



**CUSHMAN &
WAKEFIELD**
Saskatoon

FOR SALE

2302 22nd Street West

CORNER SITE IN PRIME WEST END LOCATION!



.5 Acres (21,780 square feet)

PRICE: \$1,100,000.00

LEGAL

Parcels #: 120299575

Zoning

B4 (Arterial & Suburban Commercial)

Taxes

\$13,896.49 (2018)

Possession TBA

NEIGHBORHOOD

- McDonald's
- A & W
- No Frills
- Shoppers Drug Mart
- Aarons
- Mano's Restaurant

PROPERTY HIGHLIGHTS

- Located on major East/West artery servicing west end of Saskatoon with a traffic count of 28,300 cars per day at a 4 way signalized intersection.
- This corner site is the best west end location for retail. This lot features a one half acre lot with access to 22nd Street W and Ave W.
- 2302 22nd St W site features 150' of frontage to 22nd Street W and 140' of frontage to Ave W. Major national tenants in the area include McDonald's, A&W, Shoppers Drug Mart and No Frills

OFFERING PROCESS

Interested Parties are requested to submit an "Expression of Interest" on Vendors Standard Form through Listing Agent.

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