



**CUSHMAN &
WAKEFIELD**
Regina

FOR SALE

201 - 4th Street | 202 to 214 - 5th Street
Estevan, SK



Facing NW

Civic Addresses

- 201 - 4th St.
- 202 to 214 - 5th St.
- **TOTAL**

Legal Descriptions

- Lot 11-15 Block 108 Plan C3929
- Lot 22 Block 108 Plan 82R38898 Sup

Land Size

- 30,000 sf. (0.69 AC)
- 25,200 sf. (0.58 AC)
- 1.27 AC**

Sale Price

- \$400,000.00

Property Details

- High Visibility Site with great access.

Property Taxes

- **201 4th St:** \$9,817.92
- **202-214 5th St:** \$2,140.60

Zoning

- C3 (Arterial)

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Supporting Data

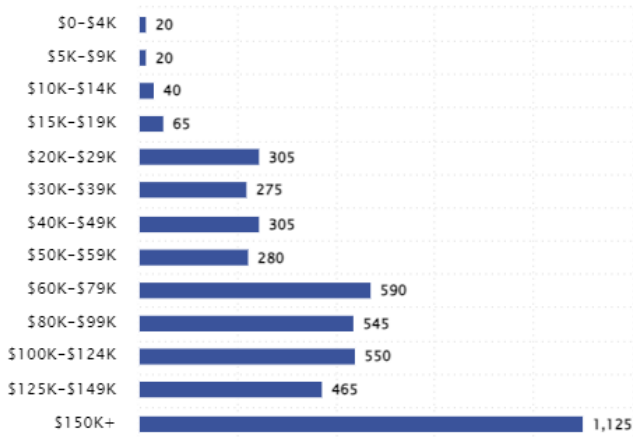
City Overview

- Estevan's economy is characterized by: power generation, coal mining, agriculture, manufacturing, oil and gas drilling
- Estevan is well connected with markets throughout North America. Three major highways, as well as, the main CPR line pass directly through the city providing access to both east-west and north-south corridors.
- Canada's second largest producer of crude oil
- Canada's third largest producer of natural gas.
- Canada's third largest producer of coal.
- Home to significant deposits of diamonds, gold, copper, zinc and platinum.
- Second in primary energy production in Canada.
- World's largest producer of potash.
- World's largest producer of uranium.

Household Income

Source: Statistics Canada. Census.

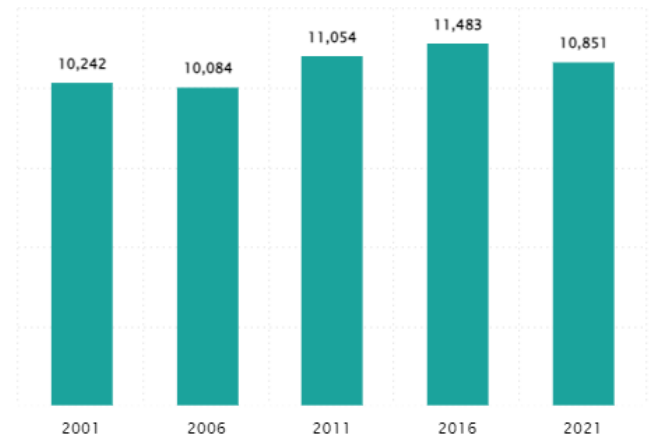
Last Updated: August 2022



Population

Source: Statistics Canada. Census.

Last Updated: February 2022





CITY OF ESTEVAN ZONING BYLAW NO. 2022-2061

SECTION 10.11: C3 - ARTERIAL

1) **PURPOSE:** The purpose of this Zoning District is to accommodate general commercial uses on parcels adjoining or in proximity to designated arterial corridors.

2) **USES:** Permitted (P) and Discretionary (D) Uses are provided in the Table Below:

Accessory Building or Use	P
Alcohol Manufacture	D
Automobile sales and service	P
Bulk Fuel Distribution Facility	D
Cannabis Retail and Online Store	D
Commercial School	P
Communication Tower	D
Contractor Services	P
Convenience Store	P
Crematorium	D
Custom Workshop	D
Day Care	D
Dwelling	D ⁷
Dwelling – Single Detached	D ⁷
Entertainment Establishment (indoor)	P
Gas Bar	P
General Sales Yard	D
Funeral Home	P
Government Services	P
Home Based Business	P
Hotel	P
Medical Services	D
Motel	P
Parking Structure	D
Personal Services	P
Place of Worship	D
Pop-up Retail	P
Professional Services	P
Public Utility Building	P
Recreation Vehicle sales/service	D
Restaurant	P
Retail Services	P
Service Station	P
Sidewalk Café	D
Taxi Services	D
Veterinary Clinic (Small Animal)	D
Warehouse sales	D

