

**AVISON  
YOUNG**



Platinum member

**New Reduced Price  
Vacant Seniors Building  
Now Only \$1,499,000**



## The Chez Nous Heritage Building

- Well located in mature north west area of Moose Jaw
- This building is now vacant, it was previously used as a seniors personal care home
- 52 residential rooms, 51 with private bathrooms
- Elevator service to each floor
- All resident rooms + common rooms are fully furnished
- Full kitchen, 3 dining rooms, dispensary room, solarium, lounge, workshop, 3 offices, laundry room and mechanical room
- Located close to schools and churches
- Easy access to malls and downtown for shopping
- Great outdoor gardens and gazebo

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1101

Grafton Avenue  
Moose Jaw, SK

Investment  
**FOR SALE**

# Why Moose Jaw?

## Market Overview

Moose Jaw is Saskatchewan's fourth most populous city, with a population of 33,665 according to the 2021 Census. The city is located on the banks of the Moose Jaw River and serves as a hub of industry and transportation within the region, especially for the distribution of agricultural produce.

Moose Jaw is home to Canadian Forces Base (CFB) Moose Jaw, which is a NATO flight training school and home to the Snowbirds, Canada's military aerobatic air show flight demonstration team. The city also has a geothermal spa and a casino.

The major economic sectors are potash mining, agriculture, transportation, health care, NATO flying training and tourism. Major tourist attractions are The Tunnels beneath the city that were the hiding place for Al Capone, one of the world's most infamous gangsters, and Temple Gardens Mineral Spa.

## Location Summary



Walk Score - 69  
Somewhat walkable - some errands can be accomplished on foot



Tim Hortons: 3 mins away  
McDonalds: 3 mins away  
Socialhouse: 4 mins away



Retail Centre: 4 mins away  
Canadian Tire: 6 mins away  
Superstore: 6 mins away



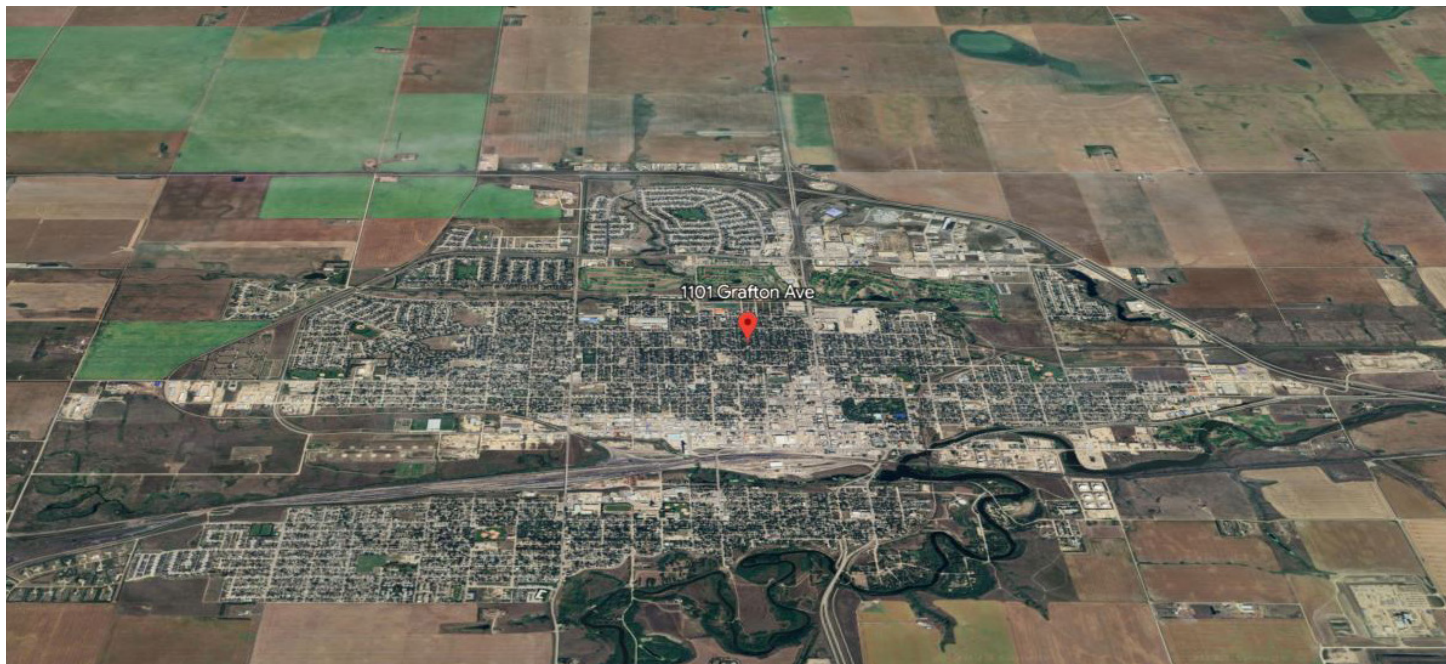
Tunnels of Moose Jaw - 4 mins away  
Casino Moose Jaw - 4 mins away  
Galaxy Cinemas - 3 mins away



