

FOR SALE / LEASE



27 SECOND AVENUE NORTH, YORKTON SK

OVERVIEW

Located in Yorkton's established downtown commercial corridor, the property benefits from strong exposure and convenient access via 2nd Avenue North with rear laneway access and nearby amenities. This $\pm 22,804$ SF multi-tenant commercial building (including full basement) sits on a ± 0.29 -acre site and is configured into four tenant units supporting a range of retail, office, and institutional uses.

PROPERTY PROFILE

AVAILABLE FOR LEASE

Main floor: $\pm 3,610$ SF
Basement: $\pm 11,726$ SF
Total: $\pm 15,336$ SF

NET LEASE RATES

Main floor: \$14.00 PSF
Basement: \$5.00 PSF

OCCUPANCY COSTS

\$8.57 PSF incl. utilities (estimate)

POSSESSION

Main floor: Immediate
Basement: Immediate

AVAILABLE FOR SALE

$\pm 22,406$ SF

SALE PRICE

\$1,300,000.00

NOI

\$206,686.00 (2026)

PARKING

7 stalls at rear & street parking available

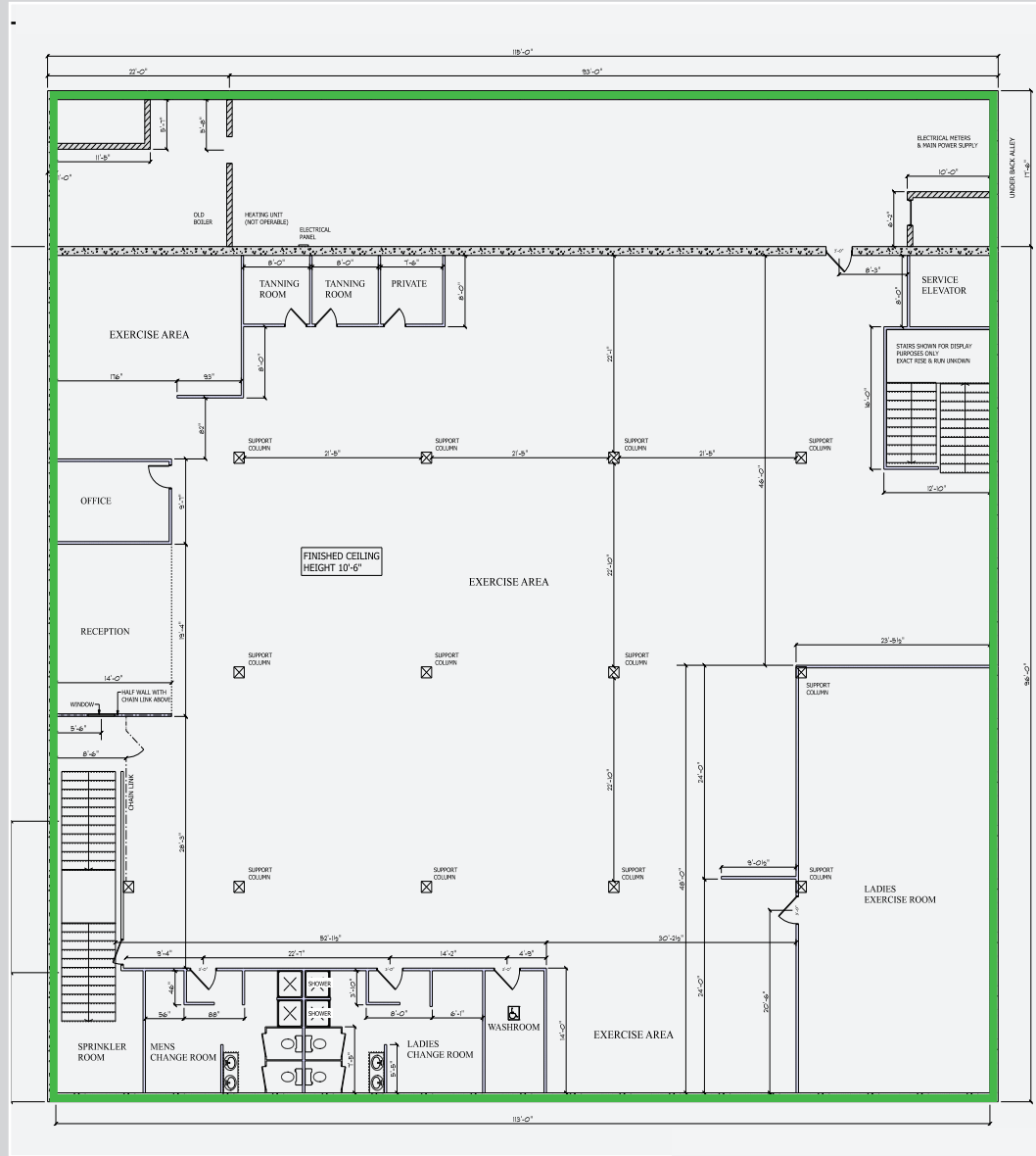
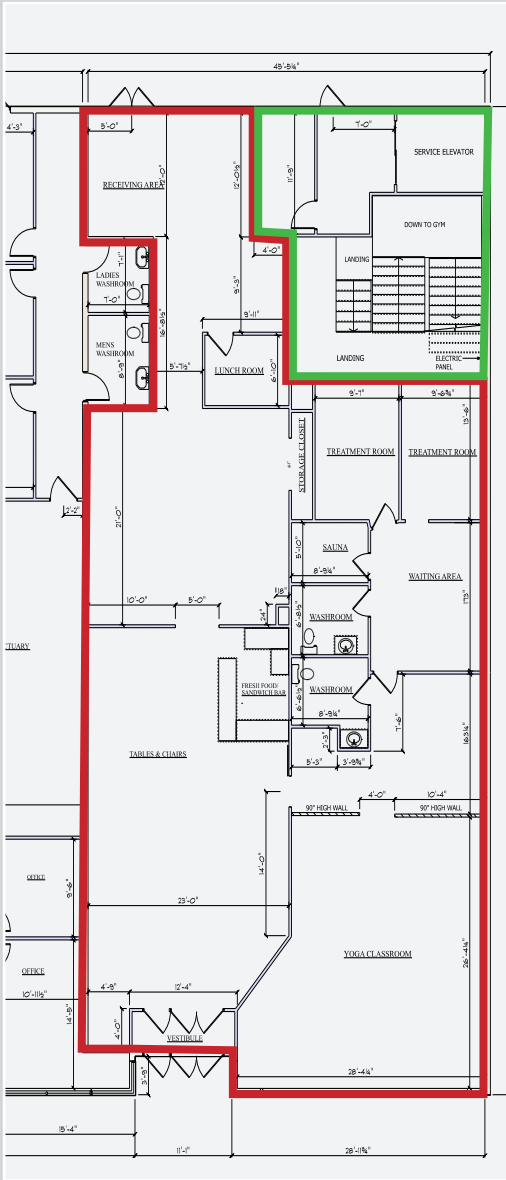
ZONING

C1 City Centre Commercial

LEGAL DESCRIPTION

Surface Parcel 151993446,
151993457, 151993468

27 SECOND AVENUE NORTH



MAIN FLOOR PLAN
(PLANS NOT TO SCALE)

LOWER LEVEL FLOOR PLAN
(PLANS NOT TO SCALE)

WHY YORKTON?

