FOR SALE

COMMERCIAL LAND

201 1ST AVENUE WEST, MEADOW LAKE SK

PROPERTY PROFILE

LAND SIZE
±1.61 acres

LISTING PRICE
$160,000

PROPERTY TAXES
$3,563.50 (2024)

ZONING
Commercial
(Surrounded by Urban Reserve)

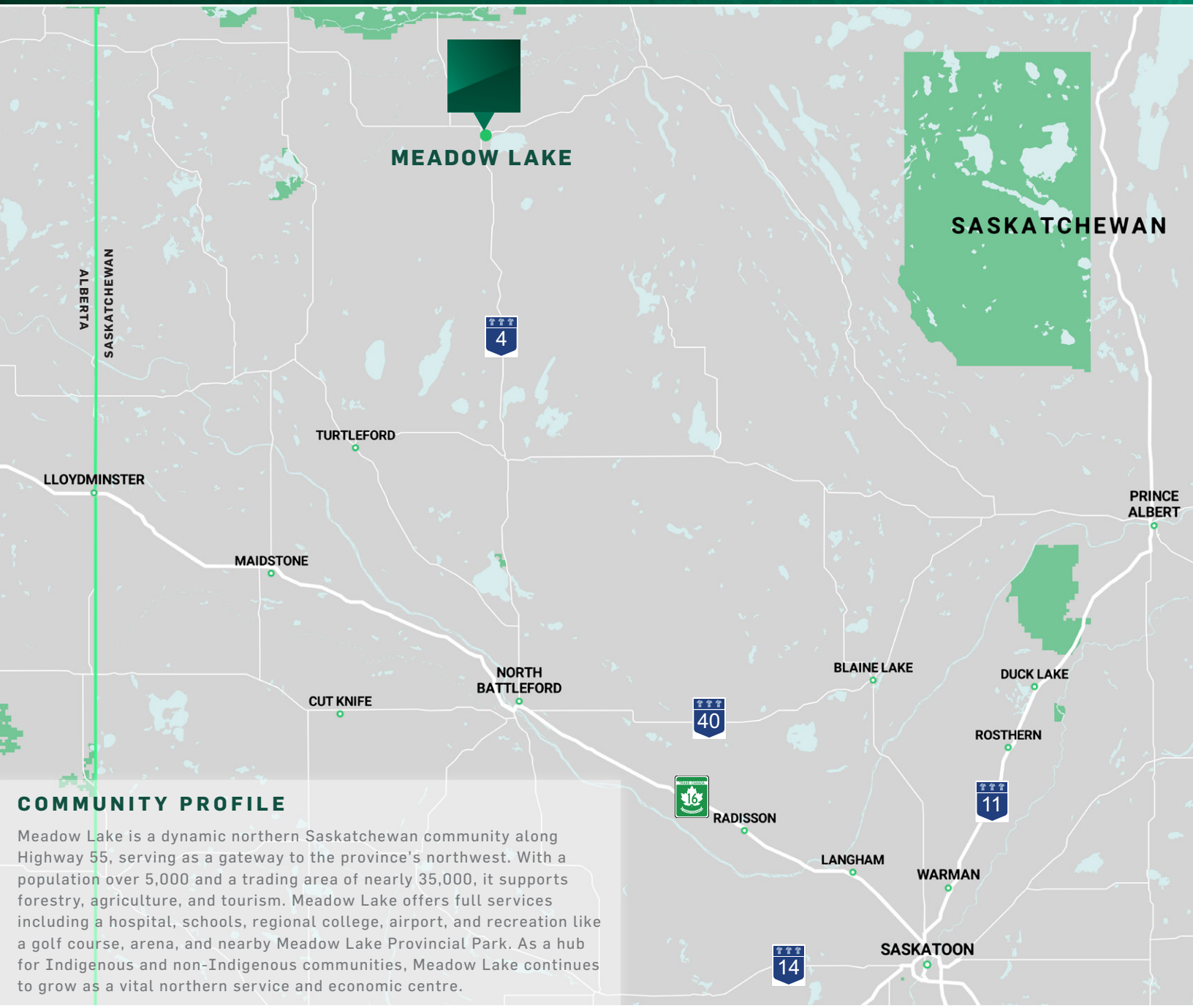
LEGAL DESCRIPTION
Surface Parcel 130382366

POSSESSION
Immediate

LAND PARTICULARS

- Corner location on Centre Street and Highway 55
- 5,810 daily average traffic count
- 30,000 loads hauled annually from 3 pulp mills
- Main retail street in Meadow Lake

201 1ST AVE 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.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

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