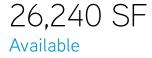


Multi-tenant industrial in Moose Jaw



\$2,350,000 Asking Price



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)

Property Profile





NUMBERS AT A GLANCE

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

COMMENTS

- Constructed in 2015 this is a two building multitenant 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.

250 NORTH SERVICE ROAD // FOR SALE

Property Gallery









MOOSE JAW DEMOGRAPHICS



Population 36,737



Median Household \$71,100



Median Age



Households 14,484

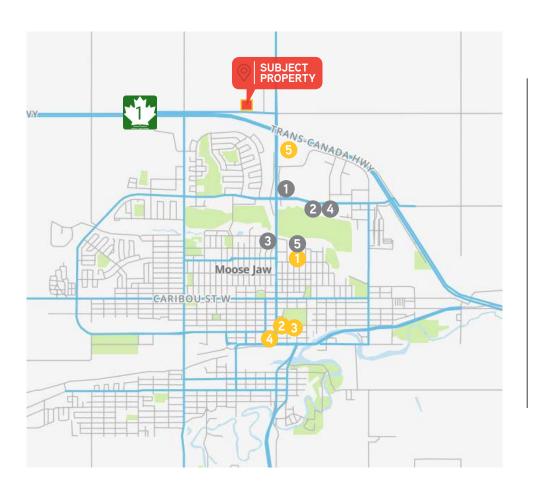
Primary industries

Agriculture // manufacturing // Service // Retail

Main Business

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





Tourism & Entertainment

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

Major Retailers

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

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