3) YARD REQUIREMENTS

YARD (min.)	METRIC	IMPERIAL
Front	7.5 m	24.6 ft
Side	3.0 m	9.8 ft
Rear	3.0 m	9.8 ft
Flanking	3.0 m	9.8 ft

4) PARCEL REQUIREMENTS

PARCEL	METRIC	IMPERIAL
Area (range)	830 m ²	8,934 ft ²
Frontage (min)	22 m	237 ft

5) GENERAL REQUIREMENTS

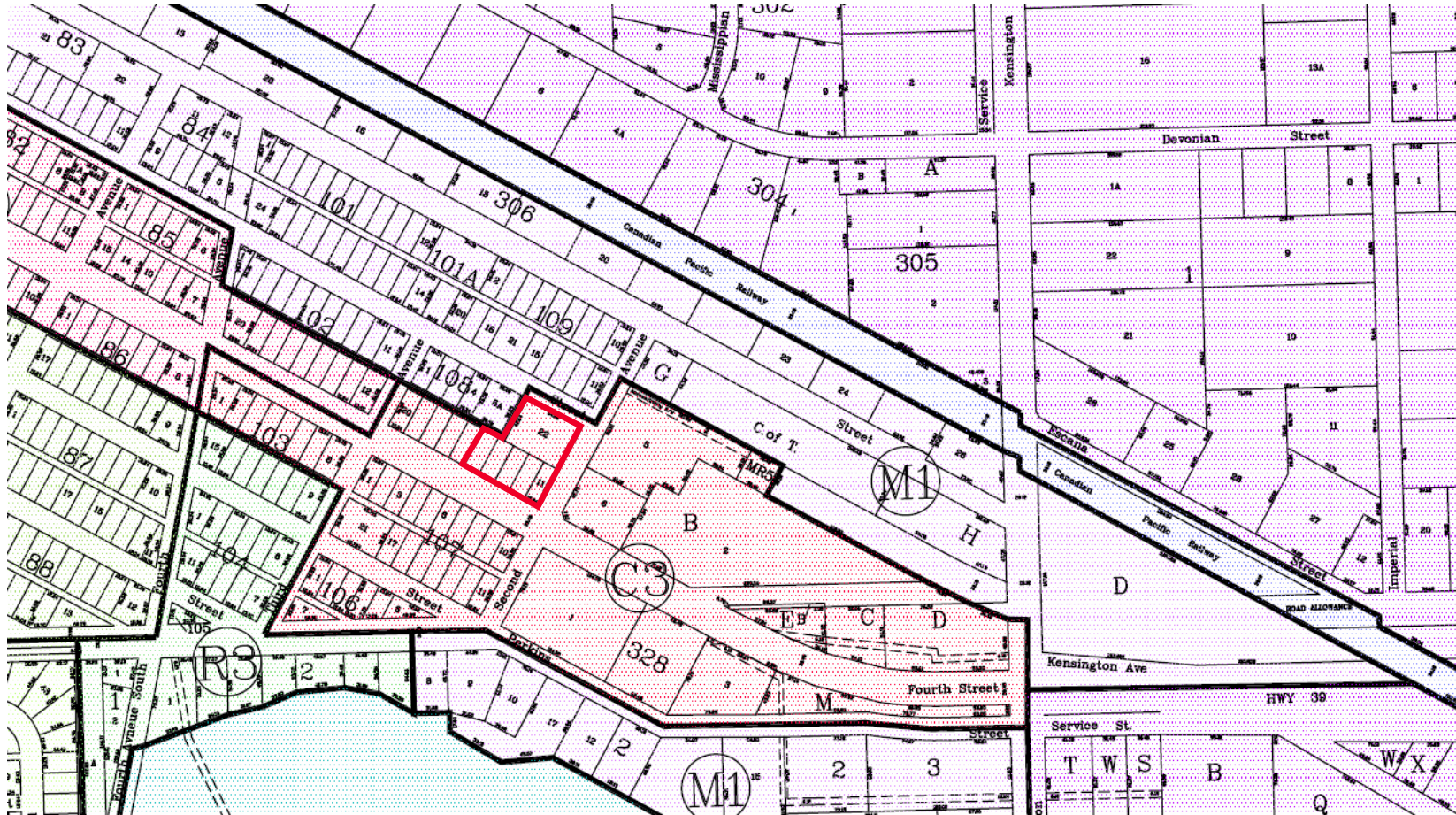

- a) Maximum building height is 15 m (49 ft.). 11 metres (36 ft.) for single detached dwellings.
- b) Lot coverage maximum of 70%.

