

# \$ - 1125 2nd Avenue W, Prince Albert

MLS® #SK998547

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0 Bedroom, 0.00 Bathroom, 6,600 sqft  
Industrial

Cathedral PA, Prince Albert, Saskatchewan

High-Exposure Commercial/Industrial Lease Opportunity! Located at the southern foot of the Diefenbaker Bridge—one of the busiest roadways in Prince Albert this prime commercial/industrial property offers unbeatable visibility and traffic flow. In 2017, the bridge saw over 24,000 vehicle trips daily and remains the only North Saskatchewan River crossing within a 120 km radius. The property features 6,600 sq. ft. of main-floor space, plus a large basement ideal for additional storage or future development. Recent upgrades include a new roof (2021) and a full HVAC inspection (May 2023). Currently operating as a mechanic shop, this versatile property is well-suited for a variety of business uses. Don't miss this exceptional lease opportunity—contact your agent for details! (id:6289)

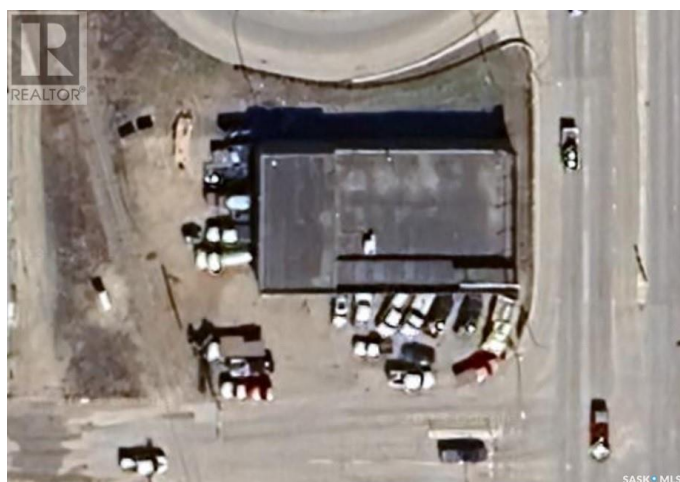
Built in 1956

## Essential Information

Listing #	SK998547
Bathrooms	0.00
Square Footage	6,600
Year Built	1956
Type	Industrial

## Community Information

Address	1125 2nd Avenue W
Subdivision	Cathedral PA



City	Prince Albert
Province	Saskatchewan
Postal Code	S6V2E3

### **Amenities**

Amenities	Storefront
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### **Interior**

Heating	Furnace
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### **Listing Details**

Listing Office	RE/MAX Blue Chip Realty - Melfort
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