

LAND FOR SALE - WARMAN

FOR SALE

MULTI-FAMILY PARCELS

OPPORTUNITY TO ACQUIRE 2.22 – 4.32 ACRES
DEVELOPMENT SITE IN WARMAN



THE OFFERING

Multi-Family Development Land

Located at the northern tip of Warman, off busy Highway 11 and onto Highway 305, the Traditions Multi-family parcels offer exceptional access to the Warman core, as well as Martensville, Osler, and surrounding municipalities.



LOT DETAILS

SITE ACCESS

New main entrance into Warman upon completion of Highway overpass on to Centennial Boulevard gives the Traditions Multi-family parcels easy vehicular access and is close to many amenities.

PARCEL E

LOCATION

Traditions Blvd & 1st Ave North

PARCEL

104824986

SIZE

4.32 Acres

ZONING

Multi-family

PRICE

\$2,376,000

PARCEL F

LOCATION

1st Ave North & Augusta Blvd

PARCEL

104824986

SIZE

2.22 Acres

ZONING

Multi-Family

PRICE

\$1,221,000

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CBRE

FOR SALE WARMAN MULTI-FAMILY LAND

DEVELOPMENT OPPORTUNITY

WARMAN, SK



As Saskatchewan's newest and fastest growing city, Warman boasts a robust, young population of over 11,500 residents and a projected five-year average growth rate of 11.02%. Located just 10km north of Saskatoon, this former bedroom community continues to be an attractive location for both commercial and residential development. Nearby new retail developments include Centennial Boulevard and Warman StoneGate which contain a new grocery-anchor, new middle-year school, golf course and a multi-use sporting complex that attracts nearly 80,000 people per year.

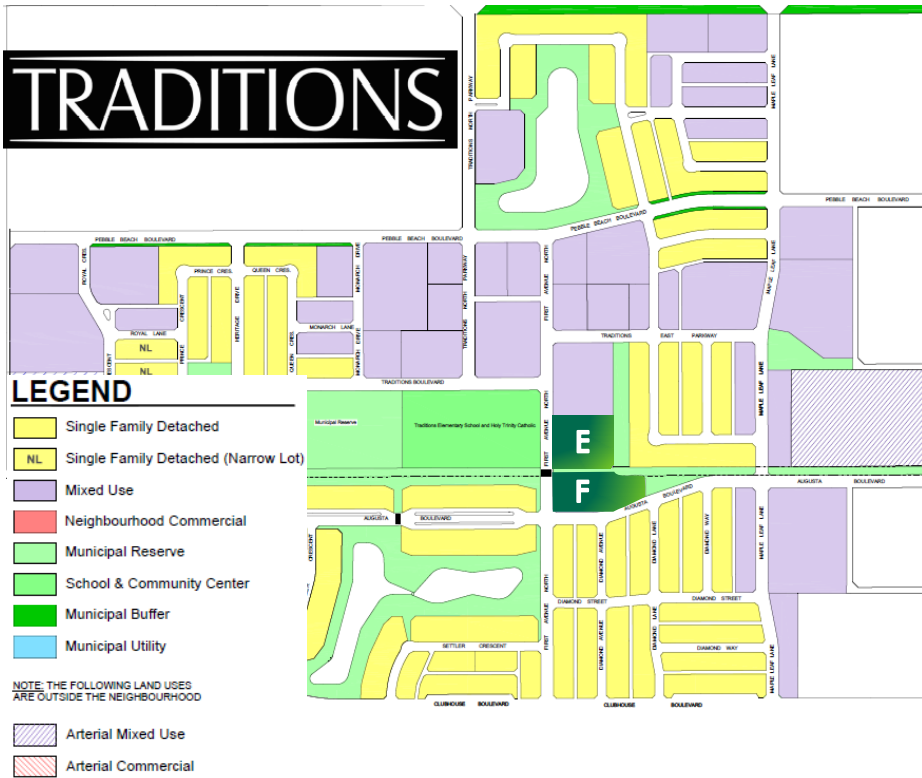
The Median Age is 33, which is 20% lower than the Canadian average and the Median Household Income is \$110,478, which is 57% higher than the Canadian Average.

LOCATION

WARMAN CENTRAL BUSINESS DISTRICT	3 MINUTE DRIVE
MARTENSVILLE	10 MINUTE DRIVE
OSLER	5 MINUTE DRIVE

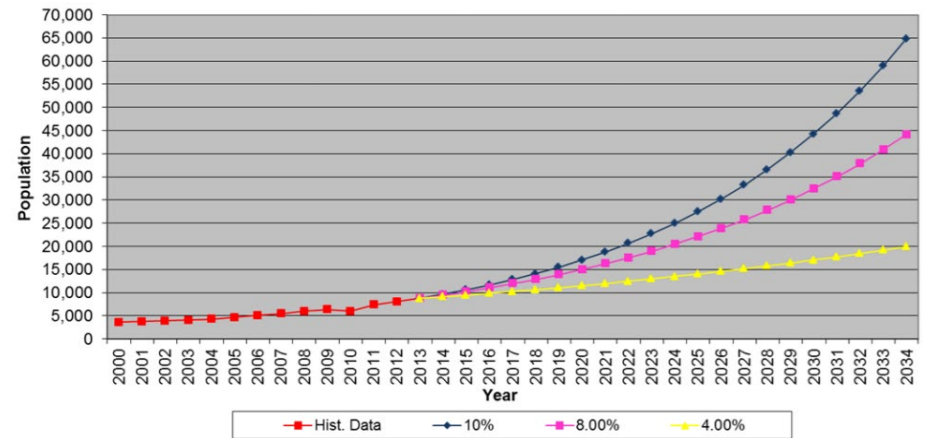


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The average home price keeps rising with many multi-million-dollar homes on the market. Warman is proud to provide exemplary levels of service, including complete roadway snow removal, spring/fall alleyway cleanup, and curbside garbage, recycling, and organics programs. With over 200 acres of parks and recreational amenities, the community is sure to please young and active families, seniors, and everyone who loves a healthy lifestyle. Warman is home to a world class golf course and first-class hockey facilities, with increased infrastructure spending including a \$40 million overpass linking Warman East to West.

City of Warman Population Projection, by Growth Rate, 2000-2034



Average Household Income	1 KM	3 KM	5 KM
2016 (Estimated):	\$138,229	\$120,430	\$120,059
2019 (Projected):	\$150,871	\$131,261	\$130,885
2021 (Projected):	\$160,689	\$139,620	\$139,264
2023 (Projected):	\$189,954	\$164,198	\$163,795

Criteria ^	Aggregation	Trade Area (20min Drive)	5min Drive	10min Drive	15min Drive
Average Age of Population	Average	36.6	32.5	32.7	32.7
Average total income of households (\$)	Average	101,139.5	122,641.3	119,674.5	120,294.5
Total Population	Sum	76,299.7	9,239.5	13,113.2	26,429.7

NEIGHBORHOOD PROFILE

- Dairy Queen Grill & Chill
- Co-op Grocery and Gas Bar
- Great Canadian Oil Change
- Dollar Tree
- McDonalds
- Burger King
- Tim Hortons
- Home Hardware
- Esso
- Pizza Hut
- Buy-Low Foods
- TacoTime
- RBC Royal Bank