



INDUSTRIAL PROPERTY FOR SALE

- 5.69 acre site
- Presently used as a propane distribution centre
- Vacant possession
- Part of a 35+ property Canadian portfolio

14

PETERS AVENUE

RM OF CORMAN PARK,
SASKATCHEWAN

The Opportunity

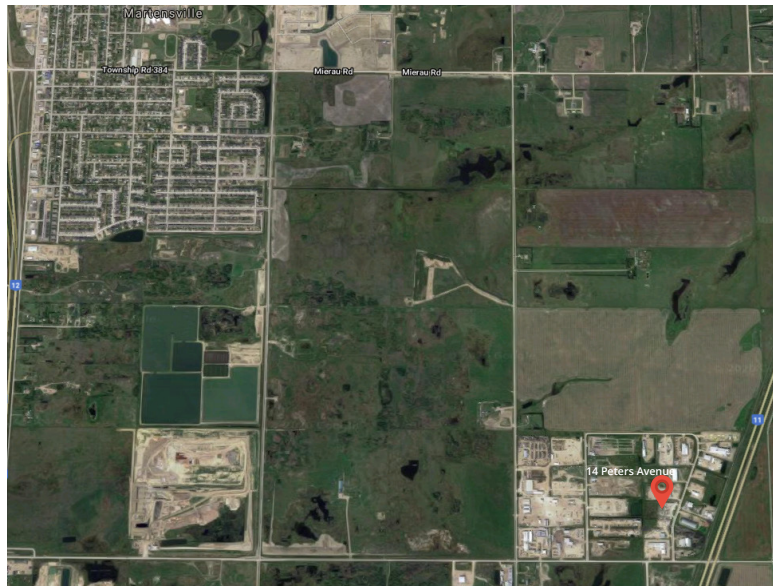
Avison Young has been retained on an exclusive basis by Superior Propane Canada to advise upon and manage the sale of a multi-property portfolio, located in various municipalities across multiple Canadian provinces. The assets are now surplus to the vendor's needs and may be purchased on an individual and/or bulk basis. Contact the individual Listing Agent for further details on the other properties in the portfolio.

The Property

Large lot, two good buildings totalling approximately 1,268 sf and 832 sf for potential buyer; 60% fenced and compacted yard.

Location

14 Peters Avenue is located in the RM of Corman Park, SK. Primarily an industrial park, the property is just minutes north of Saskatoon on Highway #11.



Building Details	14 Peters Avenue
Site Area	5.69 acres
Building Area	Approx. 2,100 sf
Occupancy	Treat as vacant
Financing	Treat as clear
Official Plan	Industrial
Zoning	General Industrial (I2)
Vendor	Superior General Partner Inc.

Price

\$1,790,000

Offering Process

Offers will be entertained at any time. Further information on the property may be obtained by contacting the Listing Agent and upon execution of the Company's Confidentiality Agreement.

For more information please contact listing agent:

Joe Trudelle, Associate Broker
306.559.9007
joe.trudelle@avisonyoung.com

Avison Young Commercial Real Estate
(Sask) Inc.
Suite 300 - 2550 12th Avenue, Regina, SK
S4P 3X1
T: 306.559.9000 F: 306.559.9016

avisonyoung.com