



FOR SALE - INVESTMENT / RETAIL

2092 - 100th Street

North Battleford, Saskatchewan

Property Highlights

- Standalone retail/warehouse building totaling 6,000 sq.ft.±
- National Tenant
- Traffic volume of 11,445 cars per day
- Two new HVAC units
- Convenient access to Highway 4 and 100th Street
- Customer parking

Kevin Mockford

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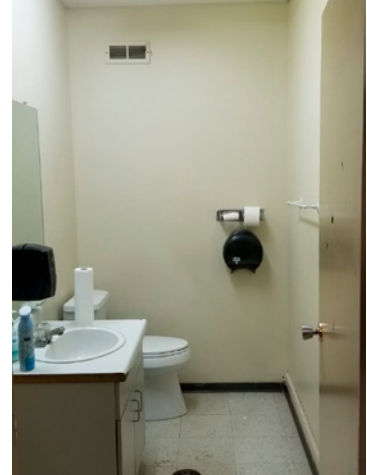
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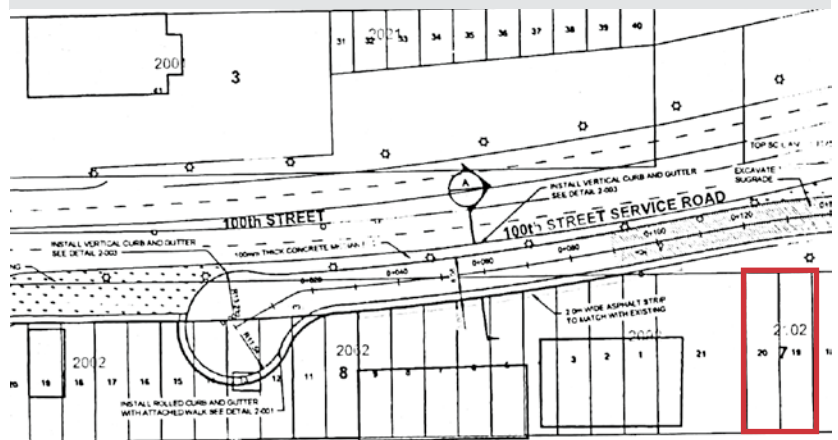




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|----------------------|---|
| SIZE | 6,000 sq.ft.± |
| LEGAL DESCRIPTION | Parcel 131435760; 131435759; 131435748; 131434859 |
| ZONING | C3 (Arterial Commercial District) |
| LOADING | 8' x 8' grade loading door |
| CEILING HEIGHT | 16'± under truss (warehouse) |
| SALE PRICE | Market |
| PROPERTY TAXES | \$8,940 (2018) |
| TENANT PAYS | Power, water, gas and taxes |
| PROJECTED CAP RATE | 10%± |
| NET OPERATING INCOME | \$75,636 (Average) |

Two additional lots available



6699-A KEV23