



Prominent retail property with additional density opportunity

- Positioned along Highway 2 / Main Street, directly across from the City's only enclosed mall and sits central to the overall market.
- All-directional lighted intersection off Main Street.
- Visibility along Main Street with approximately 450 feet of unobstructed frontage.
- Broad commercial zoning will permit several uses.
- Land area allows for additional development.
- Existing building and parking lot have been well maintained and are in good condition.



Asking Sale Price:
\$6,500,000



Building size:
± 54,000 sf



Lot size:
± 5.78 acres



Zoning:
High Density Commercial

For further Information

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Large Format Retail For Sale

1350 Main Street North
Moose Jaw, SK S6H 8B9



Area Demographics*



Population:
34,872



Secondary Trade Area:
250,000



Average hh income:
\$91,600



Primary Trade Area:
60,000



Average age:
42.3

*Statistics Canada, Census Profile, 2021 Census of Population Moose Jaw, Saskatchewan, <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/details/page.cfm?Lang=E&SearchText=Moose%20Jaw&DGUIDlist=202150504715&GENDERlist=1,2,3&STATISTIClist=1&HEADERlist=0> Accessed 30 May 2023

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Moose Jaw Market Info

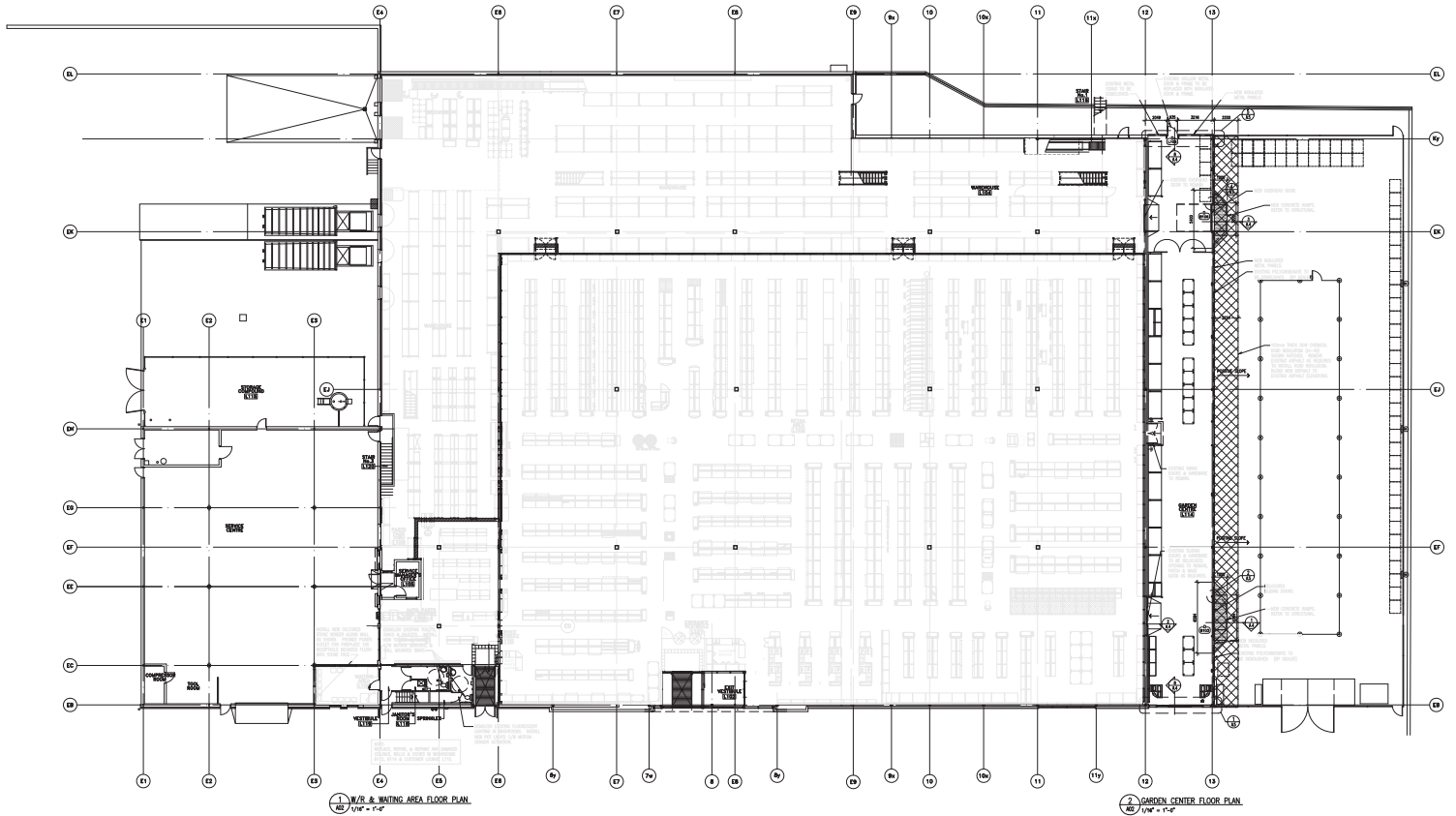
- Moose Jaw is a major rural service centre located 40 minutes east of Regina and serves as the regional health care centre.
- Located along the western anchor to the Moose Jaw/ Regina Economic Corridor, the city is both halfway between Calgary and Winnipeg on the Trans-Canada Highway and on Highway #39 connecting Moose Jaw to major US markets. This Corridor is home to the Global Transportation Hub which feeds materials east and west, and to and from the United States and is responsible for approximately 20% of Saskatchewan's GDP and 24% of its population.
- Moose Jaw is the hub of CP and CN Railway and terminus of a direct link to Minneapolis and Chicago.
- Key economic sectors are Agriculture, Ag Value-Added Processing, Potash Mining, Nato Flying Training (15 Wing), Transportation (Trucking and Rail), Tourism, and Healthcare. Two Potash Solution Mines are located near Moose Jaw.
- Major employers in the city include the Canadian Forces Base Moose Jaw, the Saskatchewan Polytechnic Moose Jaw Campus, and the Moose Jaw Co-operative Association.
- Moose Jaw is known as a tourist city and a retirement community, boasting one of the highest numbers of tourist attractions per capita in Canada
- Saskatchewan is currently experiencing the largest annual population growth in the province since 1914



