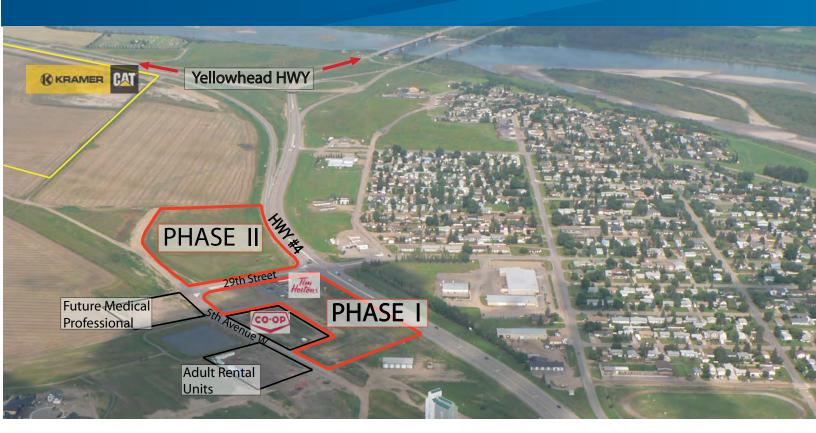
FOR LEASE > RETAIL

Battleford Crossing

HIGHWAY 4 AND 29TH STREET, BATTLEFORD SK SOM 0E0



Location

- > Located on the high-traffic corner of Highway 4 and 29th Street in Battleford, SK
- > Excellent exposure on Highway 4, the main highway leading to Saskatoon and Lloydminster
- > 8 Kilometers south of the City of North Battleford

Town Growth

- > Current population of Battleford is 4,525
- > 10.3% population increase from 2011
- > Population of Battleford and the surrounding area including the City of North Battleford was 19,200 (2011)

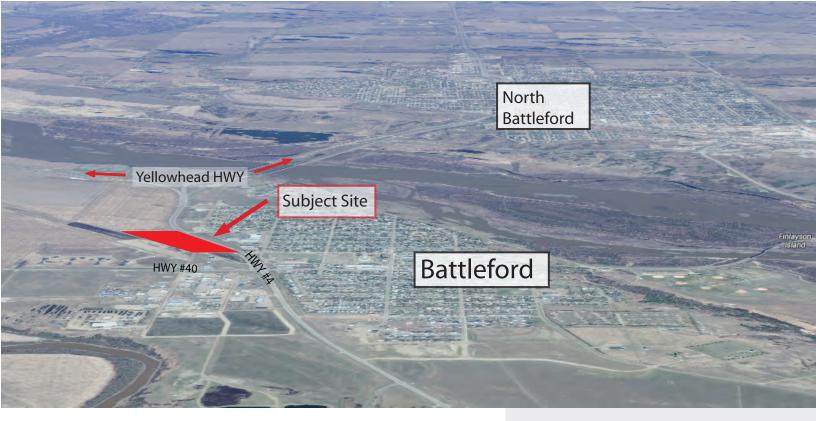
10,000 SF Building 4.8-acre Site - Phase I 9.94-acre Site - Phase II C2 Highway Commercial Zoning Parcels 202843223, 202843122 Possession Negotiable

Colliers

Net Lease Rate TBD

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Building Description

- > Brand new CRU
- > Ideal for:
 - > Retail
 - > Medical
- > Bank
- Nedical
- > Grocery store
- > Restaurant

estaurant

Site Description

- > Anchored by:
 - > Tim Horton's
 - > Future Co-op Gas Bar, Convenience Store and Carwash
 - > Future Medical Professional

Local Attractions

- > Fort Battleford National Historic Site
- > 27km from Table Mountain Regional Park, a ski and snowboard attraction
- > Allen Sapp Gallery The Gonor Collection (North Battleford)

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