

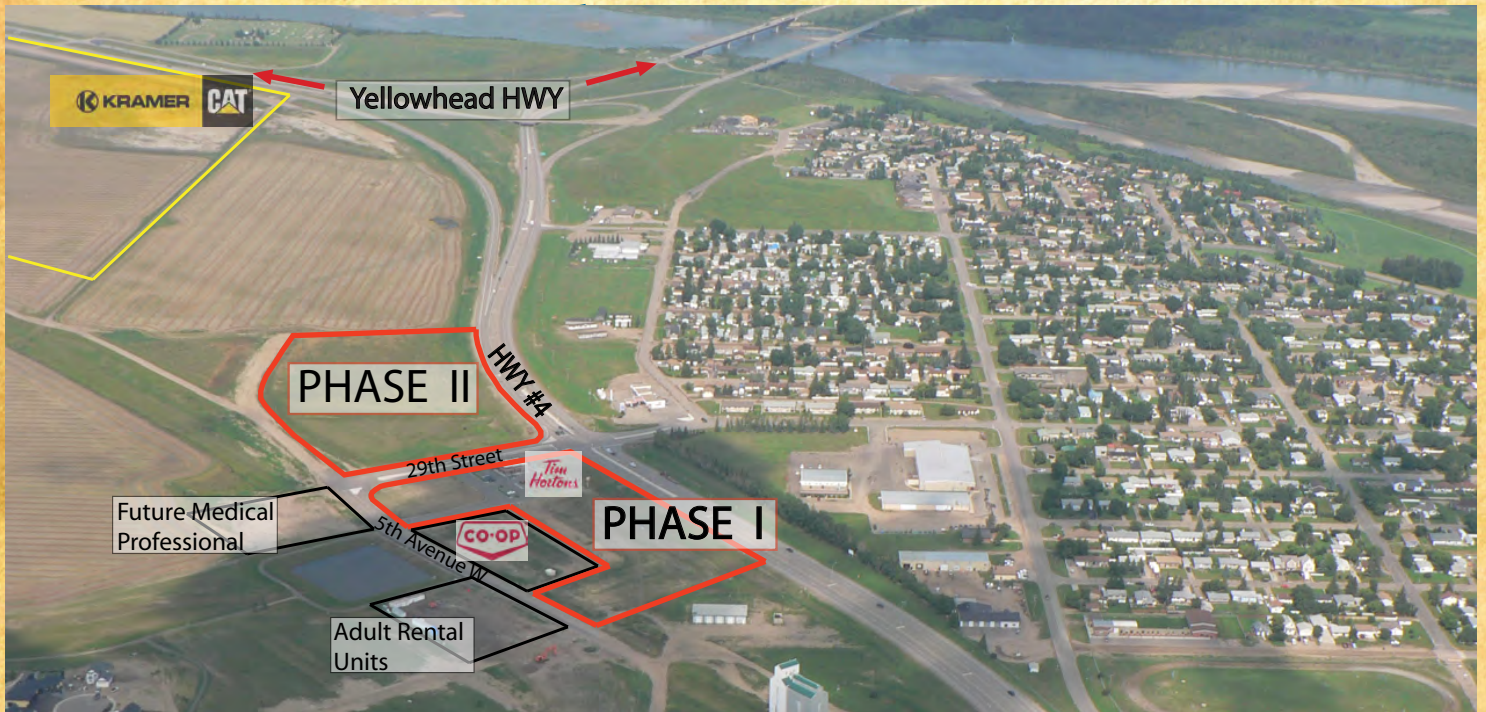
FOR LEASE

Battleford Crossing



BATTLEFORD WEST

HIGHWAY 4 AND 29TH STREET, BATTLEFORD SK S0M 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)

★ 1200 - 2400 Sq Ft

★ Drive Thru
Premise Available

★ Sobeys Liquor
Store

Net Lease Rate TBD

Existing Uses

- › Tim Hortons
- › Battlefords District Co-op with Gas Bar & Car Wash
- › Liquor Store Pending - Fall 2017

Proposed Uses

- › Room Hotel
- › Food Store
- › Full Service Restaurant
- › Service Retail



NOW LEASING

Battleford Crossing is constructing a new 6600 sq. ft retail building anchored by a 4,200 sq. ft Sobeys Liquor Store . Opening is planned for November 2017 and the end cap premises of 2400 sq. ft , with drive thru, is available for lease now.