6) SUPPLEMENTARY REGULATIONS

- a) Requirements of this Zoning District may be superseded by an applicable overlay district.
- b) Applicable buildings or uses are subject to Part Eight: Land Use Specific Regulations.

7) MIXED USE DEVELOPMENT

- a) Residential development may be allowed in accordance with Section 8.19 and parking availability.
- b) Dwelling units shall be in the rear or above ground floor of the building.
- c) Dwelling – Single Detached may continue or be replaced, but a dwelling shall not replace a non-residential building.

City of Estevan
 ZONING DISTRICT MAP
 BYLAW #2010-1834
 Bylaw Adoption: 21/09/2010

- ZONING DISTRICTS**
- *RESIDENTIAL DISTRICTS
 - R1 Residential Low-Density Single Detached
 - R1A Residential Low-Density Single Detached
 - R2 Residential Low-Density Mix
 - R3 Residential Medium-Density
 - R4 Residential High-Density Mixed Use
 - R5 Residential Mobile Home
 - R6 Residential Manufactured Home Neighborhood
 - R7 Residential Acreage
 - *COMMERCIAL DISTRICTS
 - C1 Commercial Downtown
 - C2 Commercial Service
 - C3 Commercial Arterial/Highway
 - C4 Commercial Transitional
 - C5 Commercial Shopping Center
 - C6 Commercial Health Service
 - C7 Commercial Neighborhood
 - *INDUSTRIAL DISTRICTS
 - M1 Industrial Light
 - M2 Industrial Heavy
 - M3 Industrial Business Park
 - *SPECIAL USE DISTRICTS
 - UH Urban Holding
 - RD Restricted Development
 - IN Institutional
 - NA Natural
 - FW Floodway
 - RZ Railway
 - *OVERLAY DISTRICTS
 - C Contract
 - IF Flood Fringe
 - ES Environmentally Sensitive



Property Report

Print Date: 14-Mar-2024

Page 1 of 2

Municipality Name:	ESTEVAN	Assessment ID Number:	ESTEV-515207000	PID:	1776905
Civic Address:	201 4 St	Title Acres:		Reviewed:	10-Feb-2023
Legal Location:	Lot 11-15 Block 108 Plan C3929 Sup	School Division:	209	Change Reason:	Maintenance
Supplementary	:	Neighbourhood:	ESTEV-315	Year / Frozen ID:	2023/-6
		Puse Code:	3000	Predom Code:	
		Call Back Year:		Method in Use:	Income (DIR)



Income

Property Type:	Commercial	Effective Year Built:	1955	Number of Stories:	01	Income ID:	9426
Category Code	Convenience Store	Building Footprint:	4,076	Weighted Wall Height:	12.00	Cluster Code	30
Location:	Main Arterial	Site Area:	30000	Paving:	All	Tax Class:	C
Quality:	3 - Average	Bldg/Land Ratio:	0.14	Parking:	On Site	Liability Status:	T
Building Name:		Elevators:	N	Security Fencing:	None	Liability Subdivision:	1