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Building Plan



Building Information

- Building Age: 1977 (addition/renovation completed in approximately 2000)
- Building Size: ± 54,000 SF
- Automotive service centre decommissioning and remediation program undertaken, including removal of concrete floor slab to facilitate the removal of in-ground service centre equipment
- Property Taxes: \$155,876.39 (2024)

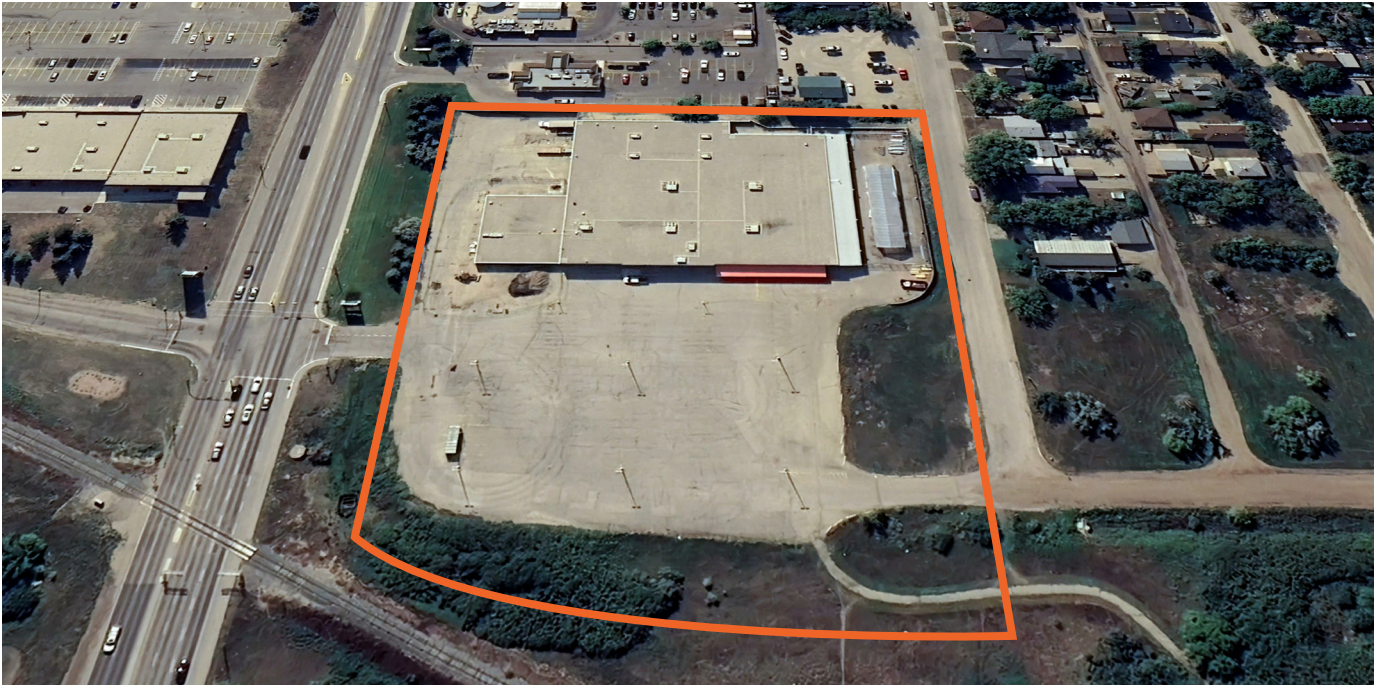


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Zoning

- **Zoning: High Density Commercial (Flood 1) C2f1**
- The purpose of the C2 High Density Commercial District is to provide an area with a wide range of commercial, institutional and residential uses in high-density form.
- Maximum Building Height 45 and Maximum Site Coverage 100%
- Wide range of permitted uses including but not limited to: commercial/Institutional recreational establishments, community services/institutional, group dwellings, entertainment establishments, financial institutions, grocery stores, hotels/motels, and minor major shopping centres, medical, offices, restaurants, retail, and theaters. Discretionary uses include: daycare, dwellings, car/truck wash, private schools, residential care homes, service stations and gas bars and vet clinics.
- Reduced parking requirements for many commercial uses, no parking requirements for restaurants, retail, medical, personal services or supportive housing.



Municipal Tax Incentive

- The City of Moose Jaw provides a 5 year tax phase-in (100%-80%-60%-40%-20%) for commercial/ industrial building construction which results in at least \$50,000.00 increase in assessment (applies only to the taxes on the increased assessment).
- The program applies for the following categories:
 - Create a minimum of 15 full time, or full time equivalent, jobs within target business sectors by the start of year three, including five new, or five full time equivalent, jobs at start-up.
 - Redevelop an existing building, including structural reconstruction, updating mechanical and electrical, in a manner that will extend the commercial economic life of the building by at least 25 years, and increase the assessment on the property by at least 30% excluding additions. Conversions to condominiums or apartment blocks qualify providing the building has been vacant or used for another purpose for the past five years.

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