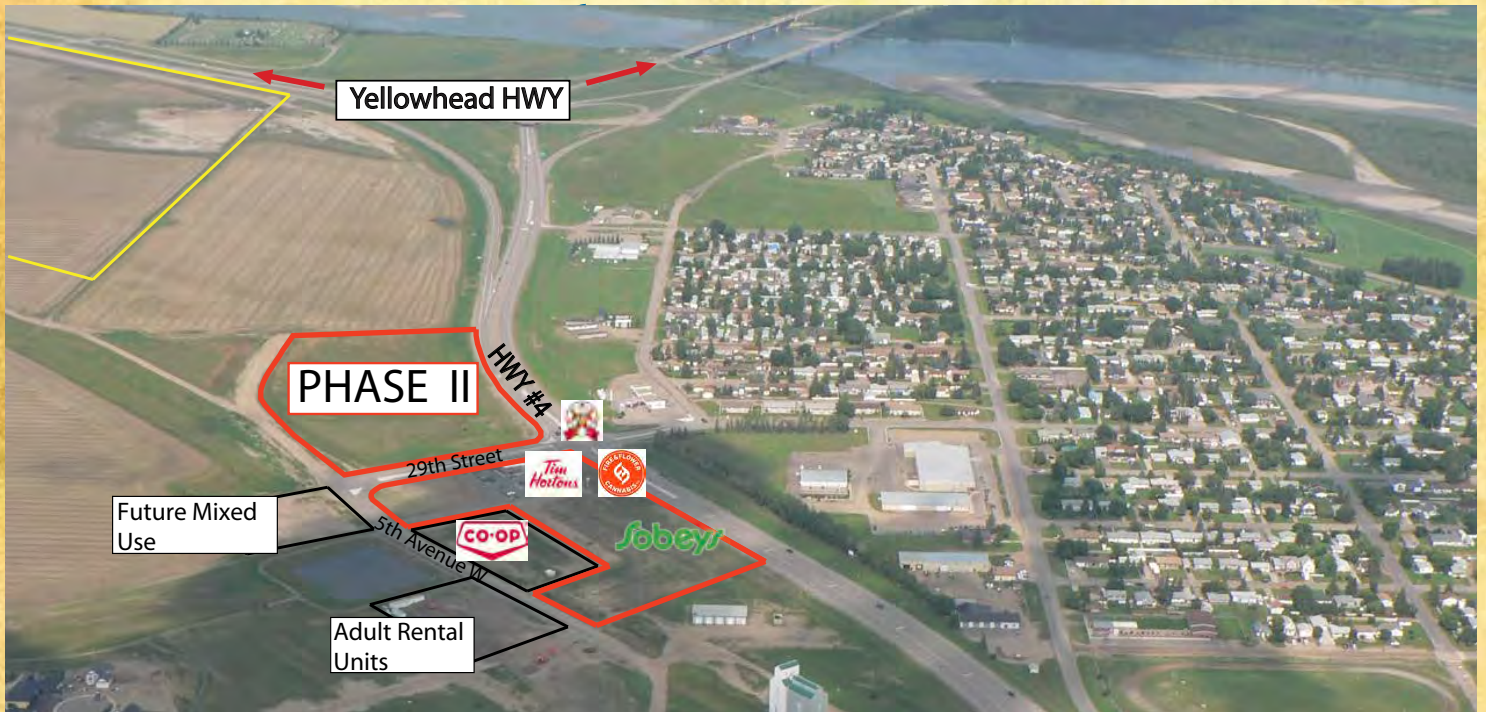


FOR LEASE

# Battleford Crossing

HIGHWAY 4 AND 29<sup>TH</sup> 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 (22,000 plus/day)
- 1st light south on Hwy #4 from Yellowhead Hwy(#16)

## Town Growth

- Current population of Battleford is 4,525
- 10.3% population increase from 2011
- Population of surrounding area 60,000

## Existing Uses

- Tim Hortons
- Battlefords District Co-op with Gas Bar & Car Wash
- Sobeys Liquor
- Fire & Flower Cannabis
- Busters Pizza & Donair

## Proposed Uses

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

✓ **Serviced Land sales from 1/2 acre to 10 acres**

✓ **Build to suit for sale or lease**





## WHY LEASE IN BATTLEFORD CROSSING?

- 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 22,000 vehicles per day along Highway 4 which fronts Battleford Crossing.
- Existing uses include Tim Horton's, a Coop gas bar with car wash & C-store, Sobey's Liquor, Fire & Flower Cannabis and Busters Pizza & Donair.
- 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

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BATTLEFORD WEST

HWY 16  
1 Km



# BATTLEFORD CROSSING

SALES & LEASING  
780-909-2851  
403-620-9428  
[www.battlefordwest.ca](http://www.battlefordwest.ca)

Phase  
II  
10 Acres

STORM  
POND

29th STREET

2 Acre  
Commercial  
Retail for  
Sale or  
Lease

.9 Acre  
Prime  
Retail  
Site

Tim  
Hortons



Phase  
I



Sobey's  
Liquor  
SPIRITS • WINE • COLD BEER

CO-OP  
GAS BAR

BATTLEFORD CROSSING

FIFTH AVENUE WEST

2 Acre  
Site for Sale,  
Subdivision  
or  
Build to  
Suit

STORM  
POND