

FOR SALE

10467 8th Avenue

Humboldt, Saskatchewan



(Land & Buildings Only)



**CUSHMAN &
WAKEFIELD**
Saskatoon

5.1 acres

AVAILABLE

483' of HWY frontage

PROPERTY FEATURES



22,250 SF

TOTAL BUILDING SIZE

\$1,375,000.00

ASKING PRICE

5.1 ACRES

TOTAL SITE SIZE

C3

ZONING

\$171,708.00

ANNUAL NOI AS LEASED

Blk/Par E-Plan 66H03772 Ext 0

LEGAL DESCRIPTION

March 31, 2023

LEASE EXPIRY

DETAILS

- The City of Humboldt is located 113 km east of Saskatoon at the junction of Highway 5 and Highway 20
- The population of Humboldt is 5,869 with the average household income being \$88,525
- Humboldt offers big city amenities with the small-town charm
- Humboldt is a very sports-oriented community with the SJHL Humboldt Broncos and ECBA Humboldt Dodgers



Tim Hortons

DOLLARAMA



A&W



Peavey Mart

Masterfeeds

Home hardware

CO-OP



SHOPPERS DRUG MART

CN Rail Line

DODGE

RONA



SURROUNDING COMMERICAL BUSINESSES



CN Rail Line



Picture Credit: Tourism Saskatoon

Scott Friesen

President | Broker

306 270 8492

scott.friesen@cwsaskatoon.com

Office

306 934 3377

info@cwsaskatoon.com

cushmanwakefieldsaskatoon.com