



UP TO 1.70 ACRES AVAILABLE
FOR SALE

LAND | VACANT LAND IN PRIME LOCATION FOR SALE

2502 Dawes Ave

DAWES AVENUE AND 11TH STREET WEST, SASKATOON

PROPERTY DETAILS

\$700,000 - \$750,000

Asking Price Per Parcel

Immediate

Availability

District: Southwest Industrial

Zoning: IL1 (*Light Industrial*)

Parcel #: 203867679

Site Size: 6.03 Acres

Total Area For Sale: \pm 0.81 Acres
 \pm 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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SITE PLAN

*Not to scale, not exactly as shown.

FOR SALE | 2502 Dawes Ave, Saskatoon SK



- Traffic count of $\pm 12,900$ per day at 11th & Dawes, Circle Drive - Valley Road $\pm 41,400$ 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, Lealos Field and the Clarence Downey Skating Oval projected 175,000 visits per year

LOT 2

± 0.81 Acres

Asking Price:
\$750,000

RESIDENTIAL NEIGHBORHOODS

FOR SALE | 2502 Dawes Ave, Saskatoon SK



Holiday Park

- Population: 881
- Average 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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