GROWTH

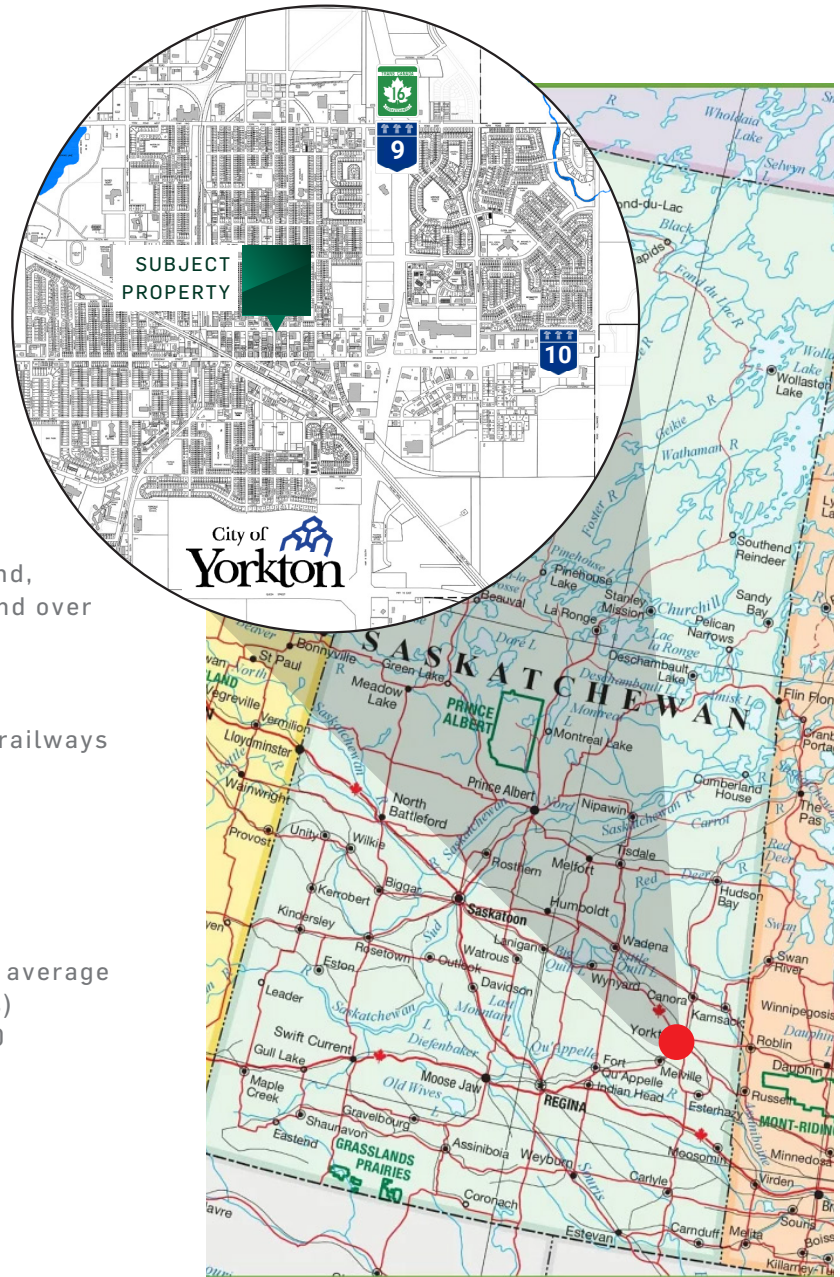
- Recent investment of \$400M for two canola crushing plants
- Mosaic is undergoing a \$1.7B expansion of its Esterhazy mine
- PotashCorp's Rocanville Mine is completing a \$2.8B expansion
- Encanto / BHP Billiton, PotashCorp and North Atlantic Potash are engaged in exploration programs in the region

OPPORTUNITY

- The Saskatchewan East Enterprise Region did a recent report which indicated that 67% of businesses in the resource sector plan to expand, 60% of businesses expected increased sales, and over \$3.8 billion is expected to be invested either in expansions or renovations
- Yorkton's well-maintained roads and extensive network of four major highways, two principal railways and an airport provide access to National and International markets

SUSTAINABILITY

- Yorkton is a hub location with a trading population area of more than 200,000 people
- Yorkton is a stable, earning community with an average family income of \$90,008 (two or more persons)
- A diversified economic base of more than 2,000 businesses including manufacturing, food processing, and agriculture



27 SECOND AVENUE NORTH



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F: 306.664.1940

**PROPERTY MANAGEMENT
DOWNTOWN**
100 – 261 1ST AVENUE N
SASKATOON, SK S7K 1X2
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**SALES & LEASING
NORTH**
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**SALES & LEASING
PROPERTY MANAGEMENT**
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TRUST US TO PUT YOU ON THE MAP

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