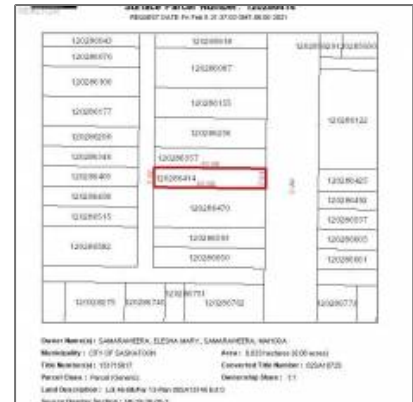


Land For Sale

- 219 D AVE S, Saskatoon, Saskatchewan, Canada
S7M2C7



Property Description

RARE Opportunity. Exceptional location in the heart of the city. Owner will help finance with 25% down for good credit buyers with an offer. Immense return on investment to any developer due to the lower commercial land cost. Easiest path to own the real estate you do business from. Unique zoning allowing Commercial, Residential or Commercial/Residential Development. Tremendous holding value. Rapid redevelopment in the surrounding area due to the high desirability. Including newer residential townhouses across the street. Close walking distance to the best downtown Saskatoon has to offer. Close proximity to some of the most unique businesses in Saskatoon such as Anthology, Thrive Juice Co, Collective Coffee, 9mile Brewing, Bike Universe, Soul Paper, and Leydas restaurant. Strong cultural component!. Walking distance to River Landing area and to the iconic Remail Modern. Due to this land being vacant developer can immediately start without demolition logistics & costs. There is no ideal use because this unique zoning allows for pretty much anything to be built!. Previous house was torn down thus there is no environmental issues. Never been used for industrial work. Clean and ready to build. (id:15472)

Location

Basic Details

Property Type: **Vacant land**

Listing Type: **For Sale**

Commercial Type: **Other**

MLS® #: **SK841137**

Price: **\$165,000**

Lot Area: **3,500.65 Sqft**

Country:	CA
Province:	SK
City:	Saskatoon
Postal Code:	S7M2C7
Longitude:	W107° 19' 28.7"
Latitude:	N52° 7' 37"

Agent [Info](#)



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