Medical Office: 4 mins away  
Banking: 4 mins away  
Pharmacy: 4 mins away



Crescent Park - 4 mins away  
Wakamow Valley- 7 mins away



# Property Particulars

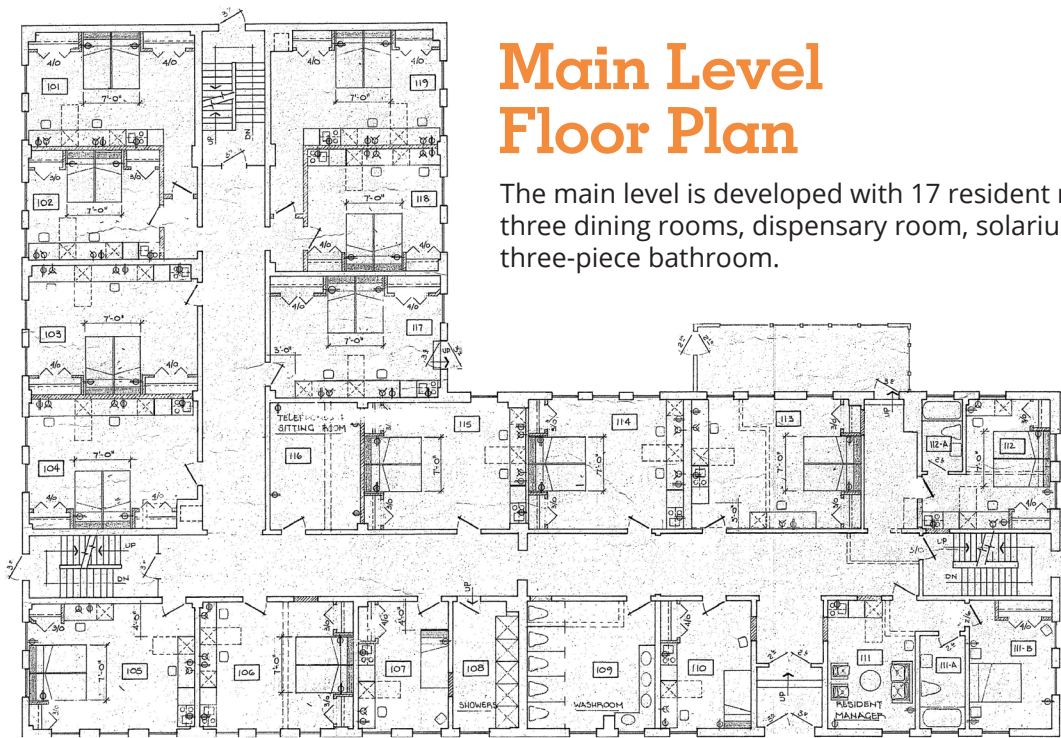
## Salient Details

Main Level Area	8,389 SF
Second Level Area	7,938 SF
Lower Level Area	7,938 SF
<b>Total Building Area</b>	<b>24,265 SF (3 floors)</b>
Year Built	1921, with additions in 1940 and 1994
Land Area	23,120 SF
Legal Description	Lot A Block 5 Plan 84MJ01102
Property Taxes	\$46,955.78 (2024)
Major Arterial Access	Hall Street West to Main Street North
Zoning	R3 - High Density Residential District