ID: 9426

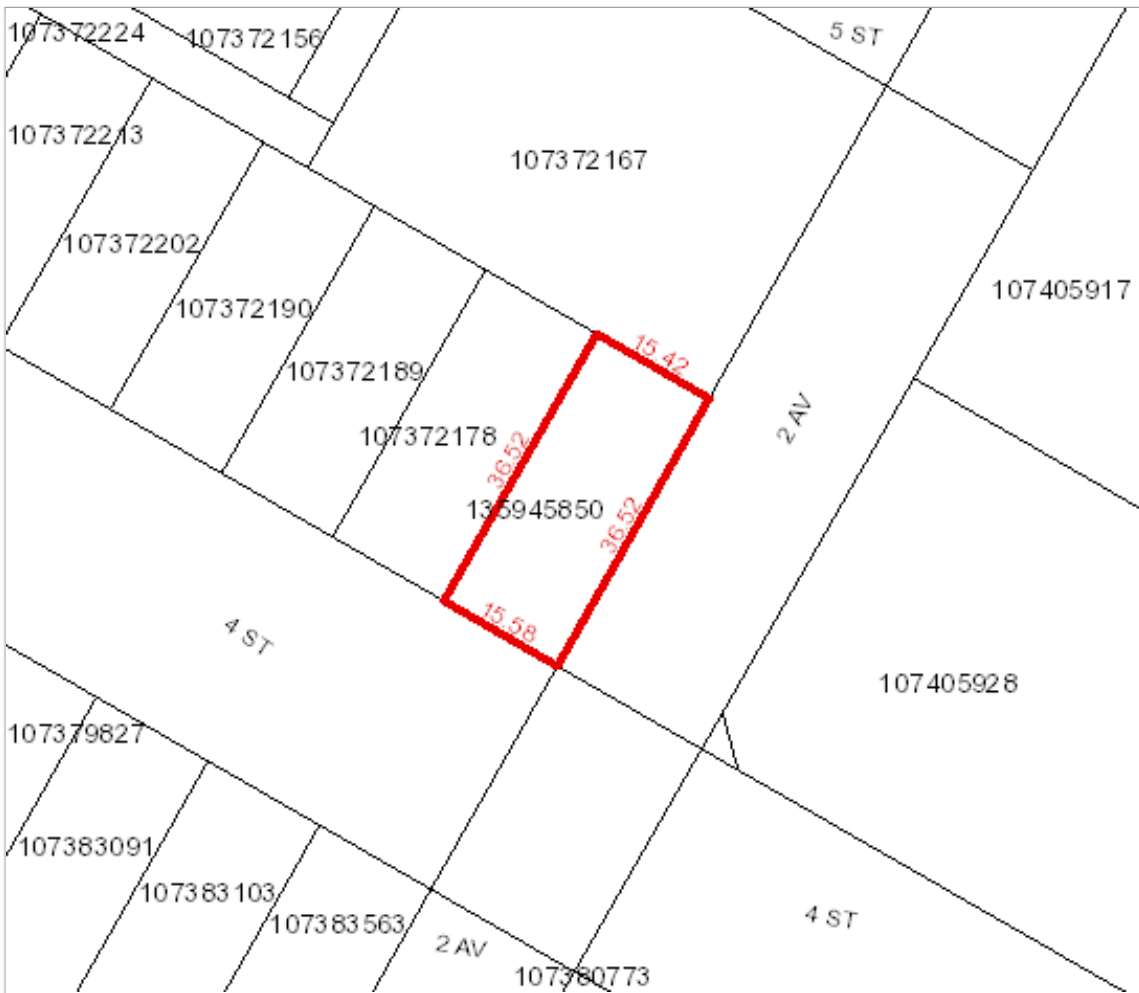
Income Sub-Category	Floor Location	Number of Units	Market Rent (per unit)	Total Market Rent
Retail Convenience	1st Floor	3488	14.17	49,425.00
		Total Number of Units:	3488	Gross Income: 49,425.00

Market Vacancy & Collection Loss (%):	2.00	Income Value (\$):	381,568
Market Effective Gross Income (\$):	48,436	Income Adjustment (\$):	0
Market Expense (Undistributed) (%):	2.00	Adjusted Income Value (\$):	381,570
Market Net Operating Income (\$):	47,467	Miscellaneous Building Value (\$):	0
Market Capitalization Rate (%):	12.44	Miscellaneous Land Value (\$):	0



Surface Parcel Number: 135945850

REQUEST DATE: Thu Mar 14 11:36:22 GMT-06:00 2024



Owner Name(s) : CENOVUS ENERGY INC.

Municipality : CITY OF ESTEVAN

Title Number(s) : 110508937

Parcel Class : Parcel (Generic)

Land Description : Lot 11-Blk/Par 108-Plan C3929 Ext 2

Source Quarter Section : SE-23-02-08-2

Commodity/Unit : Not Applicable

Area : 0.057 hectares (0.14 acres)

