

FOR SALE OR LEASE

402 Main Street North
Waldheim, Saskatchewan

± 4,800 SF

$349,000

$11.00/SF NET

BI-LEVEL BUILDING ON MOST PROMINENT CORNER IN WALDHEIM

Currently shell space ready for office development or conversion to multi-family residence.

Building is ± 2,400 SF on each level. Site includes ± 2,400 SF area for parking or for potential future development.

The Commercial Group

Jeff Fedyk
Broker | Client Advisor
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Features:

- Building Size: ± 4,800 SF
  (± 4,800 SF each level)
- Lot Size: ± 7,800 SF
- 54 km's from Saskatoon
- 37 minute drive from Saskatoon

Possession: Arranged
Surface Parcels: 132776365, 132776646

Occupancy Costs: TBD
Taxes (2026): $2,243.36
Lease Rate: $11.00/SF net
List Price: $349,000.00



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TCG Real Estate Ltd.

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