



UP TO 1.70 ACRES AVAILABLE  
**FOR SALE**

LAND | VACANT LAND IN PRIME LOCATION FOR SALE

**2502 Dawes Ave**

DAWES AVENUE AND 11<sup>TH</sup> STREET WEST, SASKATOON

 **CUSHMAN &  
WAKEFIELD**  
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.
- Services available 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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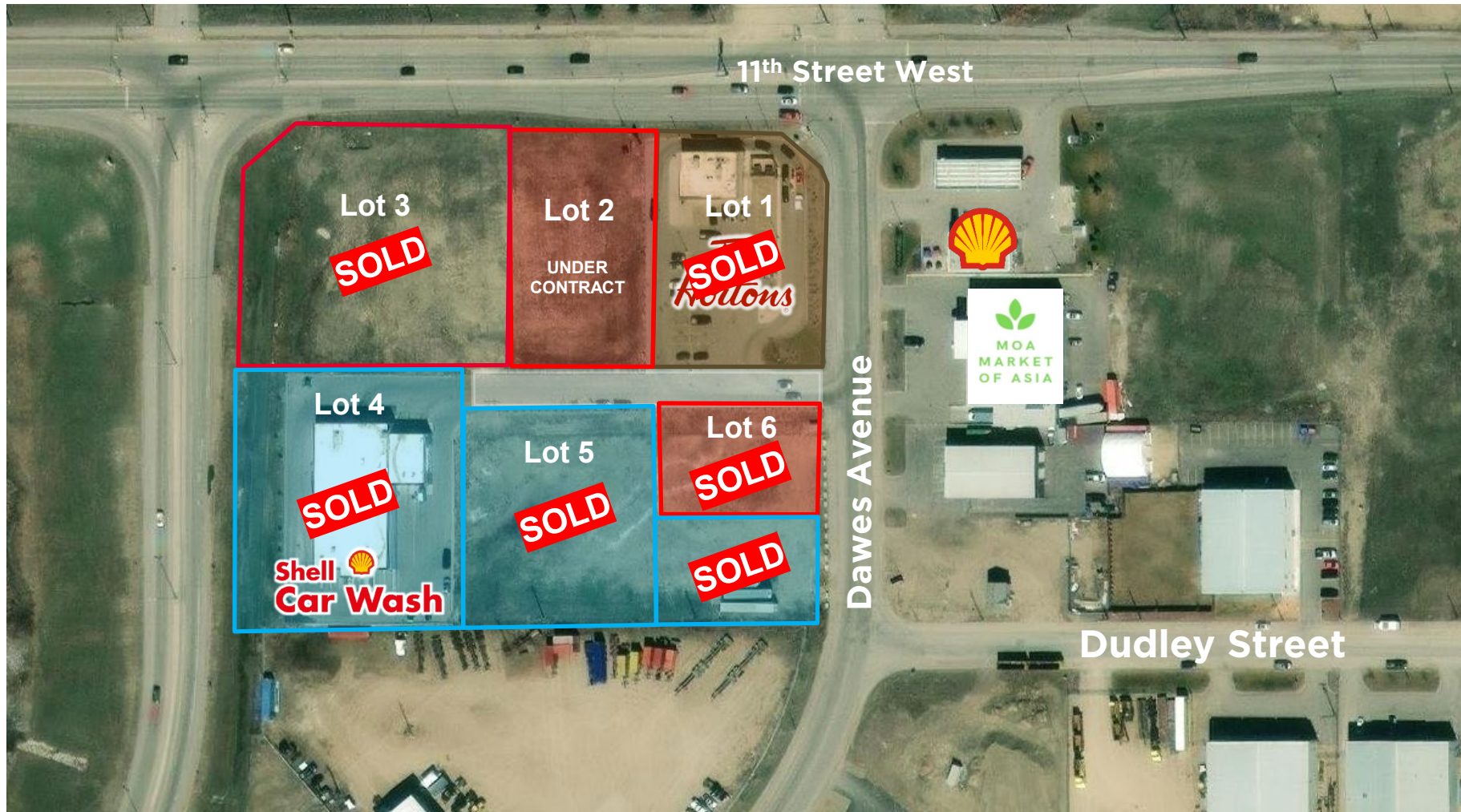
 **CUSHMAN &  
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Saskatoon



# 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

$\pm 0.81$  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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**CUSHMAN & WAKEFIELD SASKATOON**  
A LOCAL FIRM WITH GLOBAL REACH

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