Converted Title Number : 83R17420

Ownership Share : 1:1

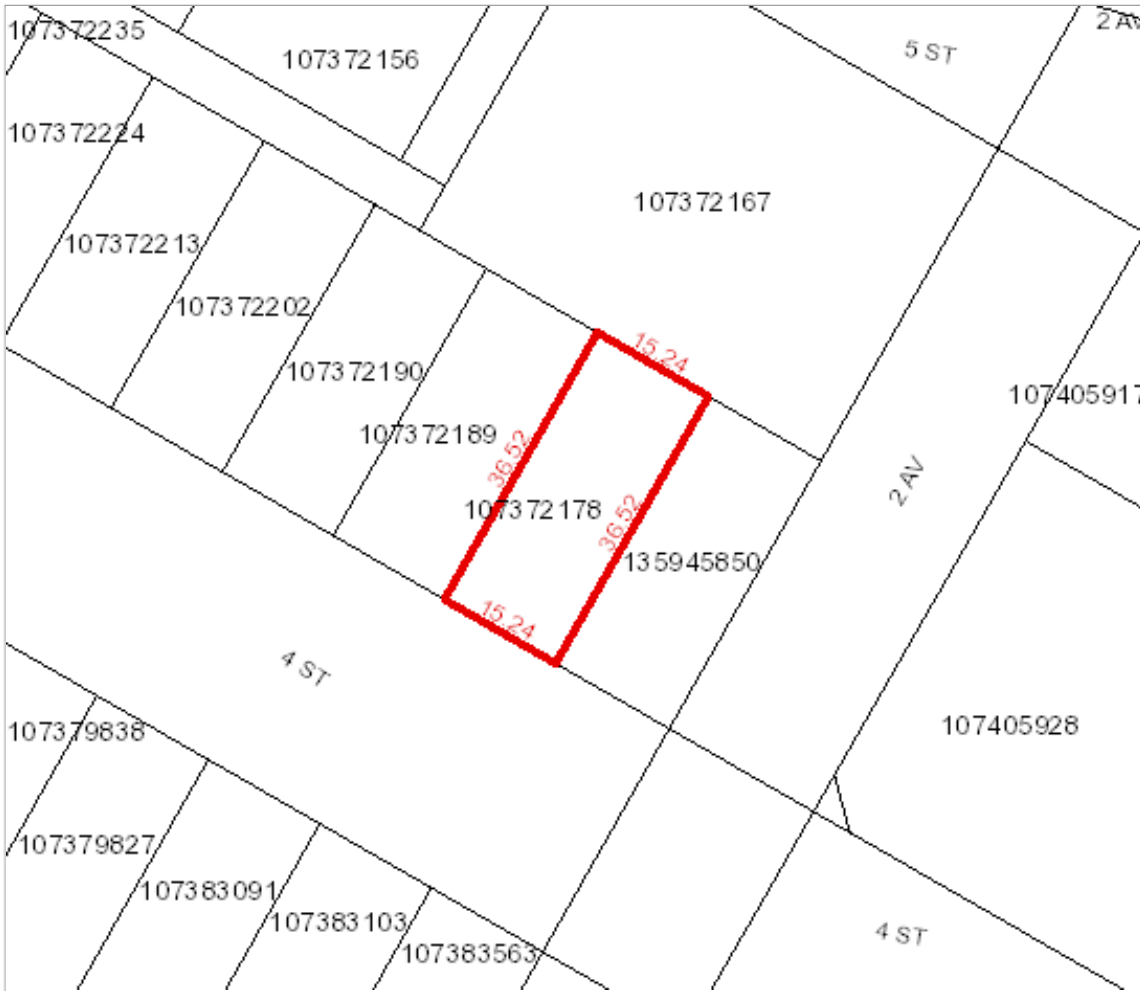
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Surface Parcel Number: 107372178

REQUEST DATE: Thu Mar 14 11:41:22 GMT-06:00 2024



Owner Name(s) : CENOVUS ENERGY INC.

Municipality : CITY OF ESTEVAN

Title Number(s) : 110508959

Parcel Class : Parcel (Generic)

Land Description : Lot 12-Blk/Par 108-Plan C3929 Ext 0

Source Quarter Section : SE-23-02-08-2

Commodity/Unit : Not Applicable

Area : 0.056 hectares (0.14 acres)

Converted Title Number : 83R17420

Ownership Share : 1:1

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Surface Parcel Number: 107372189

REQUEST DATE: Thu Mar 14 11:41:40 GMT-06:00 2024



Owner Name(s) : CENOVUS ENERGY INC.

Municipality : CITY OF ESTEVAN

Title Number(s) : 110508971

Parcel Class : Parcel (Generic)

Land Description : Lot 13-Blk/Par 108-Plan C3929 Ext 0

Source Quarter Section : SE-23-02-08-2

Commodity/Unit : Not Applicable

Area : 0.056 hectares (0.14 acres)

