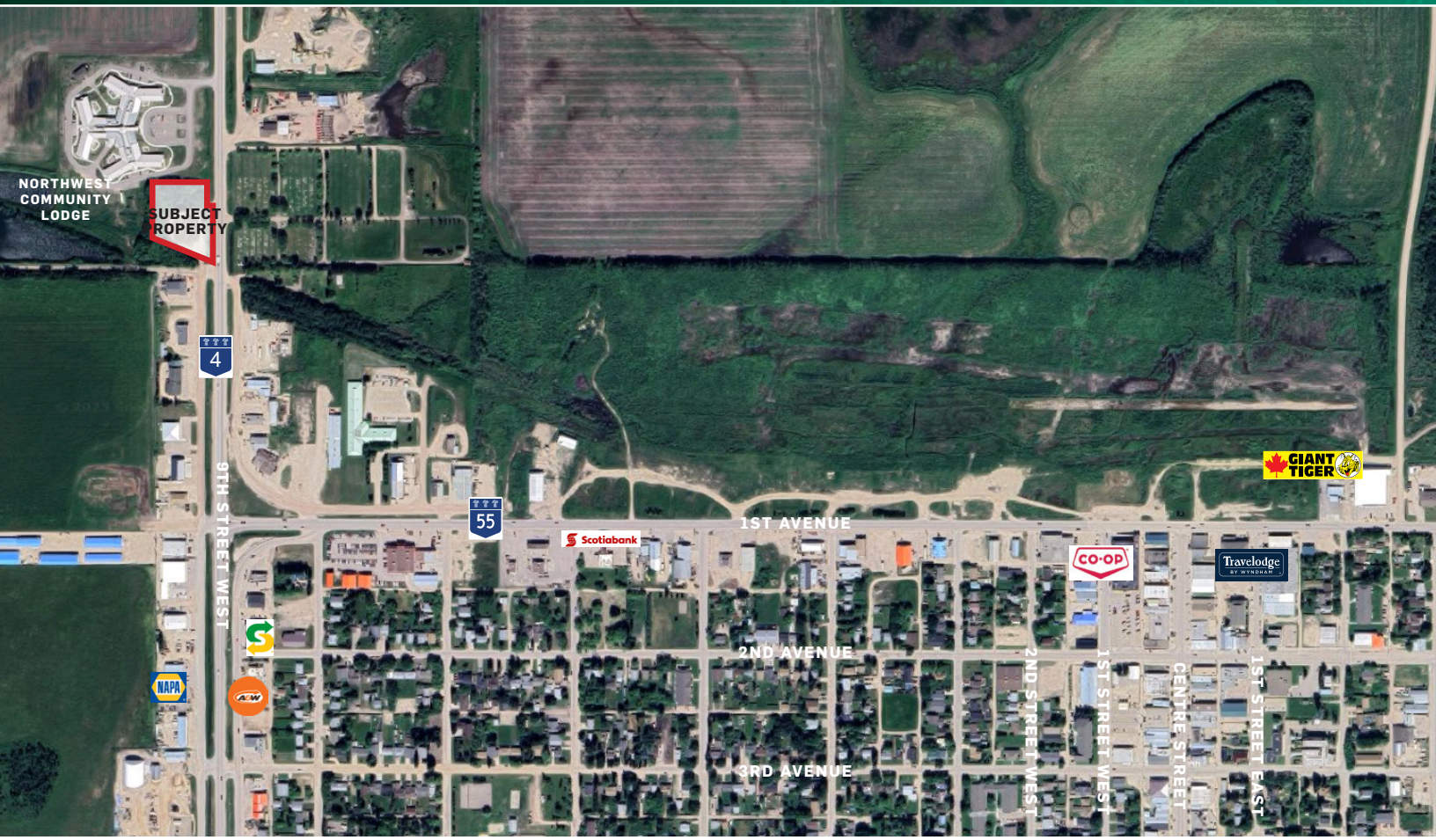
# FOR SALE




## COMMERCIAL LAND

## 401 9TH STREET W, MEADOW LAKE SK

### PROPERTY PROFILE

**LAND SIZE**
±1.77 acres

**LISTING PRICE**
$99,000

**PROPERTY TAXES**
$6,130.12 (2024)

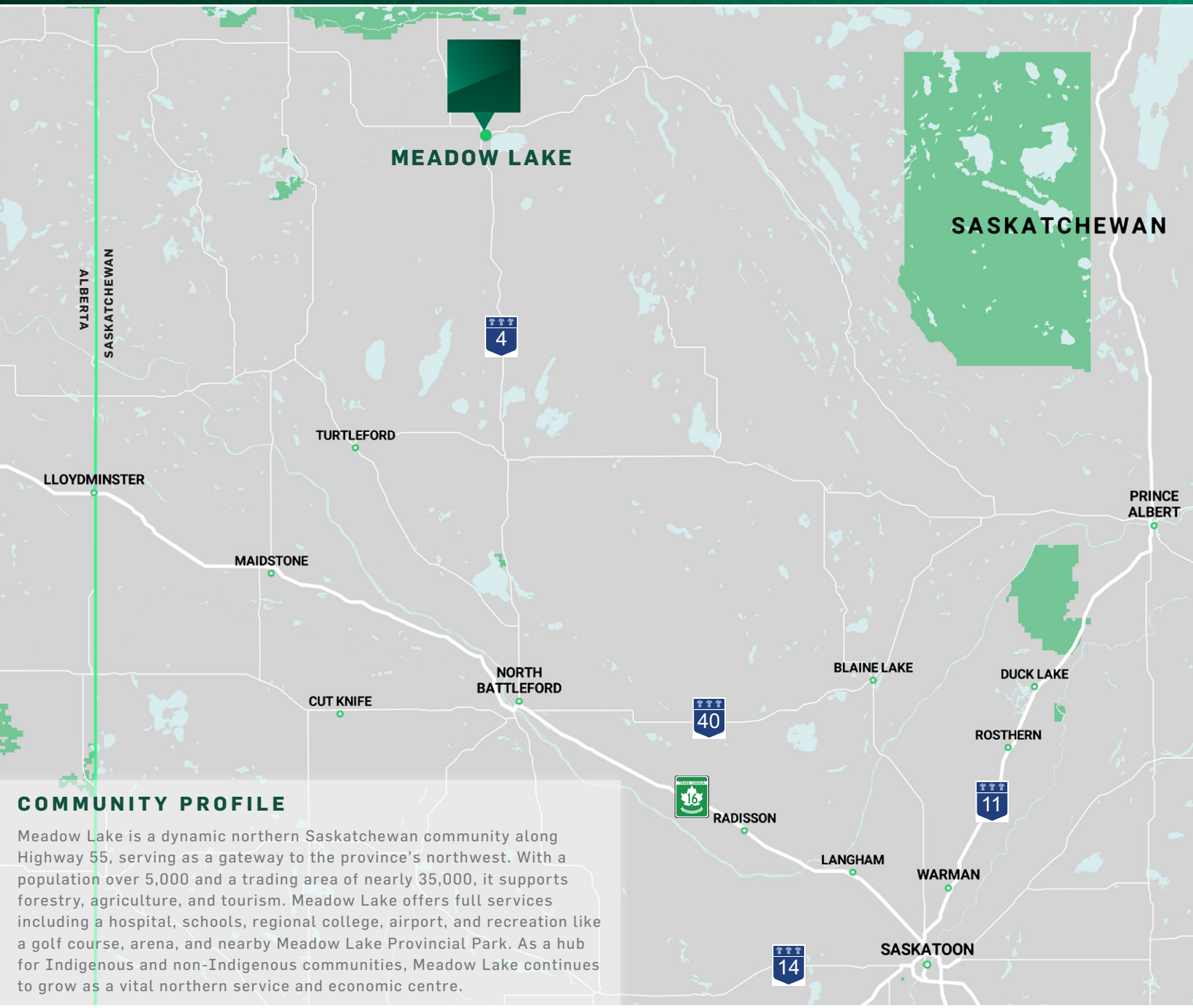
**ZONING**
Highway Commercial

**LEGAL DESCRIPTION**
Surface Parcel 147298045

**POSSESSION**
Immediate

**LAND PARTICULARS**
- Located adjacent to Highway 4
- 4,850 daily average traffic count
- Highway to Meadow Lake Provincial Park
- 86,000 annual park visits

# 401 9TH ST W, MEADOW LAKE SK




## COMMUNITY PROFILE

Meadow Lake is a dynamic northern Saskatchewan community along Highway 55, serving as a gateway to the province's northwest. With a population over 5,000 and a trading area of nearly 35,000, it supports forestry, agriculture, and tourism. Meadow Lake offers full services including a hospital, schools, regional college, airport, and recreation like a golf course, arena, and nearby Meadow Lake Provincial Park. As a hub for Indigenous and non-Indigenous communities, Meadow Lake continues to grow as a vital northern service and economic centre.

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**SALES & LEASING DOWNTOWN**
275 1ST AVENUE N
SASKATOON, SK S7K 1X2
P: 306.664.6116
F: 306.664.1940

**PROPERTY MANAGEMENT DOWNTOWN**
100 – 261 1ST AVENUE N
SASKATOON, SK S7K 1X2
P: 306.664.6118
F: 306.664.1940

**SALES & LEASING NORTH**
840 48TH STREET E
SASKATOON, SK S7K 3Y4
P: 306.933.2929
F: 306.931.0882

**SALES & LEASING PROPERTY MANAGEMENT**
200 – 1055 PARK ST
REGINA, SK S4N 5H4
P: 306.721.6116
F: 306.721.1940