

FOR SALE/LEASE



109 KLASSEN STREET, WARMAN, SK

OVERVIEW

Formerly home to the Clark's Crossing Gazette, this well-maintained commercial property offers a flexible layout ideal for a variety of office, service, or small industrial users. Constructed in 2012, the building features a front office layout with four private offices, in-floor heating and air conditioning, and a rear warehouse area equipped with a grade-level overhead door. The site is zoned C1 (Commercial), supporting a wide range of potential uses.

Situated just off Central Avenue, the property benefits from excellent street visibility and convenient access to surrounding amenities.

PROPERTY PROFILE

BUILDING SIZE

2,670 SF

SALE PRICE

~~\$790,000~~ **REDUCED:** \$770,000

PROPERTY TAXES

\$7,833.62 (2025)

NET LEASE RATE

\$22.00 PSF (three-year)

\$21.50 PSF (five-year)

OCCUPANCY COSTS

\$5.50 PSF (estimate)

PROPERTY DETAILS

- Four private offices
- Warehouse with OH grade door
- In-floor heat and A/C
- Wheelchair accessible
- Rear parking with space for 8 parking stalls

LAND SIZE

0.14 acres

LEGAL DESCRIPTION

Surface Parcel 117339903

ZONING

C1 Commercial District

POSSESSION

Immediate

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QUICK FACTS

Regional trade area:
approx. 28,000+ population
(North of Saskatoon regional area)

Median age:
35.3 years

Average household income:
\$120,000

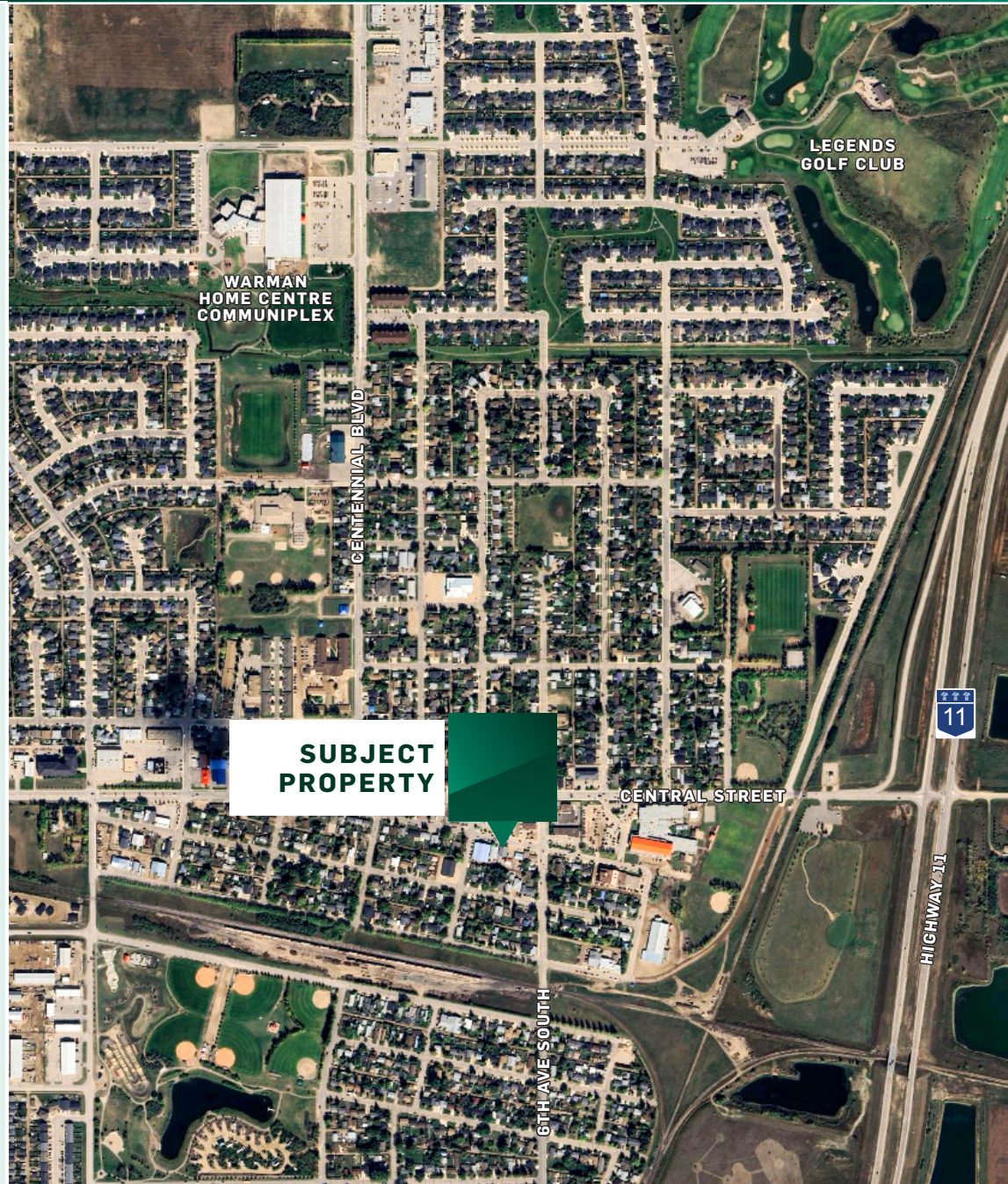
**Fastest growing city in
Saskatchewan**

**Estimated population
August 2023: 13,686**

**Partner with the Saskatoon North
Partnership for Growth (P4G).
Warman is planning for a Saskatoon
region population of 700,000 by
2050.**

**The lowest effective tax rate on
commercial/industrial businesses in
the region**

**The median total household income
for Warman's trade area is \$131,000
(roughly 20km radius of the city)**



**SUBJECT
PROPERTY**

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SALES & LEASING DOWNTOWN

275 1ST AVENUE N
SASKATOON, SK S7K 1X2
P: 306.664.6116
F: 306.664.1940

PROPERTY MANAGEMENT DOWNTOWN

100 – 261 1ST AVENUE N
SASKATOON, SK S7K 1X2
P: 306.664.6118
F: 306.664.1940

SALES & LEASING NORTH

840 48TH STREET E
SASKATOON, SK S7K 3Y4
P: 306.933.2929
F: 306.931.0882

SALES & LEASING PROPERTY MANAGEMENT

200 – 1055 PARK ST
REGINA, SK S4N 5H4
P: 306.721.6116
F: 306.721.1940

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