Converted Title Number : 83R17420

Ownership Share : 1:1

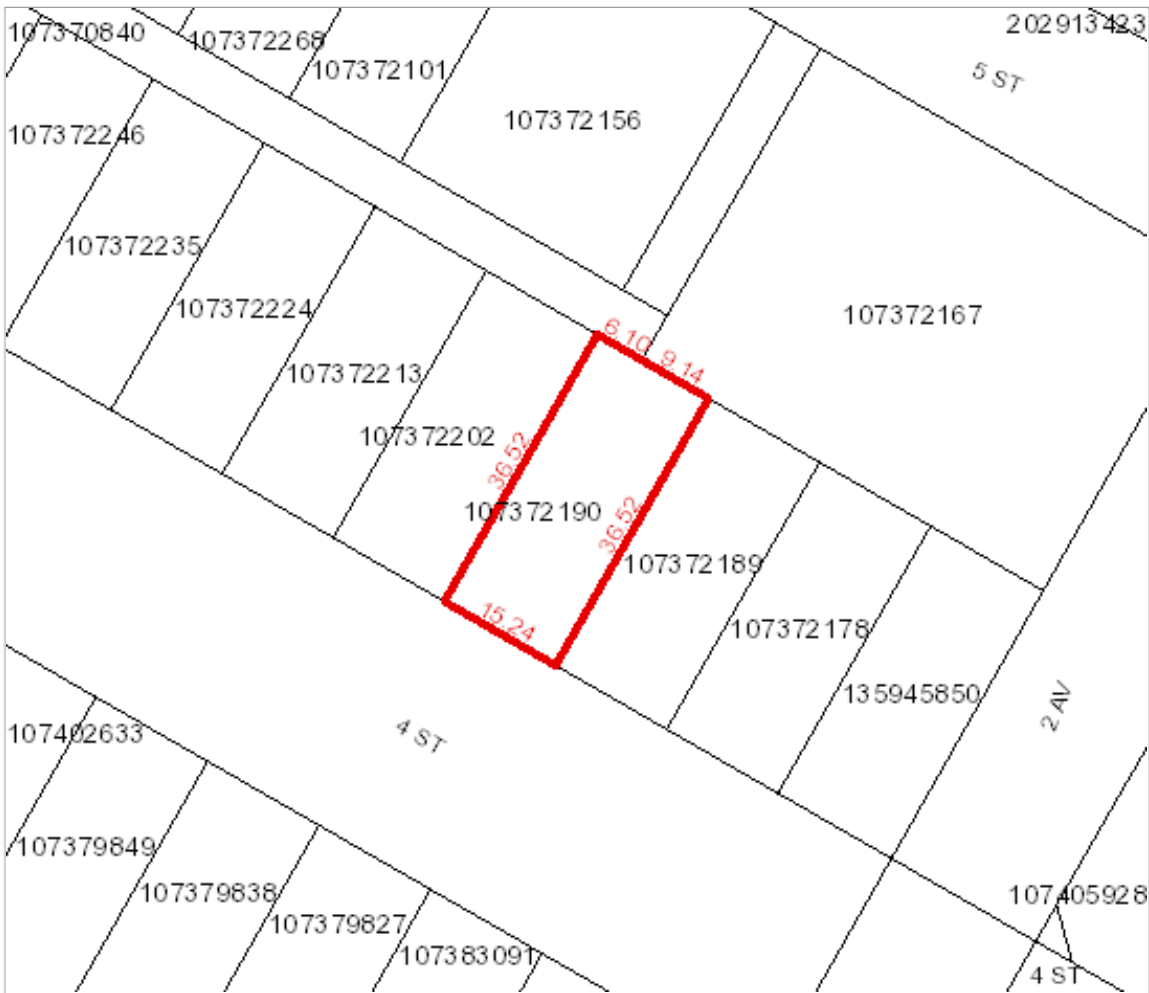
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Surface Parcel Number: 107372190

REQUEST DATE: Thu Mar 14 11:41:57 GMT-06:00 2024



Owner Name(s) : CENOVUS ENERGY INC.

Municipality : CITY OF ESTEVAN

Title Number(s) : 110508993

Parcel Class : Parcel (Generic)

Land Description : Lot 14-Blk/Par 108-Plan C3929 Ext 0

Source Quarter Section : SE-23-02-08-2

Commodity/Unit : Not Applicable

Area : 0.056 hectares (0.14 acres)

