INVESTMENT SALE

COMMERCIAL REAL ESTATE

1001 MAIN STREET, KINDERSLEY SK

OVERVIEW

This well-maintained, modern office/retail building offers an excellent investment opportunity. Located on Main Street with ample paved parking, this property has maintained a high level of appeal and occupancy.

PROPERTY PROFILE

BUILDING SIZE
Office: 2,525 SF
Retail: 2,335 SF
Total: 4,760 SF

ASKING PRICE
~~$738,000~~ **REDUCED:** $699,000

NET OPERATING INCOME
Currently $70,416.52
(with yoga studio rent escalations)

PROPERTY DETAILS
- Single-storey office/retail building
- Office building built in 1986; Retail addition built in 2016
- Office has kitchenette and three two-piece bathrooms
- Retail/gym has a kitchenette and large washroom
- 16 on-site paved parking stalls

PROPERTY TAXES
$12,089 (2026)

LAND SIZE
13,000 SF (0.29 acres)

ZONING
C1 - Downtown Commercial

LEGAL DESCRIPTION
Surface Parcels 119677337, 119677326, 119677315, 136222646

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TRUST US TO PUT YOU ON THE MAP

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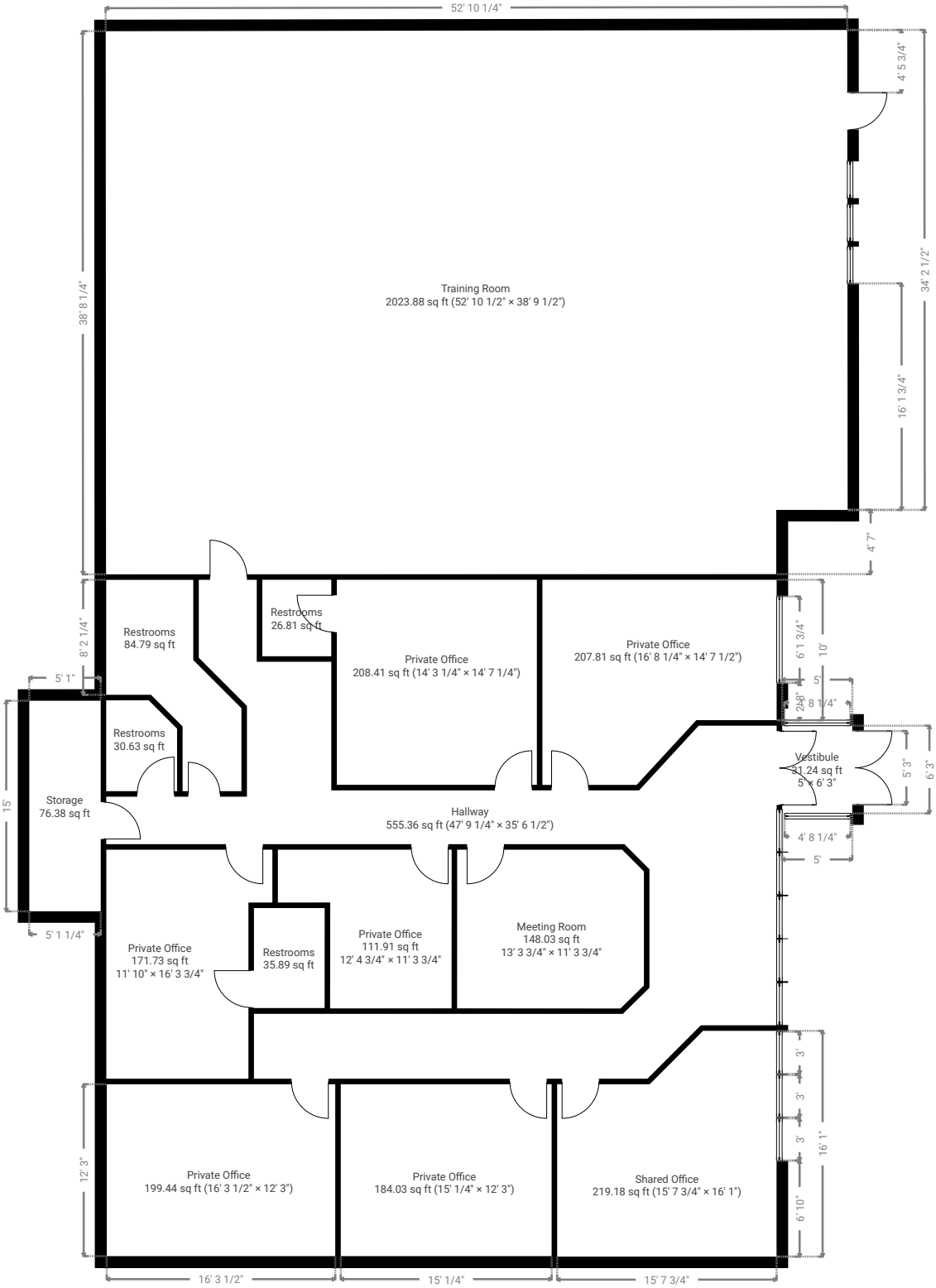


1001 MAIN ST, KINDERSLEY SK

WHY KINDERSLEY?

