

250
North Service Road
Moose Jaw, SK

FOR SALE

FEATURED BENEFITS

Multi-tenant industrial in Moose Jaw

26,240 SF
Available

\$2,350,000
Asking Price

Accelerating success.



Exposure to Trans-Canada
Highway #1 | 7,380 VPD traffic count




Stand alone truck Wash building



Newer construction, multi-tenant property
built in 2015



Fourteen (14) - 14' x 12' overhead doors
with electric lifts (9 units)

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Property Profile



NUMBERS AT A GLANCE

Size	
A) Main Building	23,400 SF (9 units)
B) Truck Wash	2,840 SF
Land Size	3 AC
Possession	Immediate
Exterior Wall Height	20'
Overhead Doors	
Main Building	m14 - 12' x 14'
Truck Wash	2 - 14'x14' (drive through)
Electrical	
Main Building	600 amp
Truck Wash	100 amp sub-panel
Asking Price	\$2,350,000
Property Taxes	\$19,976 (2019)

COMMENTS

- Constructed in 2015 this is a two building multi-tenant industrial property at the north end of Moose Jaw visible from the Trans-Canada Highway #1.
- The main building has 9 units of typically open shop each with a 2-piece washroom ranging in size from 1,500 – 5,400 SF. Units 1 and 9 both have small office components.
- Secondary building is a stand alone drive through truck wash with concrete floor and metal clad walls/ exterior.
- There is a concrete pad in front of the bay doors, remaining yard is compacted gravel.

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Property Gallery



9 UNITS - 1,500 - 5,400 SF



IN FLOOR HEATING



TRUCK WASH



MOOSE JAW DEMOGRAPHICS



Population
36,737



Median Household
\$71,100



Median Age
42



Households
14,484

Primary industries

Agriculture // manufacturing // Service // Retail

Main Business

CP Rail // Mosaic // Canadian Salt Company
// Saskatchewan Minerals // Bombardier
Aerospace // Doepker Industries // Saskferco
Products

Contact us

D'ARCY SKWARA

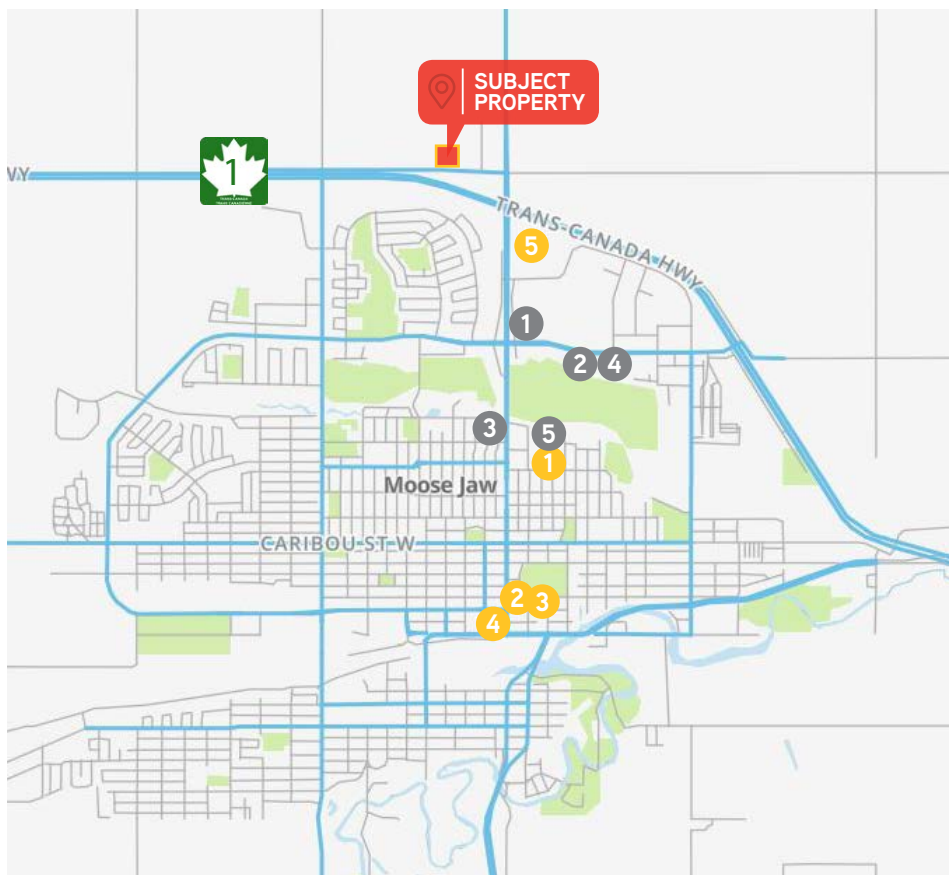
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Tourism & Entertainment

- 1 Galaxy Cinemas
- 2 Casino Moose Jaw
- 3 Temple Gardens Mineral Space
- 4 Tunnels of Moose Jaw
- 5 Western Development Museum

Major Retailers

- 1 Superstore
- 2 Walmart
- 3 Canadian Tire
- 4 Rona
- 5 Town 'n' Country Mall