FOR LEASE
BUILD TO SUIT

ICR COMMERCIAL REAL ESTATE

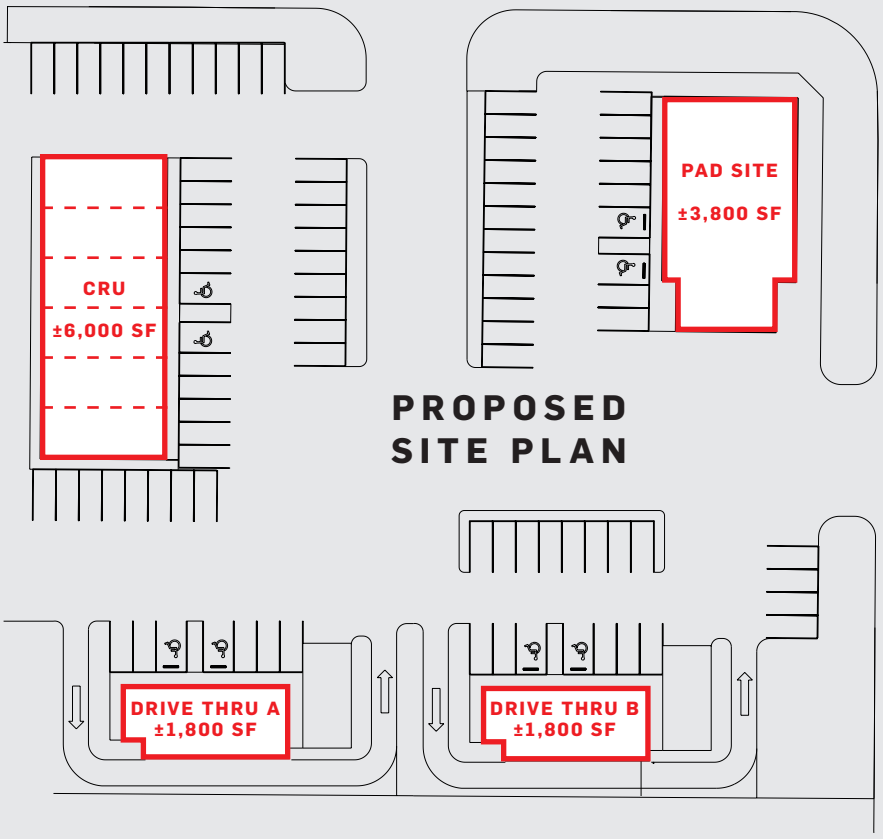
WESTWOOD CENTER
2435 WESTWOOD DRIVE, HUMBOLDT SK

OVERVIEW

Humboldt is noted for its big-city amenities and small-town charm. Located at the intersection of Highways #20 and #5, it is the primary urban centre for a trading area of over 30,000 people. With a skilled workforce it supports a diversified regional economy that includes agriculture, mining, manufacturing, healthcare and retail services. Humboldt is poised for substantial growth over the next few years. The largest economic investment in Saskatchewan's history is located just 40 minutes away at BHP Jansen mine.

Westwood Center is phase I of Humboldt's newest prime retail development, located on Highway #5 entering the city's limits, anchored by Saskatoon Co-op Marketplace, Canalta Hotel, and MNP LLP.

WESTWOOD CENTER



PROPOSED SITE PLAN

PROPERTY PROFILE

POTENTIAL FOR LEASE

CRU (6 units):	±6,000 SF
Pad Site (plus patio):	±3,800 SF
Drive Thru A:	±1,800 SF
Drive Thru B:	±1,800 SF

LAND SIZE
2.21 acres

NET LEASE RATE
Market

OCCUPANCY COSTS
$8.50 PSF (estimate)

PROPERTY DETAILS
- 88 parking stalls
- High visibility and access from Highway #5

ZONING
C2 Commercial

LEGAL DESCRIPTION
Surface Parcel 166156982

WESTWOOD CENTER

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NOTABLE BUSINESSES AND COMMUNITY ORGANIZATIONS

- Co-op Food Store
- Co-op Liquor Store
- Canalta Hotels
- Discovery Ford
- Tim Hortons
- Canadian Tire
- Mark's Clothing
- Boston Pizza
- Sobeys Grocery Store
- Dairy Queen
- Subway
- McDonald's
- A&W
- KFC
- No Frills Grocery Store
- Shoppers Drug Mart
- Quality Tire Service
- Dollarama
- Pharmasave
- Peavey Mart
- Kal Tire
- FarmWorld
- RONA Building Centre
- South 20 Dodge/Chrysler
- Humboldt Golf Club
- Humboldt Uniplex
- Elgar Petersen Arena
- Carlton Trail College
- Humboldt Collegiate Institute
- Prairie Agricultural Machinery Institute

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