FOR SALE

INDUSTRIAL DEVELOPMENT LAND

4355 2ND AVE WEST, PRINCE ALBERT SK

PROPERTY PROFILE

LAND SIZE
± 7.32 acres total made up of:
± 6.27 acres with 350' frontage to Hwy 2 (lot 1); and ± 1.05 acres with 312' frontage to Hwy 2 (lot 2)

SALE PRICE
$1,300,000

ZONING
C2 - Arterial Commercial

LEGAL DESCRIPTION
Lots 1-2 Block A Plan 80PA06625
Parcels 134142948 and 134174684

POSSESSION
Immediate

LAND PARTICULARS
- Power and natural gas services, telephone and internet at property line
- Water and sewer services on adjacent lot (100' feet from this property)

4355 2ND AVE W

GATEWAY TO THE NORTH

Prince Albert is a vibrant and growing community that offers the perfect balance of urban amenities and natural beauty. It serves as a key commercial hub for surrounding regions, providing strong economic opportunities and a diverse customer base. With its affordable cost of living, supportive business environment, and access to outdoor recreation in nearby parks and lakes, Prince Albert is an ideal place to start or grow a business while enjoying a high quality of life.

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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