FOR SALE/LEASE

202 12TH AVENUE EAST, KINDERSLEY SK

OVERVIEW

This well-maintained property is located along Kindersley's main retail corridor, Highway 7. Surrounded by various commercial users such as a new Burger King, Peavey Mart, McDonald's, Dollarama, Save-On-Foods, Farm Credit Corp and a local radio station makes it well suited for a wide range of potential users.

PROPERTY PROFILE

BUILDING SIZE
6,875 SF

LAND SIZE
0.31 acres

SALE PRICE
$950,000

PROPERTY TAXES (2024)
$11,166.76

NET LEASE RATE
$12.00 PSF

OCCUPANCY COSTS
$4.75 PSF (estimate)

BUILDING DETAILS
- Pre-engineered steel structure
- 4,400 SF front retail
- 2,475 SF warehouse
- 218 SF mezzanine
- Polished concrete floor
- Painted gyproc walls
- 17 FT sidewall height
- 12 x 12 FT OH grade door
- LED lighting
- A/C throughout building
- 200 Amp service

LAND DETAILS
- On-site paved parking on front and side of building
- Graveled and fenced rear compound

ZONING
C3 - Highway Commercial

LEGAL DESCRIPTION
Surface Parcel 153739626

202 12TH AVENUE EAST

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202 12TH AVENUE EAST

WHY KINDERSLEY?

GROWTH

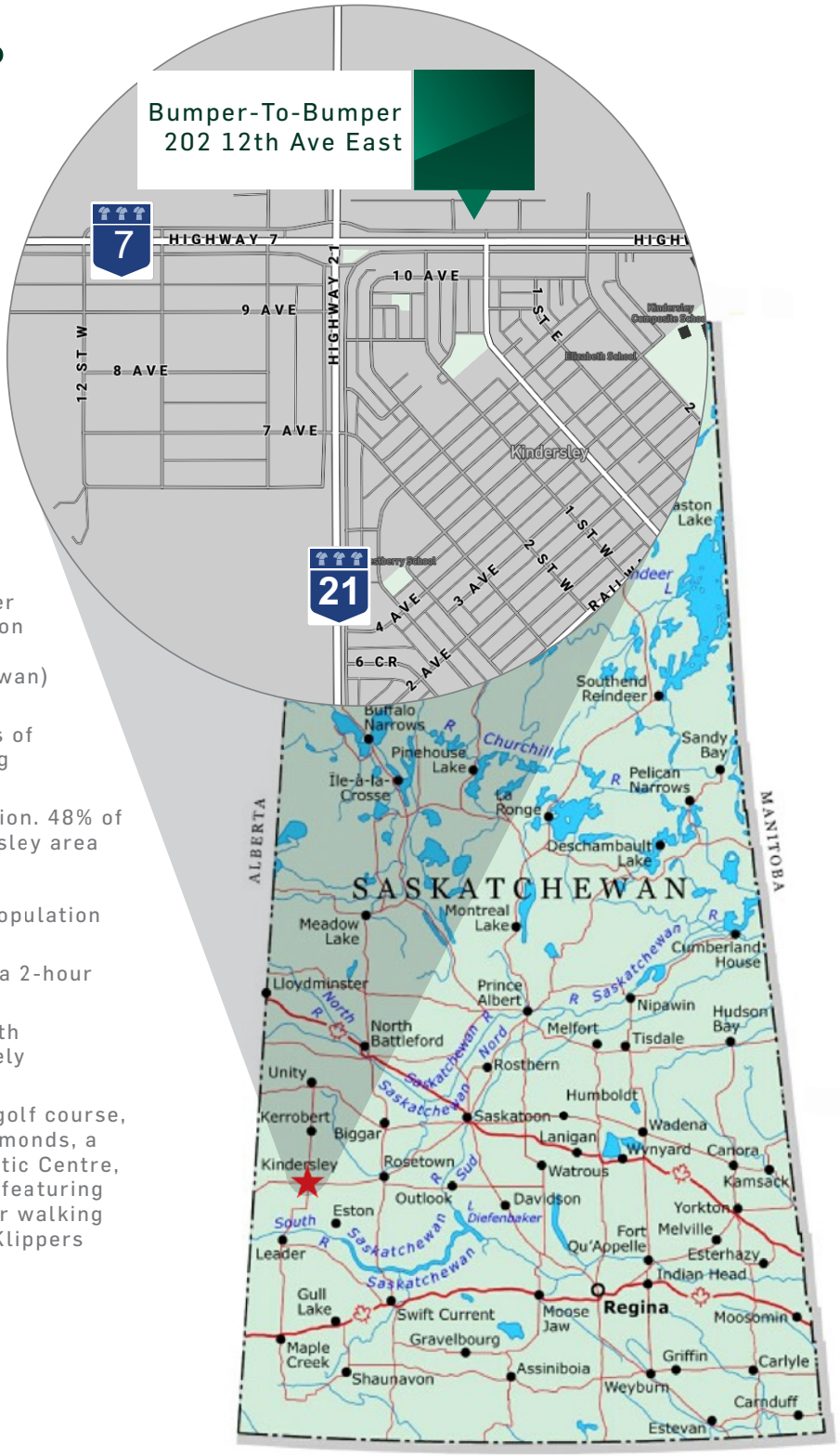
- Within the past few years, hotel developers have confirmed Kindersley's investment potential by doubling the local hotel capacity through new construction and expansion
- Most recent hotel development being an 85-room CanAlta with a free-standing Boston Pizza restaurant
- Marathon Properties, a privately-owned 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. 48% of all Saskatchewan oil wells 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



202 12TH AVENUE EAST

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