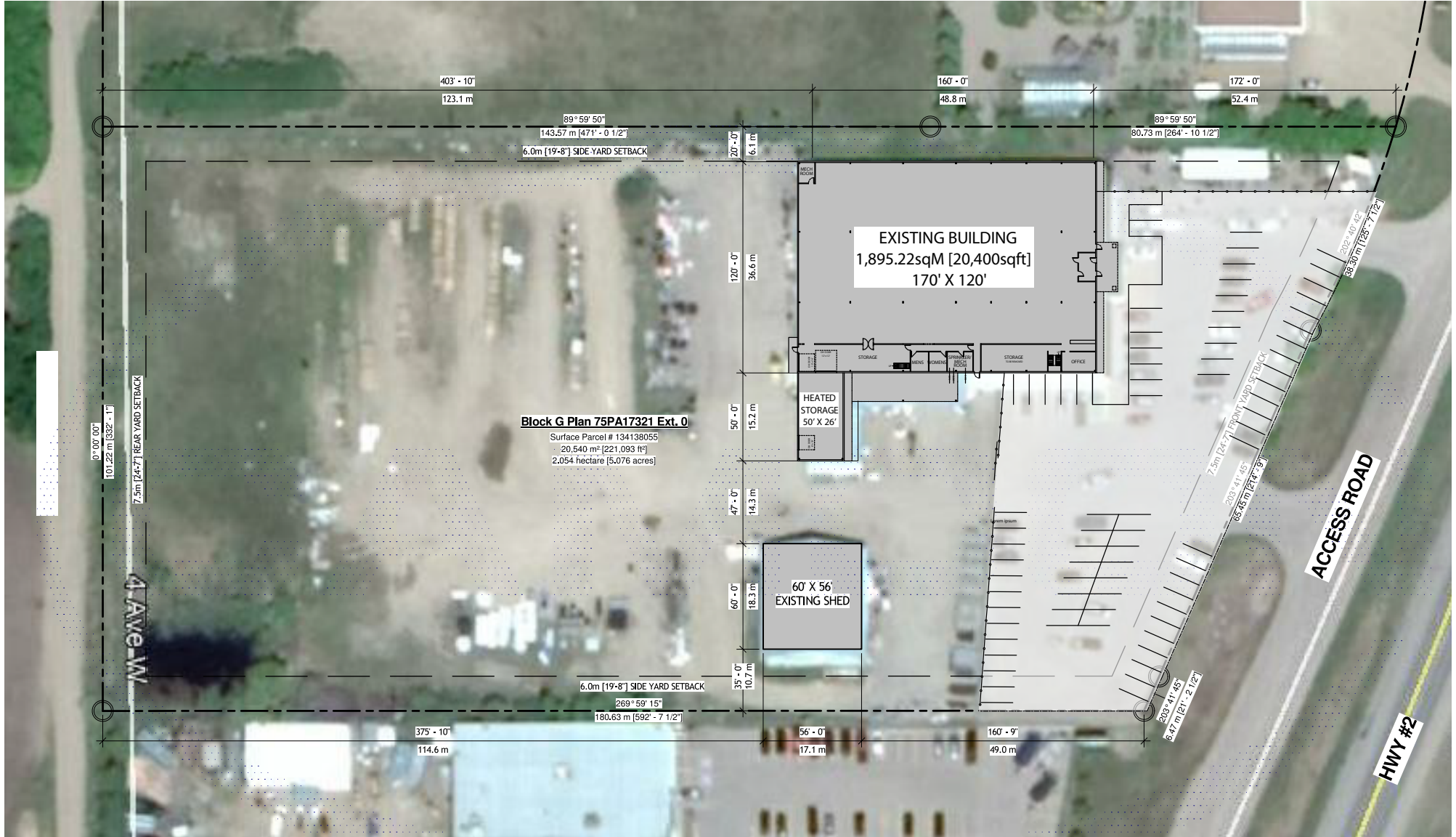
604.628.2577

dan@sitings.ca

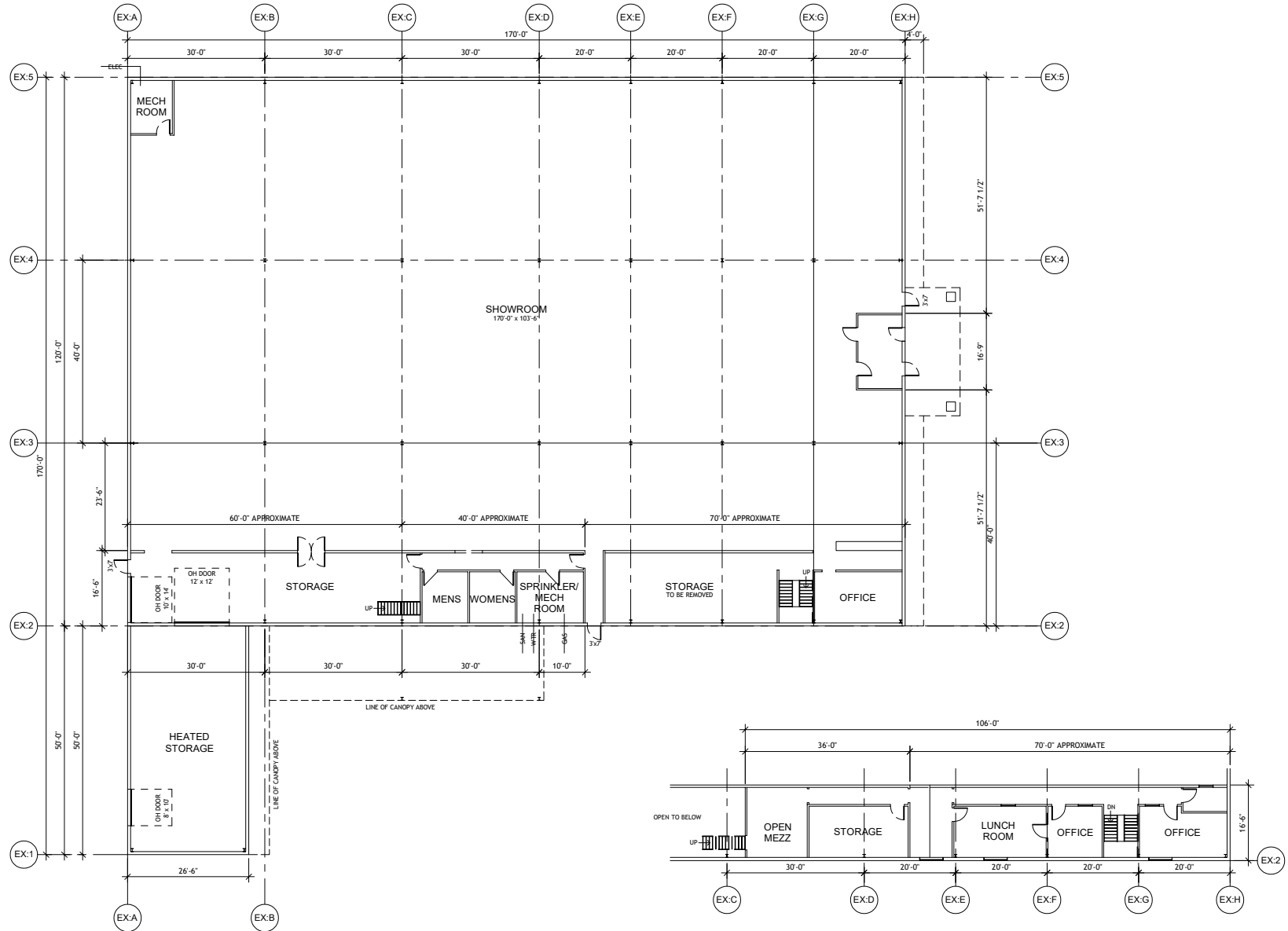




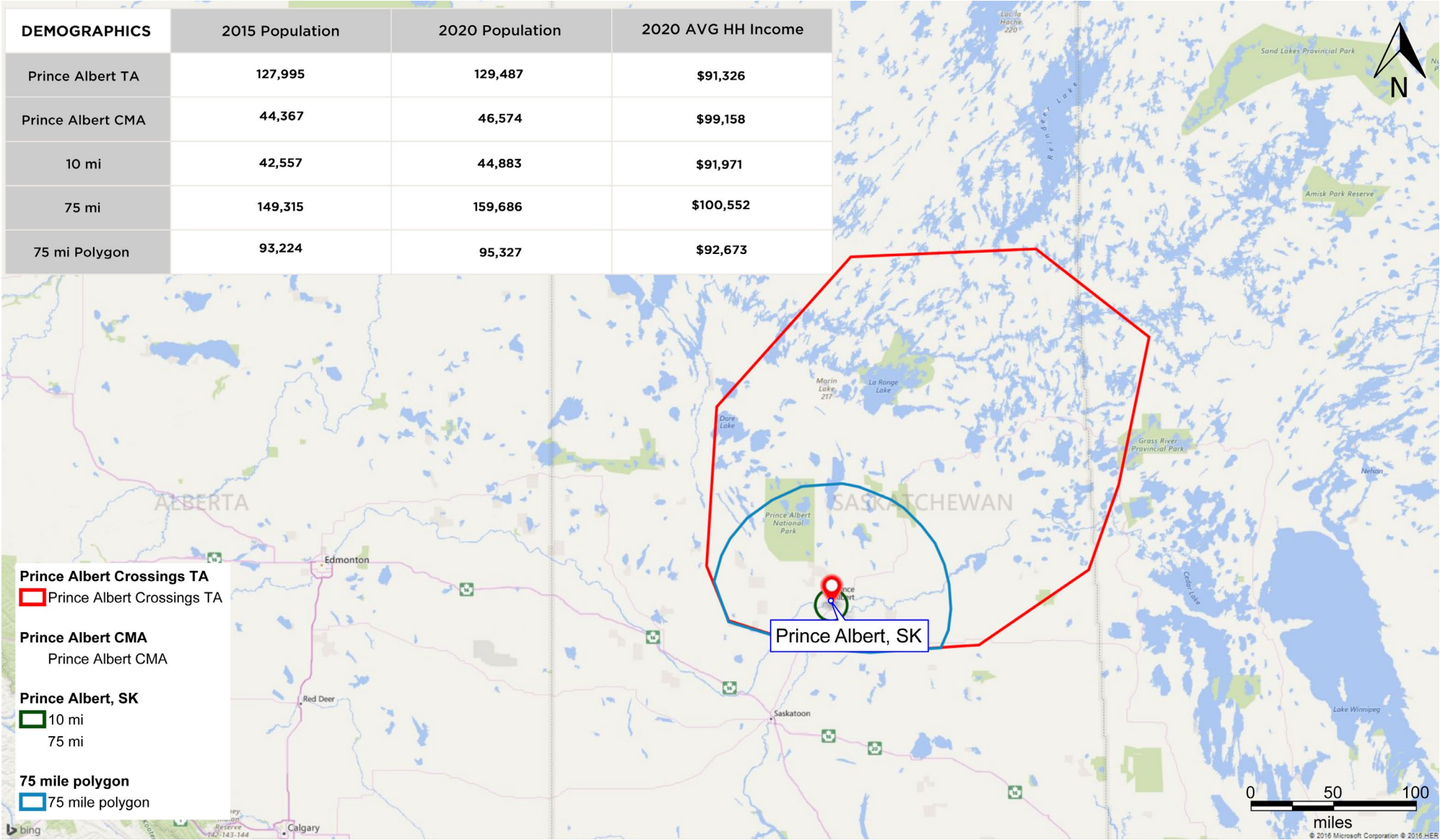
SITE PLAN



FLOOR PLAN



DEMOGRAPHICS	2015 Population	2020 Population	2020 AVG HH Income
Prince Albert TA	127,995	129,487	\$91,326
Prince Albert CMA	44,367	46,574	\$99,158
10 mi	42,557	44,883	\$91,971
75 mi	149,315	159,686	\$100,552
75 mi Polygon	93,224	95,327	\$92,673



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