



Colliers



Speedy Glass

233 17th Street West, Prince Albert, SK Excl.

Investment property with a national tenant **for sale**

A commercial property in Prince Albert available for purchase as a package.

This low-maintenance building is situated in an established service district with a strong, consistent customer base. It presents an excellent opportunity for a first-time investor or as an addition to an existing portfolio. Investment potential is evident throughout, with financial details available upon execution of a confidentiality agreement.

Asking:

\$443 k



Investment
opportunity



1 property
portfolio

Ward Edwards

Senior Sales Associate

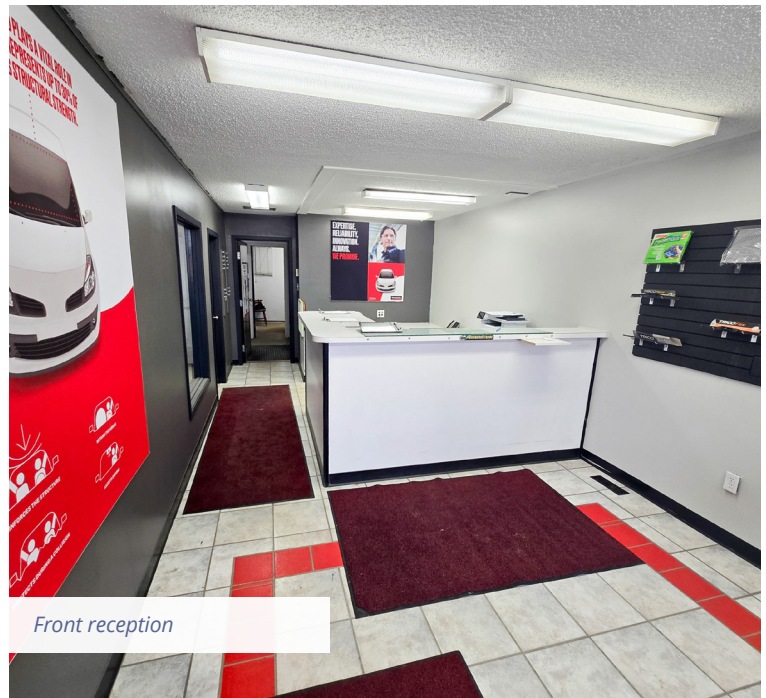
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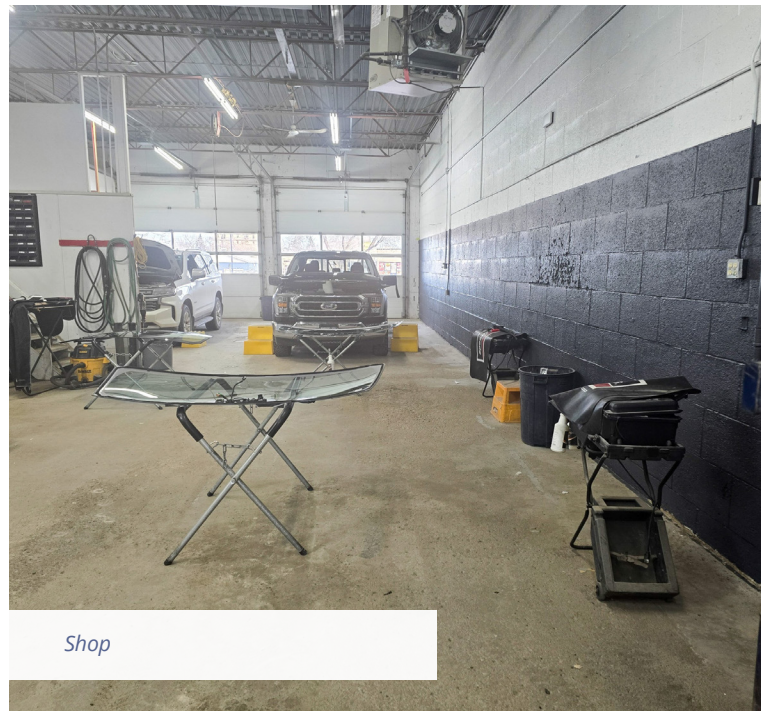
Property Profile

233 17th Street West, Prince Albert

Building Area	3,200 SF
Site Area	0.31 AC
Zoning	M2 (Light Industrial)
Parcel	134072119
Possession	TBD
Property Tax	\$6,616.07 (2025)
Asking Price	\$443,000.00



Front reception



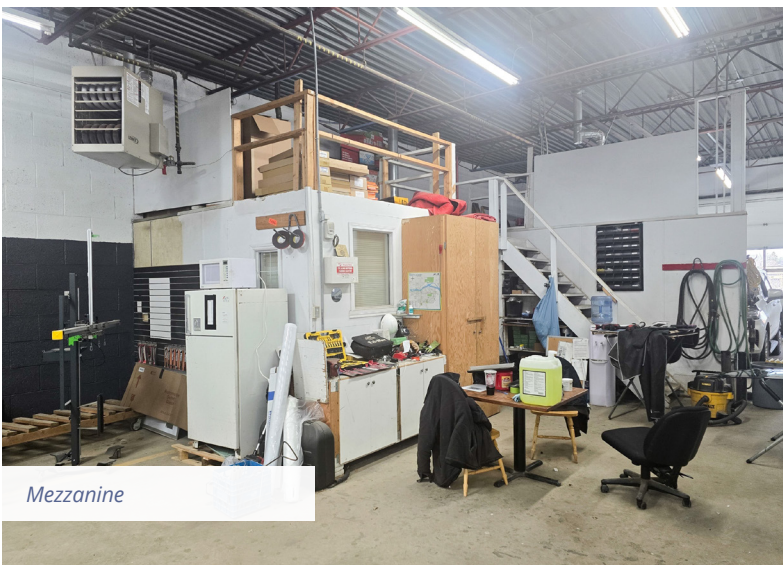
Shop

Property features

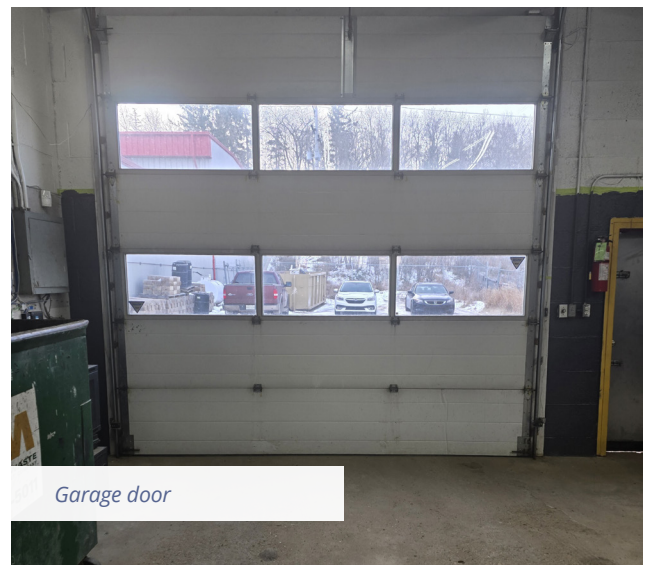
- High traffic exposure
- Close to Highway 2, a major north-south corridor, and near Gateway Mall and EA Rawlinson Centre for the Arts
- Reception, washroom, office, storage room, shop and mezzanine
- Two (2) 12' grade doors at the front
- One (1) 12' grade door at the rear
- Gravel fenced area in the rear of the building
- Pylon sign and sign can



Front reception



Mezzanine



Garage door



Back exterior

Easy access to local amenities

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