

# \$675,000 - 1125 2nd Avenue W, Prince Albert

MLS® #SK998548

**\$675,000**

0 Bedroom, 0.00 Bathroom,  
Other on 0.32 Acres

Cathedral PA, Prince Albert, Saskatchewan

High-Exposure Commercial/Industrial Investment Opportunity! Located at the southern foot of the Diefenbaker Bridge crossing in Prince Albert 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. Currently leased to a tenant until the end of 2025, providing immediate investment stability. Recent upgrades include a new roof (2021). Currently operating as a mechanic shop, this versatile property is well-suited for a variety of business uses. Don't miss this exceptional investment—contact your agent for details! (id:6289)

Built in 1956

## Essential Information

|            |           |
|------------|-----------|
| Listing #  | SK998548  |
| Price      | \$675,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.32      |
| Year Built | 1956      |
| Type       | Other     |
| Sub-Type   | Freehold  |



## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1125 2nd Avenue W |
| Subdivision | Cathedral PA      |
| City        | Prince Albert     |
| Province    | Saskatchewan      |
| Postal Code | S6V2E3            |

## Amenities

|           |            |
|-----------|------------|
| Amenities | Storefront |
|-----------|------------|

## Interior

|         |         |
|---------|---------|
| Heating | Furnace |
|---------|---------|

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | RE/MAX Blue Chip Realty - Melfort |
|----------------|-----------------------------------|



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Listing information last updated on October 22nd, 2025 at 11:46pm PDT