Converted Title Number : 83R17420

Ownership Share : 1:1

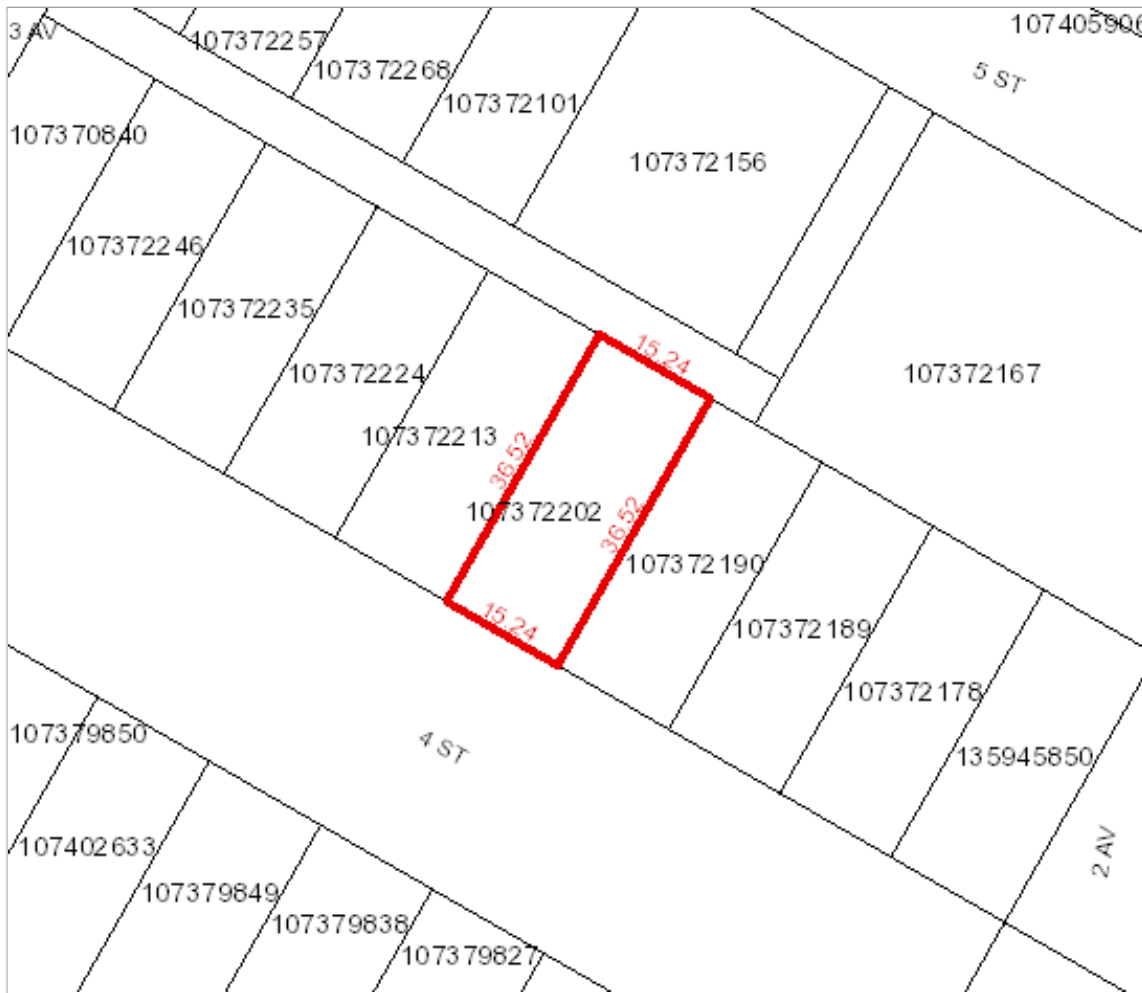
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Surface Parcel Number: 107372202

REQUEST DATE: Thu Mar 14 11:42:18 GMT-06:00 2024



Owner Name(s) : CENOVUS ENERGY INC.

Municipality : CITY OF ESTEVAN

Title Number(s) : 109963996

Parcel Class : Parcel (Generic)

Land Description : Lot 15-Blk/Par 108-Plan C3929 Ext 0

Source Quarter Section : SE-23-02-08-2

Commodity/Unit : Not Applicable

Area : 0.056 hectares (0.14 acres)

Converted Title Number : 81R42008

Ownership Share : 1:1

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Property Report

Print Date: 14-Mar-2024

Page 1 of 1

Municipality Name:	ESTEVAN	Assessment ID Number:	ESTEV-515207250	PID:	1776939
Civic Address:	202 to 214 5 St	Title Acres:		Reviewed:	19-Jul-2017
Legal Location:	Lot 22 Block 108 Plan 82R38898 Sup	School Division:	209	Change Reason:	Reinspection
Supplementary		Neighbourhood:	ESTEV-320	Year / Frozen ID:	2023/-3
:		Puse Code:	3000	Predom Code:	
		Call Back Year:		Method in Use:	C.A.M.A. - Cost

URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
22 / 1	Commercial Land	Rectangular	Prime Rate: \$3.30	Std.Parcel Size: 118,004.00	1	CO	Taxable
		Width(ft) 180.00	Urban - Square Foot	Land Size Multiplier: 150			
		Side 1 (ft) 140.00		Adjustment reason:			
		Side 2 (ft)	Lump Sum: 0.00				
		Area/Units 25,200.00					

