

FOR SALE/LEASE



430 CENTRAL STREET, WARMAN SK

OVERVIEW

Prime retail opportunity in the heart of Warman! Located on Central Street, this open-concept retail space offers excellent visibility and accessibility in one of Saskatchewan's fastest-growing communities. With high foot traffic and easy access, this location is ideal for businesses looking to establish a presence in a vibrant commercial corridor.

PROPERTY PROFILE

AVAILABLE FOR SALE/LEASE

3,600 SF plus 2nd floor office
(approx. 400 SF)

BUILDING DETAILS

- Open retail showroom
- Full walk-in cooler
- Office
- Washroom

SALE PRICE

\$925,000

PROPERTY TAXES

\$6,931.78 (2024)

NET LEASE RATE

\$18.00 PSF

OCCUPANCY COSTS

\$4.60 PSF (estimated)

POSSESSION

TBD

LAND SIZE

0.29 Acres (12,632 SF)

ZONING

C1 Central Commercial

LEGAL DESCRIPTION

Surface Parcel 166137318

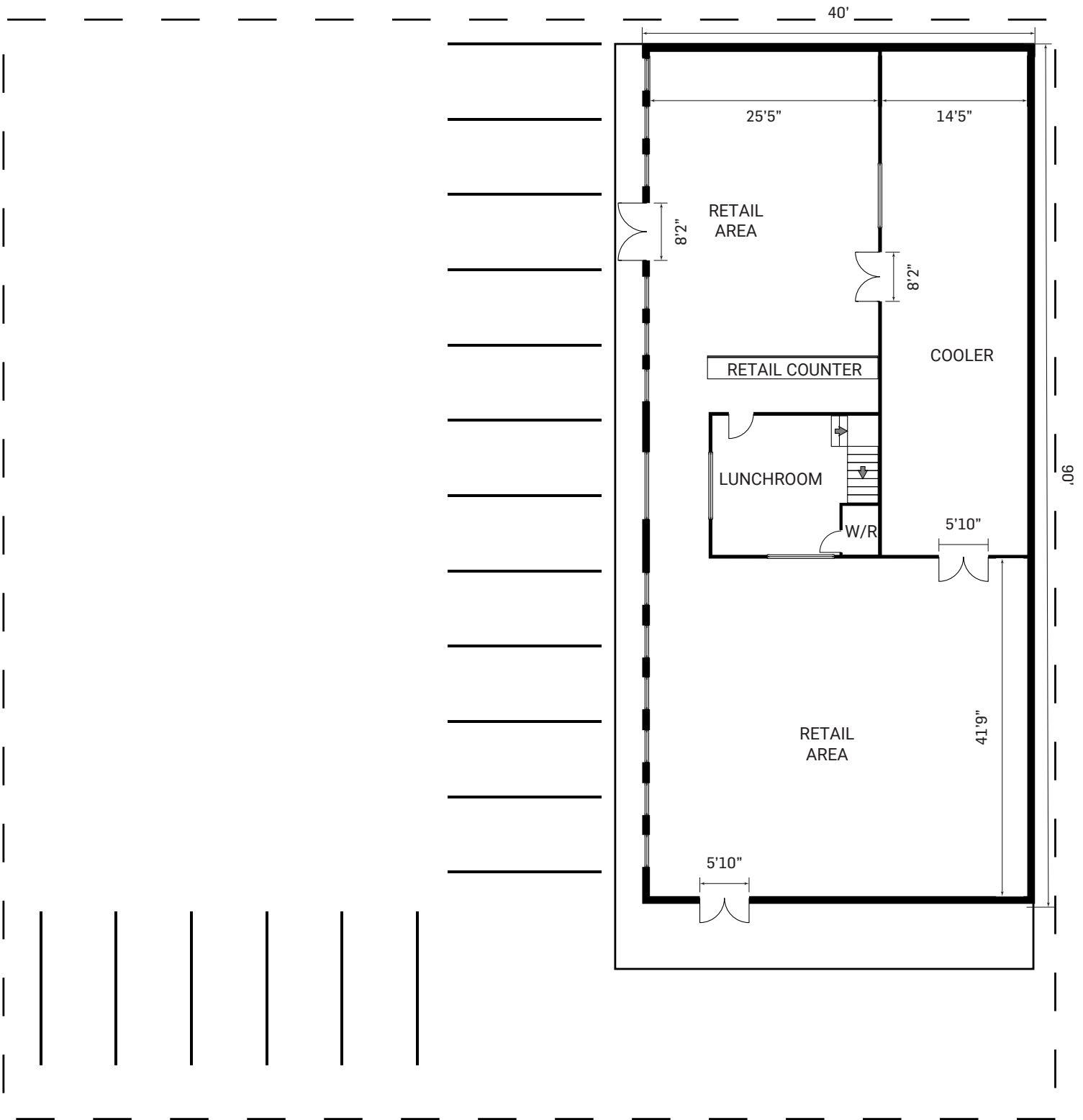
430 CENTRAL ST, WARMAN SK



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430 CENTRAL ST, WARMAN SK



 SITE PLAN (NOT SCALE)

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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
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