

LAND | VACANT LAND IN PRIME LOCATION FOR SALE

2625 11th Street West

11TH STREET WEST AND DAWES AVENUE, 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

1-306-934-3377 scott.friesen@cwsaskatoon.com



*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

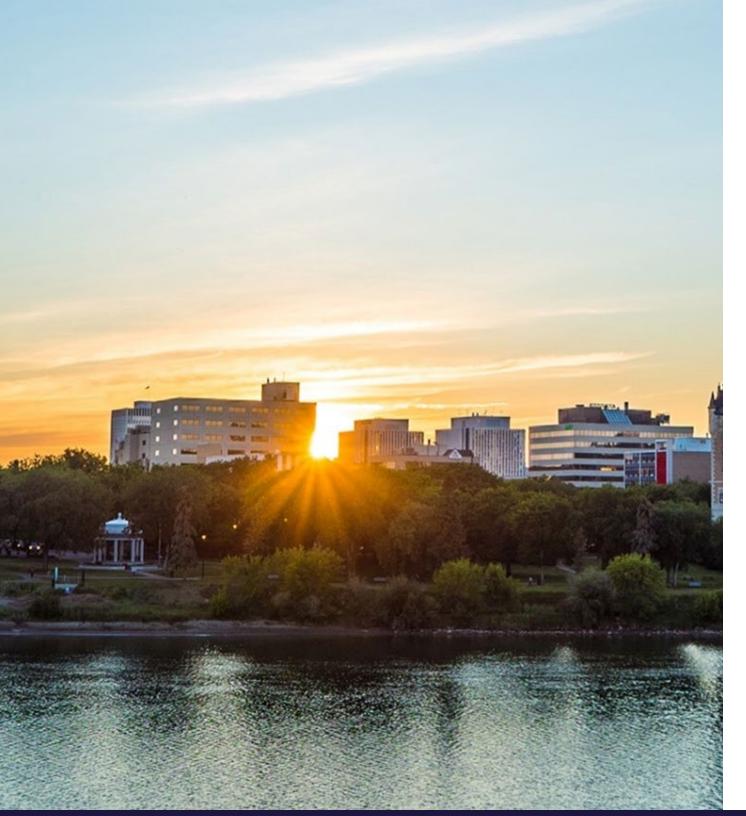
Daytime Population: 3,418

Pleasant Hill

• Population: 3,485

Average age: 36

Daytime Population: 3,666





SCOTT FRIESEN

President / Broker

1-306-934-3377 scott.friesen@cwsaskatoon.com

MATT PRIEL

Senior Sales Associate

1-306-261-2375 matt.priel@cwsaskatoon.com

OFFICE

1-306-934-3377 info@cwsaskatoon.com

CUSHMAN & WAKEFIELD SASKATOON

A LOCAL FIRM WITH GLOBAL REACH

215-350 3rd Avenue North Saskatoon, SK S7K 2J1 cushmanwakefieldsaskatoon.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.