WHY LEASE IN BATTLEFORD CROSSING?

- [Link to Video](#)
- The Town of Battleford has a current population of 4500 and has experienced 10% growth in each of the last two census reports
- The Town is also in the top ten municipalities with the lowest property tax rates in the province.
- Battleford Crossing is a Highway Commercial & retail precinct located at the 29th Street lighted intersection along the busy Highway 4 . It forms part of Battleford West, a single and multifamily residential community planned to accommodate over 550 residential units.
- Traffic counts are estimated to be in excess of 20,000 vehicles per day along Highway 4 which fronts Battleford Crossing
- Existing uses include Tim Horton's, a Coop gas bar with car wash & Cstore and Sobeys Liquor scheduled to open in the fall of 2017
- Operating costs are low in Battleford Crossing due to the low property tax rates and the fact the internal road system is municipally owned – tenants only pay for expenses related to their site

Contact Us

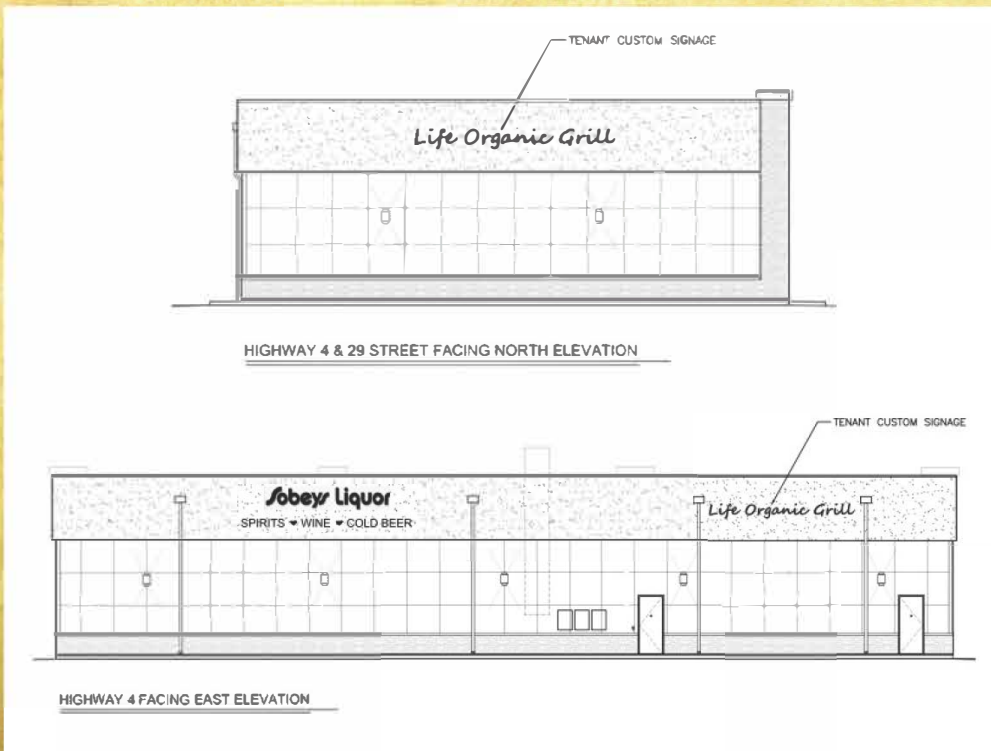
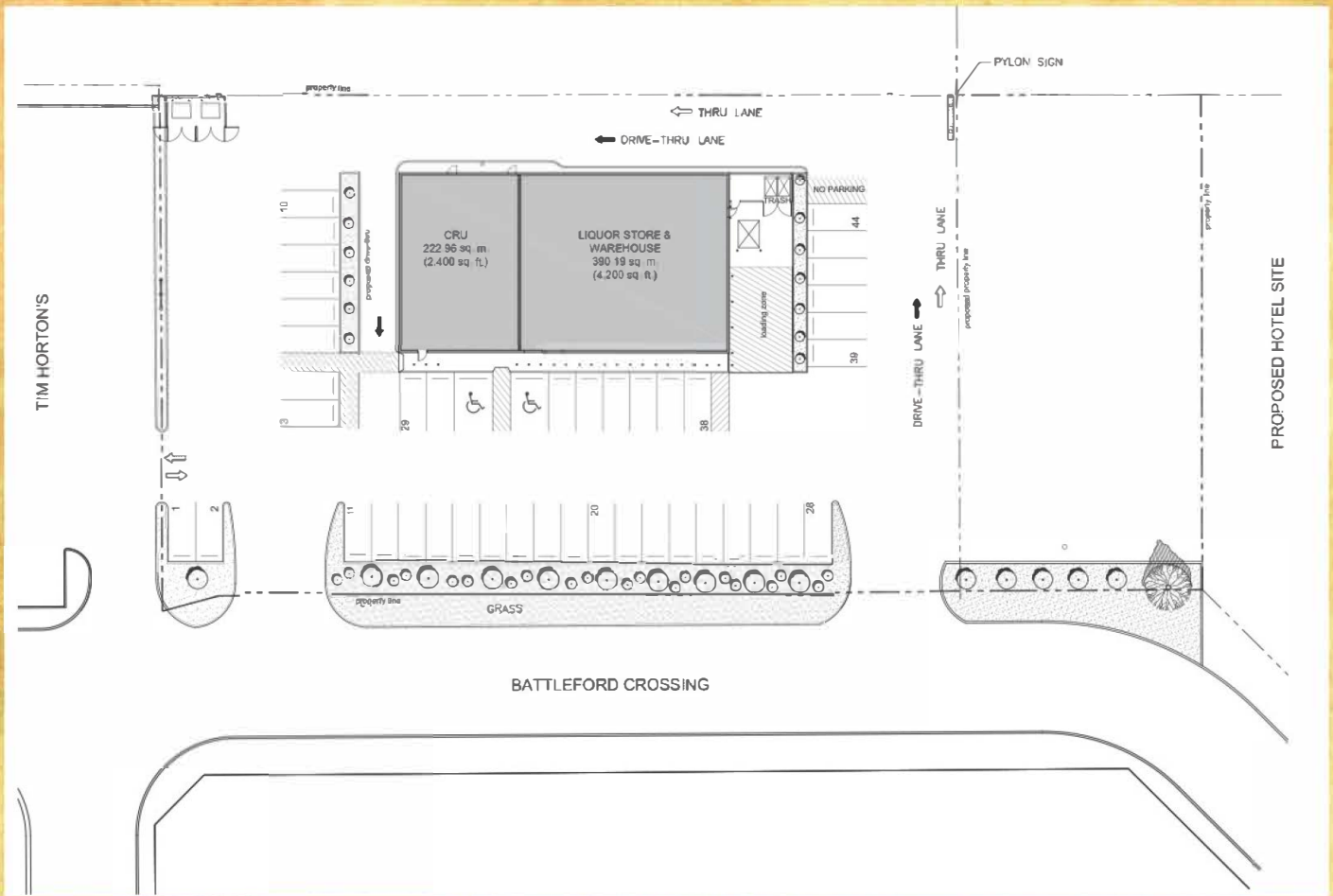
Dean Kupchanko
 +1 403 620 9428
deankupchanko@gmail.com

Gordon Bertie
 +1 780 909 2851
gbertie@shaw.ca
 G.W. Bertie Consulting Corp.

See site plan and signage elevations on page 3 (below).



BATTLEFORD WEST



BATTLEFORD WEST

