



**CUSHMAN &  
WAKEFIELD**  
Saskatoon

**FOR SALE: 2702 99th Street  
NORTH BATTLEFORD SK**

**High Traffic Location**



**SALE PRICE \$1,500,000**

### Retail - Warehouse Building Opportunity

- 20,860sf of retail and warehouse space with 29,628sf of usable space including offices, washrooms and mezzanine storage area. This building is located on 1.37 acres of land with 90 plus paved customer parking stalls and compound.

### Location

- Situated on major North - South gateway highway #4 in North Battleford SK with a daily traffic count of 11,942. This property is neighboring Bridges Chevrolet, Rainbow Toyota, used automotive vehicle dealerships, the Federated Coop shopping mall, Sobeys anchored grocery mall and many national Banking intuitions.

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**Ample Onsite Parking**

### **CIVIC/LEGAL DESCRIPTION**

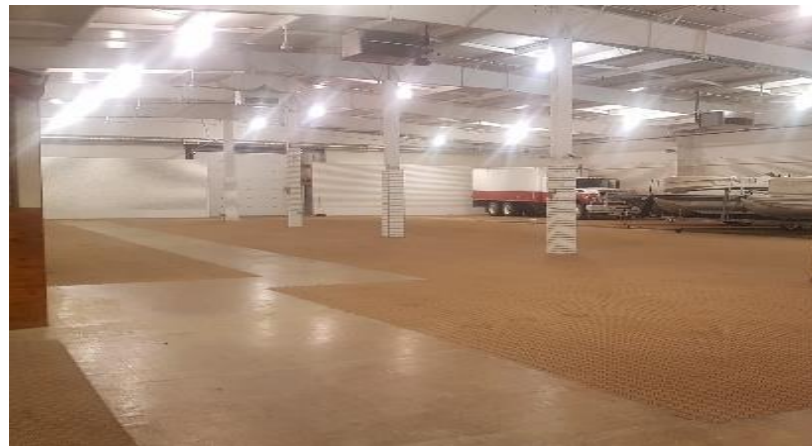
- 2702 99th Street North Battleford Saskatchewan
- Legal Description: Lot 47, BLK 29, Plan 93B12400, EXTN 0

### **PROPERTY DETAILS**

- 1.37 Acre lot 59,667 sq. ft. of land (Approx 245' frontage x 245' deep)
- Building Size: 20,860 sq. ft. ( 26,928 sq. ft. including mezzanine )
- Fully paved parking lot and compound area

### **KEY FEATURES**

- 22' ceiling height at centre, 18' wall height at perimeter
- ±12,000 sq. ft. of open retail ±16,000 sq. ft. of office, storage and mezzanine area.
- 600 amp - 3 phase power
- Sprinkler Fire Suppression System
- One 14' x 14' OH door, one 8'x 9' OH loading door
- Taxes \$17,838.66 (2018)
- C3 Commercial



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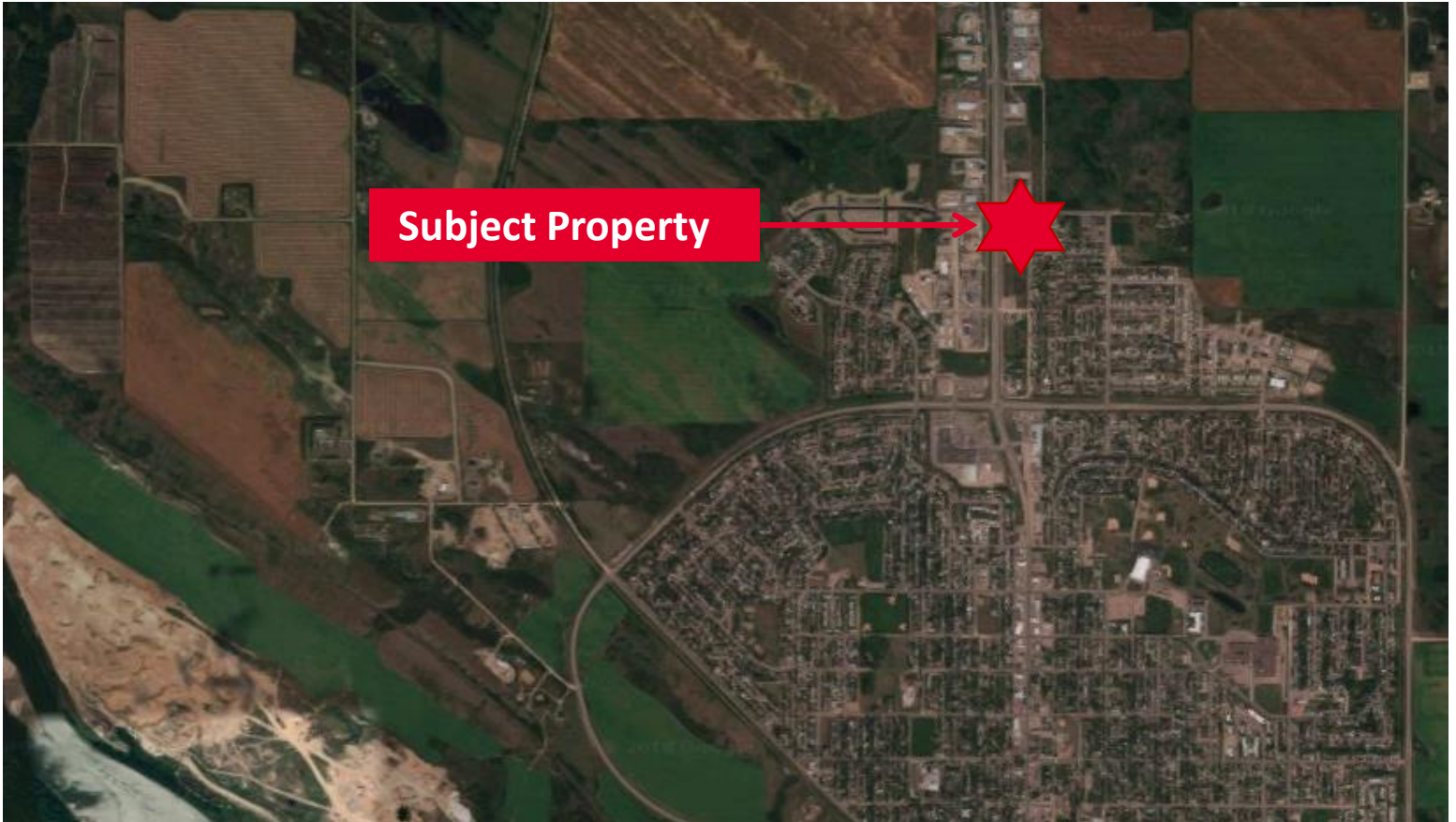
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Located on Major Gateway Highway



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