



Colliers

High Traffic Corner Lot with Compound

For Sale

\$1,200,000

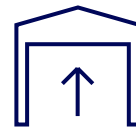
101 4th Street, Estevan ,SK

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5 (five) overhead
doors



33,000 SF fenced
compound



Excellent access to
Highways 18/39



Outstanding signage
potential

Details

Building Area	7,200 SF
Lot Area	33,000 SF
Asking Price	\$1,200,000
Property Taxes	\$12,102.59
Parcel(s)	135675715

Opportunity

High-Exposure Commercial Property at a Prime Intersection

Position your business for success at Estevan's premier commercial corner — 4th Street & Kensington Avenue. This location offers unmatched visibility and easy accessibility in one of the city's highest traffic areas.

Versatility & Functionality in One Location

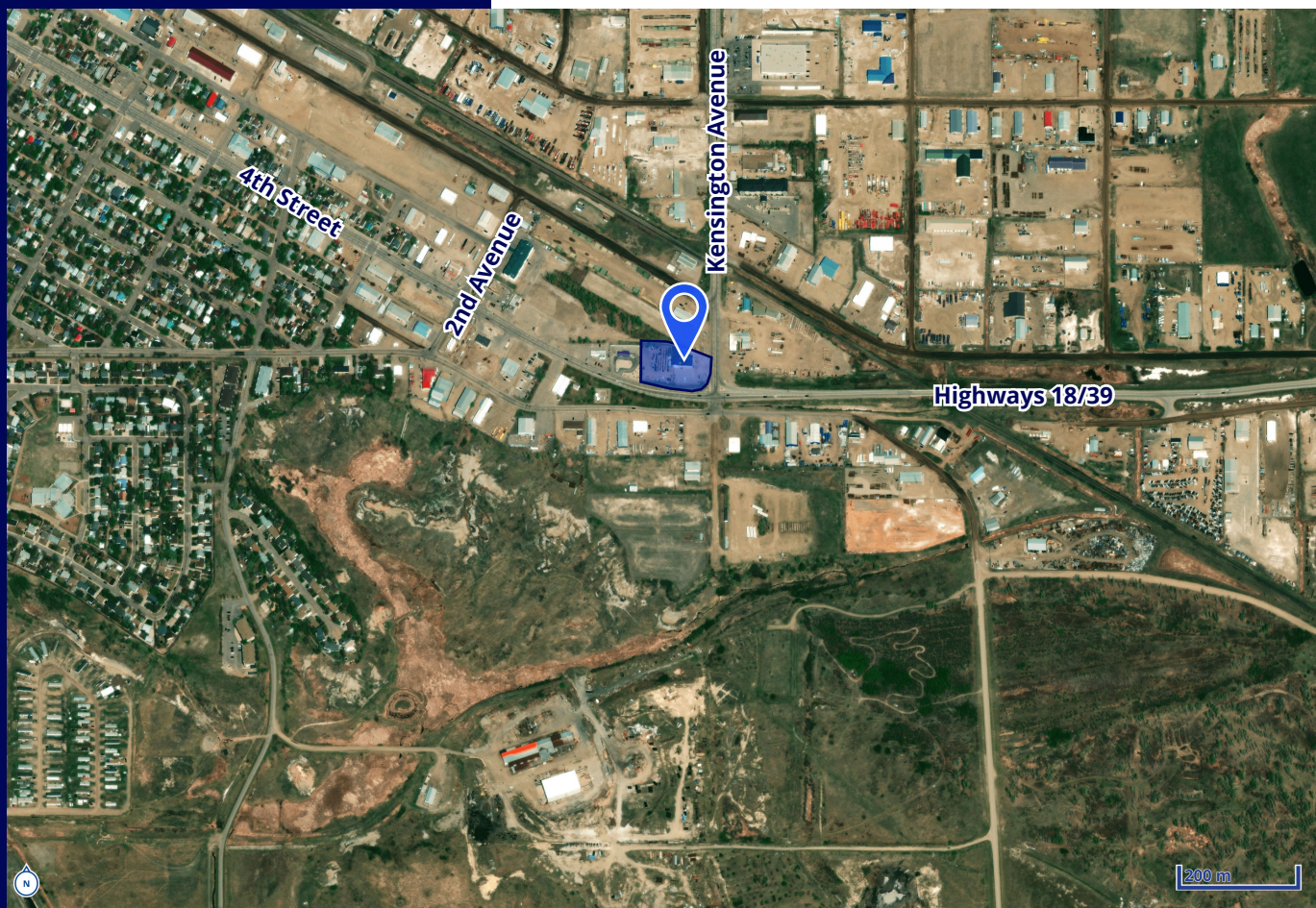
Whether you're in automotive, construction, light industrial, distribution, or retail — this building is built to adapt. The combination of shop space, showroom, offices, and oversized doors provides flexibility for a wide range of business operations.

Strategically Located in Estevan

Known for its strong economic base in energy, agriculture, and trade, Estevan is a regional hub with proximity to the U.S. border. This property gives your business both the space and exposure it needs to thrive.

Property Overview

- Total Building Size: 7,200 sq. ft.
- Showroom with prominent street frontage
- Office space for administration and operations
- Shop space: 60' x 60' (approx. 3,500 sq. ft.)
- Overhead Doors:
 - (4) 10' grade-level doors
 - (1) 16' grade-level door
- Fenced Compound: 33,000 sq. ft.
- Ample on-site parking for staff, customers, and fleet
- Situated on a high-visibility corner lot



Demographics



39

Population
median age



\$129,690

Household
Average Income

Average Annual
Household Spending



\$3,157

Clothing



\$15,706

Food



93.6%

Labour Employment Rate

Colliers

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[View Online Listing](#)



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