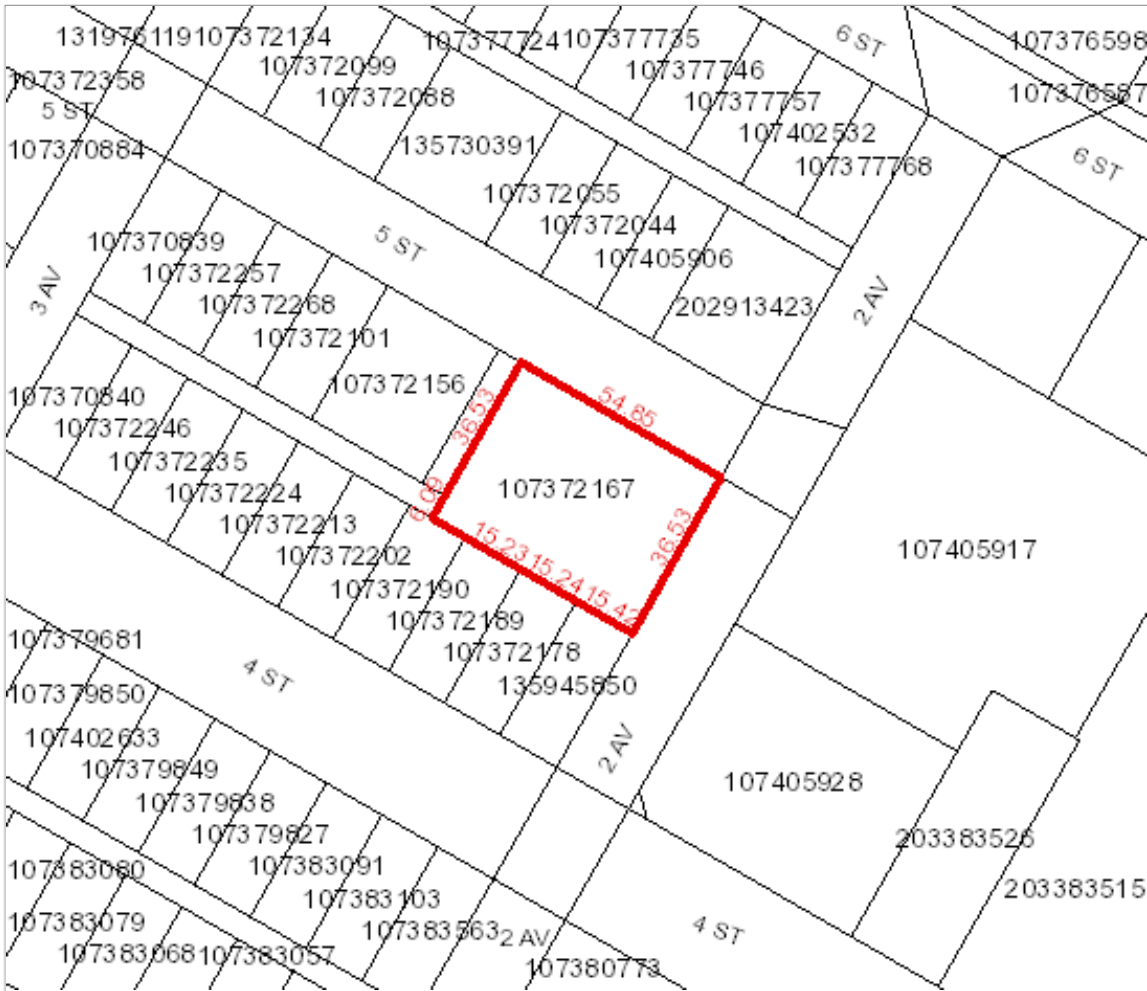
Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Non-Agricultural	\$83,200		1	Comm & Industrial Other	85%	\$70,720				Taxable
Total of Assessed Values:	\$83,200					Total of Taxable/Exempt Values:				\$70,720



Surface Parcel Number: 107372167

REQUEST DATE: Thu Mar 14 11:38:00 GMT-06:00 2024



Owner Name(s) : CENOVUS ENERGY INC.

Municipality : CITY OF ESTEVAN

Title Number(s) : 109960791

Parcel Class : Parcel (Generic)

Land Description : Lot 22-Blk/Par 108-Plan 82R38898 Ext 0

Source Quarter Section : SE-23-02-08-2

Commodity/Unit : Not Applicable

Area : 0.234 hectares (0.58 acres)

Converted Title Number : 83R17419

Ownership Share : 1:1

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