**Listing Price**  
~~\$2,599,000.00~~  
~~\$1,999,000.00~~  
**Now \$1,499,000.00**



The Details:



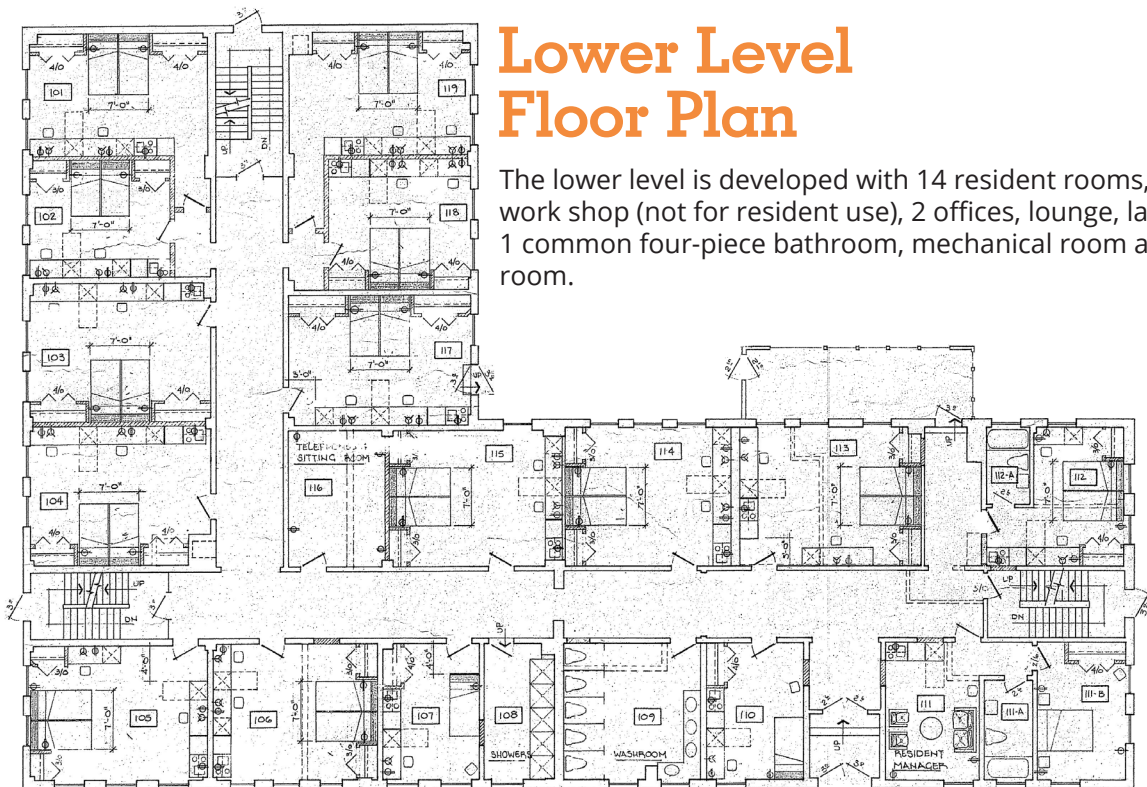
## Second Level Floor Plan

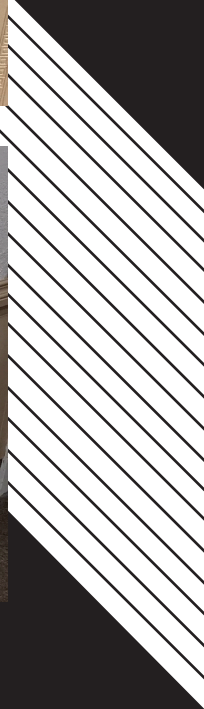
The second level is developed with 21 resident rooms, activity room, beauty parlour, laundry room, office with two-piece bathroom and 1 room with a tub.



## Lower Level Floor Plan

The lower level is developed with 14 resident rooms, a lounge, work shop (not for resident use), 2 offices, lounge, laundry room, 1 common four-piece bathroom, mechanical room and electrical room.







For more information:

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