



**CUSHMAN &  
WAKEFIELD**  
Saskatoon

# FOR SALE

## 815 22nd Street West

**HIGH TRAFFIC - DEVELOPMENT SITE**



**.95 Acres (41,527 square feet)**

**PRICE: \$2,000,000.00**

### LEGAL

Parcel #'s: 119865055  
119865033 119860825  
119860814 119860803  
119860791 119854828

### Zoning

**B3 (Arterial Commercial)**

### Taxes

\$27,040.20 (2019)

### NEIGHBORHOOD

- Tim Hortons
- Taco Bell
- Esso On The Run
- TJ's Pizza
- KFC
- Canada Post

### PROPERTY HIGHLIGHTS

- Located on major east/west artery servicing west end of Saskatoon with a traffic count of 26,100 cars per day at a 4-way signalized intersection.
- 22nd St W is experiencing active development of retail with the recent development and opening of Taco Bell, TJ's Pizza, Esso On The Run, Medical Offices and more.
- 815 22nd St W site features two corner opportunities, one at Avenue H and the other at Avenue I. Nearly 300 feet of frontage on 22nd Street W.

### OFFERING PROCESS

Interested Parties are requested to submit an "Expression of Interest" on Vendors Standard Form through Listing Agent. Expression of Interest form area available from Listing Agent upon request.

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