FOR LEASE

ICR COMMERCIAL REAL ESTATE

GESCHAFT CENTRE

1715 8TH AVENUE, 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. Humboldt offers exciting opportunities for businesses, industry, families and individuals to call this thriving community "home".

Geschaft Centre is a 23,508 SF building located in the heart of Humboldt's expanding retail district, and directly across the street from the Uniplex Convention Centre. It has a mix of office and retail users and plenty of patron parking.

GESCHAFT CENTRE FOR LEASE

PROPERTY PROFILE

BUILDING SIZE
±23,508 SF

LAND SIZE
±80,796 SF (±1.85 Acres)

LEASE RATE
$12.00 PSF Net

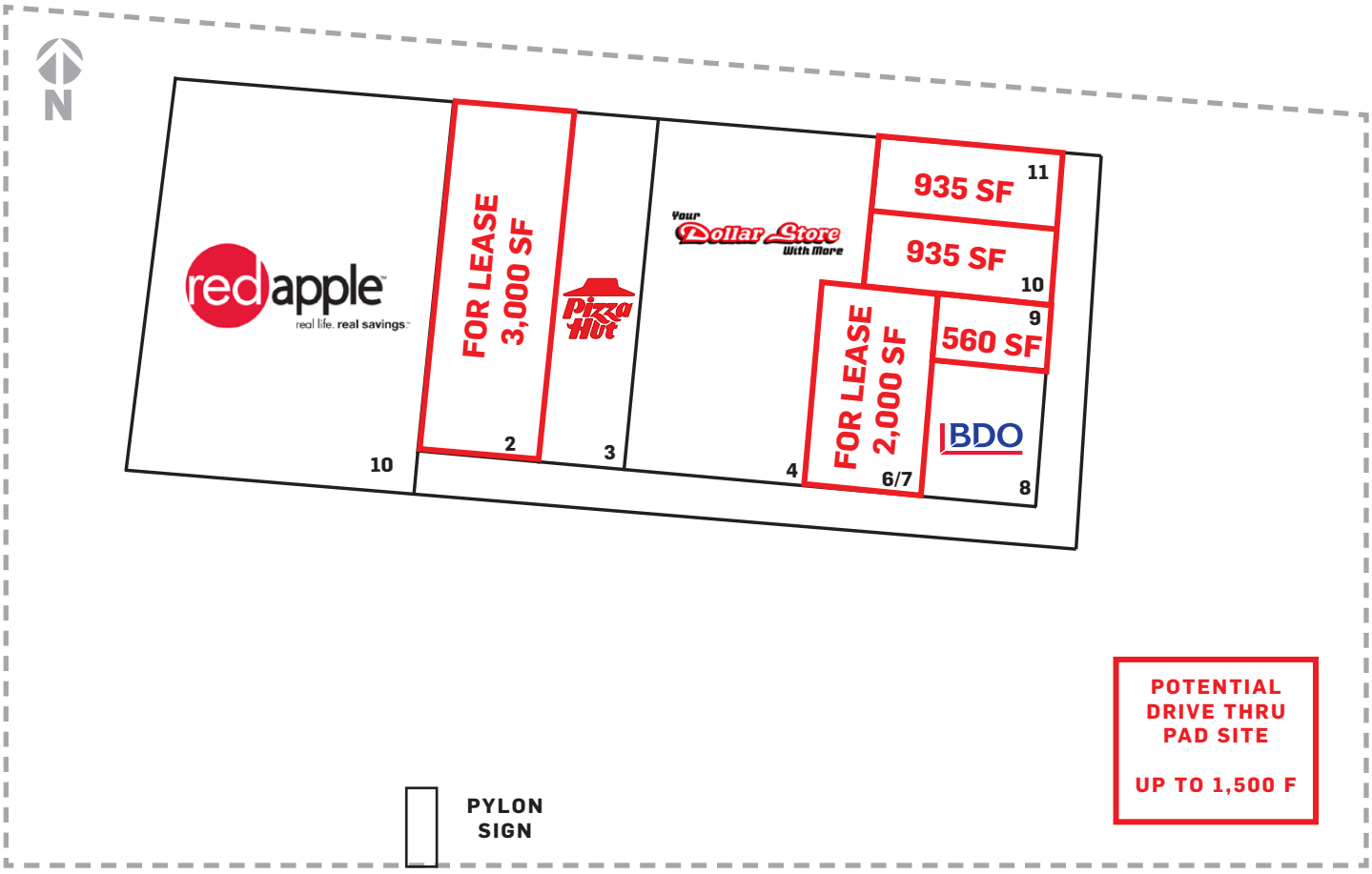
OCCUPANCY COSTS
$5.70 PSF (estimate)

ZONING
C1 (Commercial)