GROWTH

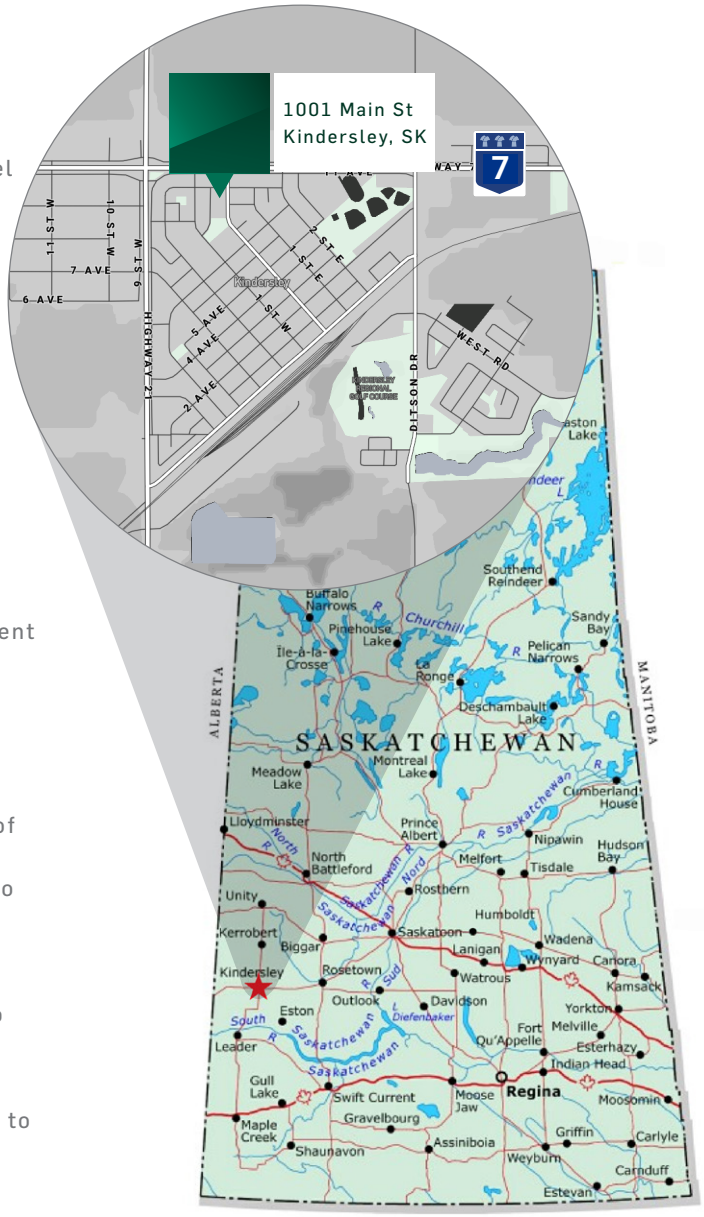
- Within the past few years, hotel developers have confirmed Kindersley's investment potential by doubling the local hotel capacity through new construction and expansion
- Most recent hotel development being an 85-room CanAlta with a free-standing Boston Pizza restaurant
- Marathon Properties, a privately-owned Canadian company, is developing over 115 acres into Brookhollow Estates, Kindersley's newest residential area
- Brookhollow Estates will provide housing for over 3,000 new residents

OPPORTUNITY

- Kindersley has an annual traffic count of over five million vehicles due to its central location along the intersection of Highways 21 and 7 (the 3rd busiest highway in all of Saskatchewan)
- As the main transport route from Calgary to Saskatoon, one can regularly witness dozens of trucks, trailers and equipment vehicles along Kindersley's service roads
- Situated in the heart of the Viking oil formation: in 2016 and 2017, there were a total of 4,192 oil wells drilled in Saskatchewan; 2,050 (49%) are in the Kindersley area

SUSTAINABILITY

- Kindersley is a hub location with a trading population area of more than 40,000 people
- Kindersley's unique location puts it at least a 2-hour drive to other urban centres
- Kindersley is a stable earning community with an average household income of approximately $116,950.00
- Kindersley is home to a full-service, 9-hole golf course, two world-class, fully-irrigated baseball diamonds; a 0.3 mile, tri-oval speedway, Kindersley Aquatic Centre, and the West Central Events Centre (WCEC) featuring two ice surfaces, a curling rink and an indoor walking track. The WCEC is home to the local SJHL Klippers hockey team
- Kindersley's total population is 4,710 (2018)



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