

Site Analysis



Location:	347 Superior Avenue, Estevan, SK
Streets:	Gravel road with open ditches.
Size:	260,846 sf (5.99 acres)
Services:	Natural gas, electricity, City water and private septic system.
Topography:	Site is well graded and is level or higher than surrounding properties.
Access and Parking:	Access off Superior Avenue. Ample parking.
Site Coverage:	Minimal.
Current Use:	Well located for current use.
Site Improvements:	Site has compacted gravel base with good drainage. Approximately 1,700 linear feet of metal chain link perimeter fencing with gates. Site has lighting.