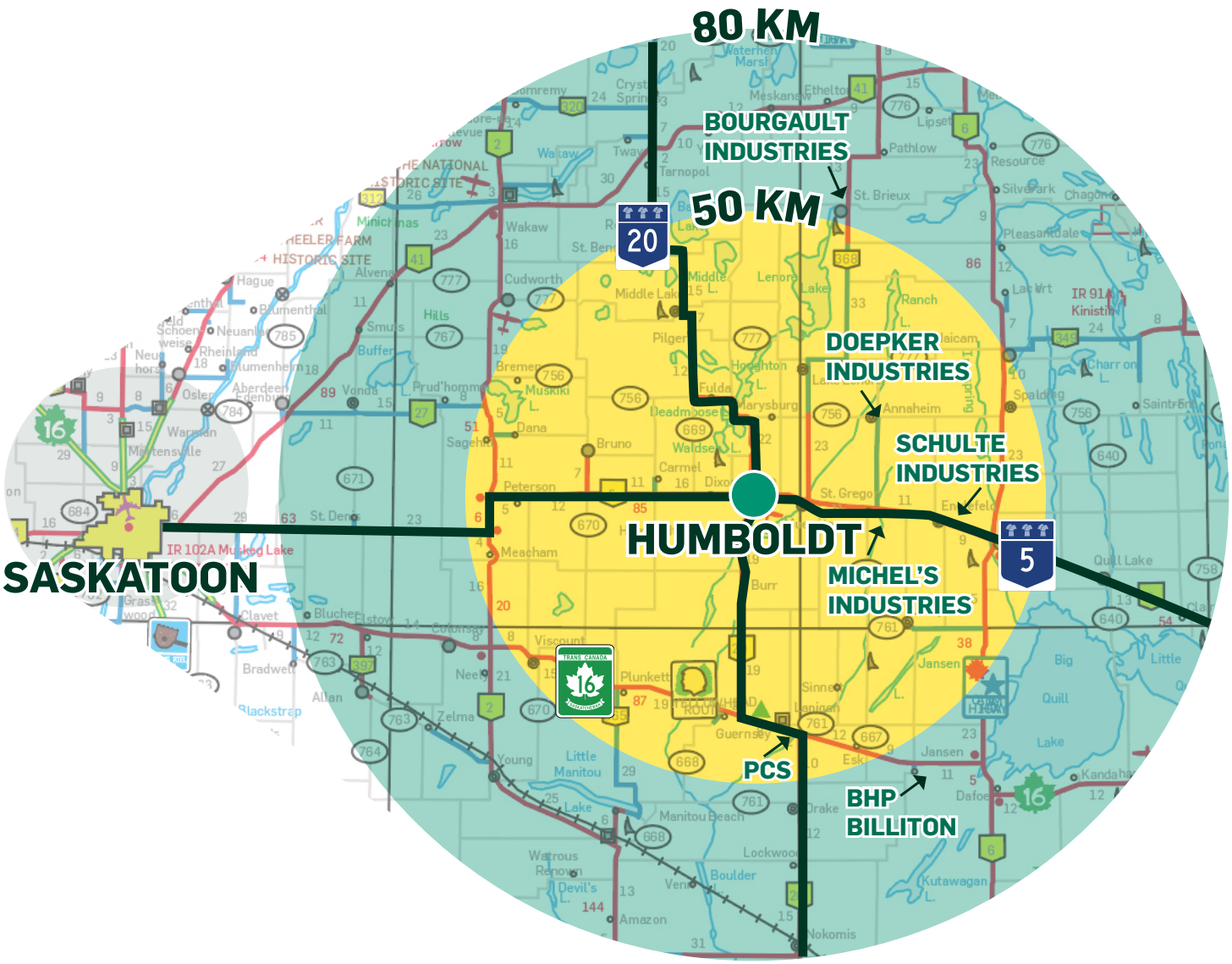
LEGAL DESCRIPTION
Surface Parcel 113850233

AVAILABLE FOR LEASE

UNIT	TENANT	SF
1	Red Apple	7,840
2	**AVAILABLE**	**3,000**
3	Pizza Hut	1,950
4/5	Dollar Store	5,130
6/7	**AVAILABLE**	**2,000**
8	BDO	1,102
9	**AVAILABLE**	**560**
10	**AVAILABLE**	**935**
11	**AVAILABLE**	**935**



GESCHAFT CENTRE FOR LEASE



HUMBOLDT PROFILE

CITY STATS

- Population of 6,466 (2024)
- Once the BHP mine is fully constructed, it is projected that Humboldt's population will grow by 3,000 people
- 30,000+ trading area population

