FOR SALE

COMMERCIAL REAL ESTATE

101 RAILWAY AVENUE, KINDERSLEY SK

OVERVIEW

Free-standing building located at the intersection of Railway Avenue and Main Street with a paved parking lot, secured, gravelled compound and two dock doors.

PROPERTY PROFILE

AVAILABLE FOR SALE
12,480 SF

SALE PRICE
~~$995,000.00~~ **REDUCED:** $875,000.00

ZONING
C1 - Downtown Commercial

LAND SIZE
1.76 acres

PROPERTY DETAILS
- Concrete block building
- 9,700 SF open retail/shop area
- 2,910 SF warehouse
- 2 dock doors

LEGAL DESCRIPTION
Surface Parcel 146293476

101 RAILWAY AVE, KINDERSLEY SK

ICR COMMERCIAL REAL ESTATE

WHY KINDERSLEY?

GROWTH

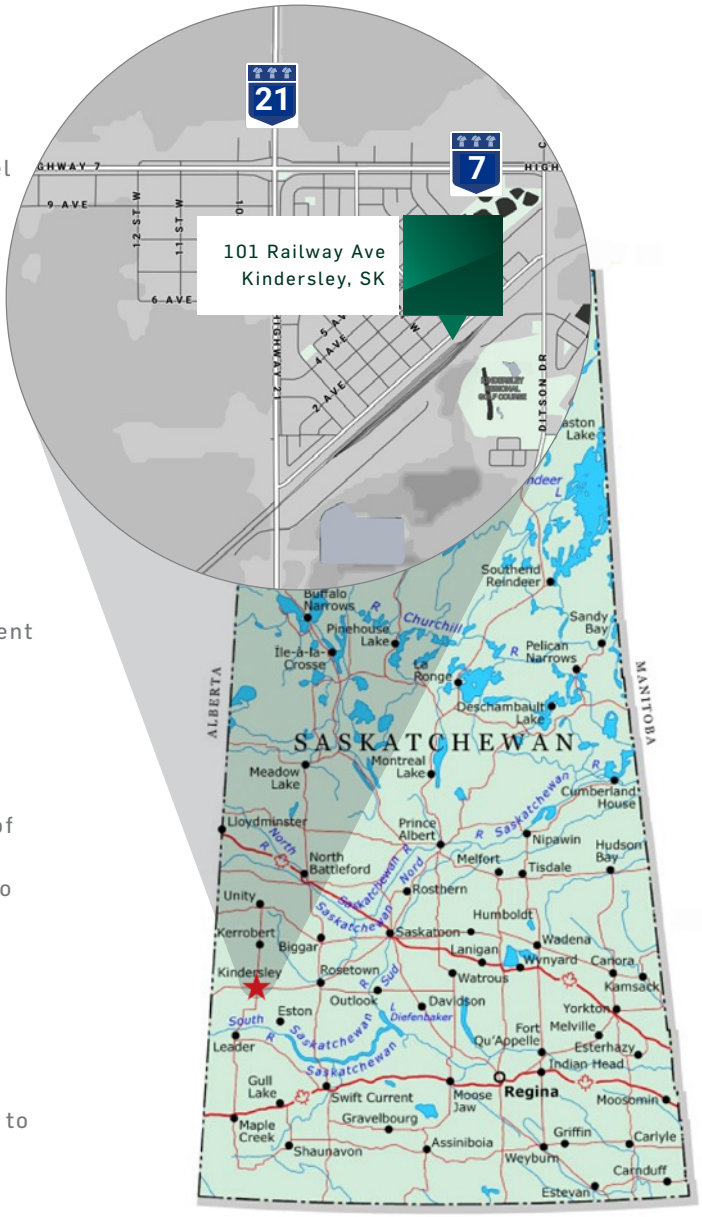
- Within the past few years, hotel developers have confirmed Kindersley's investment potential by doubling the local hotel capacity through new construction and expansion
- Most recent hotel development being an 85-room CanAlta with a free-standing Boston Pizza restaurant
- Marathon Properties, a privately-owned 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: in 2016 and 2017, there were a total of 4,192 oil wells drilled in Saskatchewan; 2,050 (49%) 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 (2018)



THIS INFORMATION HAS BEEN SECURED FROM SOURCES THAT ICR COMMERCIAL REAL ESTATE BELIEVES TO BE RELIABLE, BUT WE MAKE NO REPRESENTATION OR WARRANTIES – EXPRESSED OR IMPLIED – AS TO THE ACCURACY OF INFORMATION. EUGENE H

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