



± 0.60 ACRES AVAILABLE  
**FOR SALE**

LAND

**1407 8<sup>th</sup> AVENUE**

Highway 5, HUMBOLDT SK

 **CUSHMAN &  
WAKEFIELD**  
Saskatoon

## PROPERTY DETAILS

**\$169,000.00**

Asking Price

**Immediate**

Availability

District:	Humboldt, SK
Zoning:	C2 - (Medium Density Commercial)
Parcel #:	152966098
Site Size:	0.60 Acres
Access:	Highway 5 / 8 <sup>th</sup> Avenue
Serviced:	Full services adjacent to parcel

## HIGHLIGHTS

- Surrounded by residential properties and retail including KFC, A&W, Family Pizza, IG Private Wealth Management, Subway, Dairy Queen
- Redevelopment potential
- Attractive corner location



### LEAD AGENT

**SCOTT FRIESEN**

President / Broker

1-306-934-3377

[scott.friesen@cwsaskatoon.com](mailto:scott.friesen@cwsaskatoon.com)





# NEIGHBOURHOOD PROFILE

## HUMBOLDT

FOR SALE | 1407 8<sup>th</sup> Avenue, Humboldt SK



- High visibility location on Humboldt's retail strip
- Ease of access provided by way of 8<sup>th</sup> Ave (HWY 5) and HWY 20



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1-306-934-3377

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**MATT PRIEL**

*Senior Sales Associate*

1-306-261-2375

[matt.priel@cwsaskatoon.com](mailto:matt.priel@cwsaskatoon.com)

**OFFICE**

1-306-934-3377

[info@cwsaskatoon.com](mailto:info@cwsaskatoon.com)

**CUSHMAN & WAKEFIELD SASKATOON**  
**A LOCAL FIRM WITH GLOBAL REACH**

215-350 3<sup>rd</sup> Avenue North  
Saskatoon, SK S7K 2J1  
[cushmanwakefieldsaskatoon.com](http://cushmanwakefieldsaskatoon.com)

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