

# 220 Central Avenue North

Retail or Office Space in Swift Current

220 Central Avenue North  
Swift Current, SK  
[www.cbre.ca/saskatchewan](http://www.cbre.ca/saskatchewan)

Excellent Amenity-Rich Location on Arterial Road



# The Offering

## Retail/Office Unit in Central Swift Current

The available unit is located at **220 Central Avenue North** in Swift Current, Saskatchewan. The building is prominently positioned on the corner of **Central Avenue North** and **Chaplin Street West**.

This location offers excellent visibility with plenty of traffic from the nearby major Trans-Canada Highway. As of 2021, approximately **8,600 vehicles drive daily** on the Trans-Canada Highway through Swift Current, making the city a point of convenience for those travelling through Saskatchewan and for the nearby residents. From automotive repairs to fresh-baked goods, locals enjoy a variety of convenient essential services, restaurants, and retail options near the site.

The current tenant is open to a short-term leaseback arrangement, providing the advantageous opportunity to secure immediate income.

# \$250K

Asking Price

# 0.13 Ac

Site Area

# 2,340

Available Area (SF)



### Swift Current: A Growing City Along a Primary Highway

As a growing destination along the Trans Canada Highway, Swift Current's array of businesses benefits from those travelling through the province as well as from its own residents. Swift Current's population is projected to grow by a promising estimated **7.9%**, or from roughly 17,600 residents in 2023 to **over 19,000 by 2028**. As the city continues to expand, retail and office businesses become more necessary to support the diverse needs of the surrounding communities.

# 7.9%

2023-2028 Swift Current  
Projected Population Growth

# 8.6K

Average Daily Vehicle Count on  
Trans-Canada Highway (2021)

# Property Summary

## Office/Retail Unit for Sale

### + Address

– 220 Central Avenue North, Swift Current, SK

### + Asking Price

– \$250,000

### + Site Area

– 0.13 acres

### + Available Area

– 2,340 SF

### + Land Description

– Condo Plan 102123740 Ext 0

## Contact Us

### Michael Bratvold

Senior Vice President  
+1 306 803 5977

Michael.Bratvold@cbre.com

### Ben Kelley

Vice President  
+1 306 803 5979

Ben.Kelley@cbre.com

### Dallon Kuprowski

Senior Financial Analyst  
+1 306 803 5983

Dallon.Kuprowski@cbre.com

### Shane Endicott

Senior Associate  
+1 306 803 5978

Shane.Endicott@cbre.com

### Luke Jansen

Sales Associate  
+1 306 803 5981

Luke.Jansen@cbre.com

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