

LAND | VACANT LAND IN PRIME LOCATION FOR SALE

2502 Dawes Ave

DAWES AVENUE AND 11TH STREET WEST, SASKATOON



PROPERTY DETAILS

\$700,000 - \$750,000

Immediate

Asking Price Per Parcel

Availability

District:	Southwest Industrial
Zoning:	IL1 (Light Industrial)
Parcel #:	203867679
Site Size:	6.03 Acres
Total Area For Sale:	± 0.81 Acres ± 0.89 Acres

HIGHLIGHTS

- 1.70 acres of subdivided land as part of a condominium corporation.
- Lots are fully serviced with frontage to Circle Drive West, 11th Street and Dudley Ave.
- The corner property features a Tim Hortons, Shell Carwash, adjacent to a Shell gas station and Market of Asia Grocery store





LEAD AGENT

SCOTT FRIESEN

President / Broker

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*Not to scale, not exactly as shown.



- Traffic count of ±12,900 per day at 11th & Dawes, Circle Drive Valley Road *± 41,400 vpd, Circle Dr Off Ramp South 7,400 vpd, Circle Dr Off Ramp North 29,300 vpd
- Circle Drive exit used to access newly built 42 Million Dollar Gordie Howe Sports Complex multi-purpose sports park encompassing SMF Field, Joe Gallagher Field, Bob Van Impe Stadium, Gordie Howe Kinsmen Arena, Cairns Field, Leakos Field and the Clarence Downey Skating Oval projected 175,000 visits per year





RESIDENTIAL NEIGHBORHOODS



Holiday Park

Population: 881Average age: 38

Daytime Population: 582

Southwest Industrial

Population: 676

Average age: 41

• Daytime Population: 3,749

King George

Population: 1,751

Average age: 36

• Daytime Population: 815

Meadowgreen

• Population: 3,418

Average age: 35

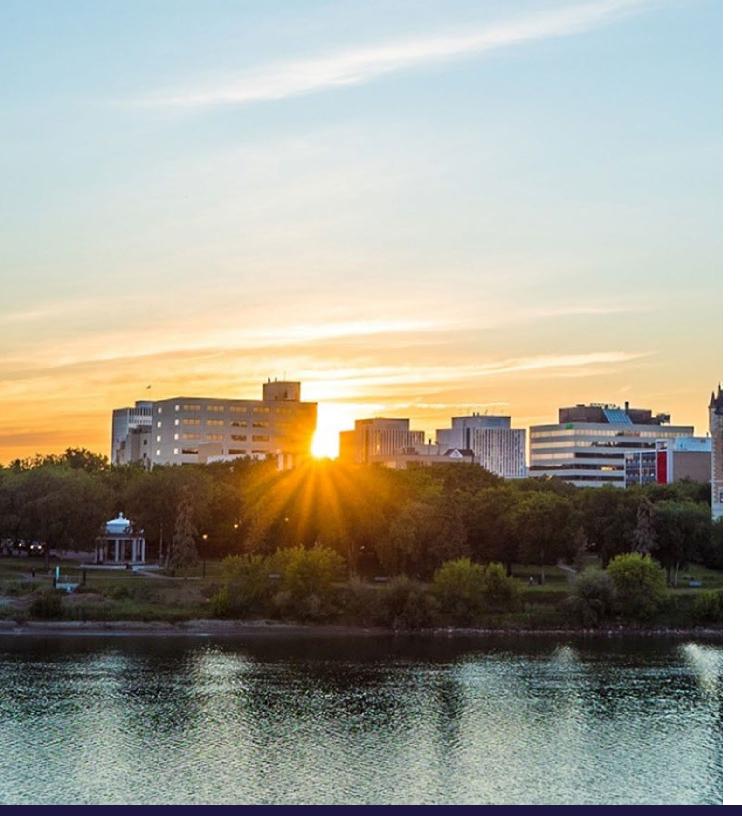
Daytime Population: 3,418

Pleasant Hill

• Population: 3,485

Average age: 36

Daytime Population: 3,666





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A LOCAL FIRM WITH GLOBAL REACH

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