CITY AMENITIES

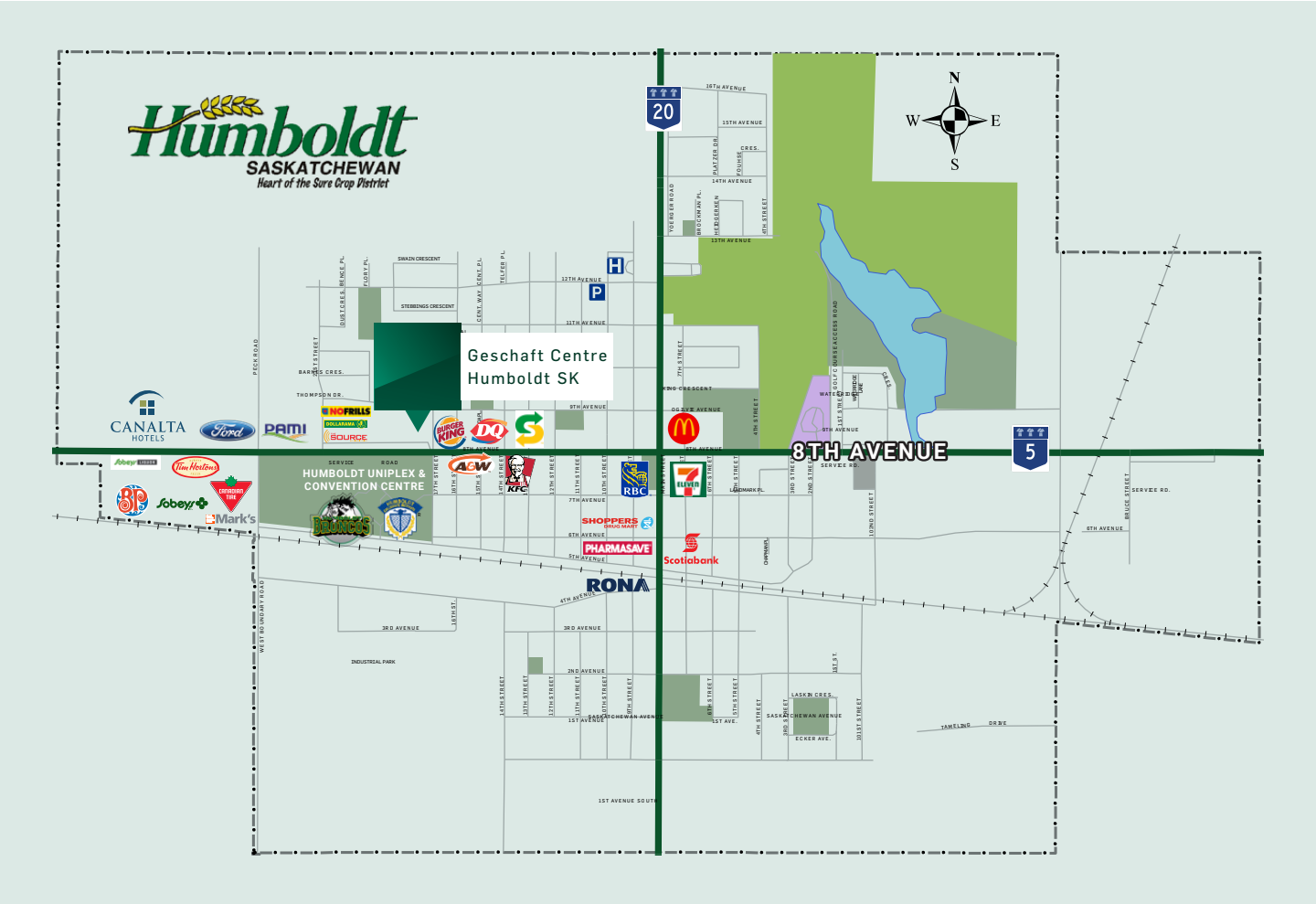
- Humboldt District Health Complex
- 94-unit seniors assisted living complex
- Carlton Trail Regional College
- Sobeys Liquor Store
- Sobeys, No Frills, and Co-op grocery stores
- Canalta Hotel
- Boston Pizza
- Humboldt Collegiate
- Modern recreation facilities which include 2,000 seat Uniplex (home of the Humboldt Broncos), curling rink, swimming pool, fitness centre and convention centre
- Centennial Park with ball diamonds, skateboard park and soccer/football fields
- One hour driving distance from Saskatoon
- 80km trading area of 30,000+ people
- Highways #5 and #20 intersect in Humboldt
- Major industries include agriculture, potash mining, manufacturing and tourism.
- Regional parks, lakes and year-round recreational amenities

REGIONAL PROFILE

GESCHAFT CENTRE FOR LEASE

NOTABLE BUSINESSES AND COMMUNITY ORGANIZATIONS

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



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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