

Blaine Lake Industrial

Commercial Buildings for Sale

Parcel A Block Plan 101447940
RM of Blaine Lake
www.cbre.ca/saskatchewan

9,796 SF Total Building Area on 5 Acres





The Offering

3 Commercial Buildings on 5-Acre Lot

The property, located within the RM of Blaine Lake, is an opportunity for an industrial user to purchase a large lot with pre-existing structures with plenty of storage and utility accommodating a variety of uses. No direct local comparables exist and inventory in Blaine Lake is scarce, emphasizing the value of land-plus-building assets when they do become available. Surrounding property uses are primarily agriculture.

This site includes three existing buildings: an office (**1,496 SF**) with a kitchen, washroom/shower, and boiler room, a light commercial utility building (**2,000 SF**), and a material storage building (**6,300 SF**), for a total building area of **9,796 SF**.

Blaine Lake Overview

The RM of Blaine Lake has an approximate population of 509 to 528 from 2021 to 2024. It is located in central Saskatchewan about 85km north of Saskatoon, or about a 50-minute drive. Nearby communities include Shellbrook and Rosthern.

Due to its proximity to fishing/hunting sites, campgrounds, golf courses, and tourist attractions, Blaine Lake is known as the “Gateway to the Lakes”. It is conveniently located at the junction of two highways: Highway 12 and Highway 40. The community has a curling rink, skating rink, grocery store, hardware store, post office, several restaurants and hotels, two gas stations, and locally-operated businesses including SARCAN Recycling, Lakeview Insurance Group, Blaine Lake Veterinary Services, Westbank Welding, CJ Signs, and several construction contractors. There is a kindergarten to grade 12 school known as Blaine Lake Composite.

\$725K

Asking Price

5 Ac

Total Land Area

9,796

Total Building Area (SF)





Property Summary

Blaine Lake, SK

20 Year Non-Compete Clause

Seller will convey title to the Property or Buyer by a special or limited warranty deed, subject to a restriction that for a period of twenty (20) years following the conveyance, the Property may not be used for the sale or distribution of agricultural chemicals, seed, or fertilizer.

+ Location

- RM of Blaine Lake, SK

+ Parcel Number

- Parcel A Block Plan 101447940

+ Asking Price (Reduced)

- \$725,000

+ Total Land Area

- 5 acres

+ Total Building Area

- 9,796 SF

+ Clear Height

- Material Storage – 12’
- L. Commercial Utility – 14’
- Office – TBC

+ Loading

- (2) drive-in doors

+ Zoning

- Commercial/Industrial

+ Roof Type

- Pitched

+ Additional Details

- Hot water radiant heat
- Radiant natural gas
- Ample parking
- No sprinklers

Contact Us

Michael Bratvold Senior Vice President +1 306 803 5977 Michael.Bratvold@cbre.com	Ben Kelley Vice President +1 306 803 5979 Ben.Kelley@cbre.com	Dallon Kuprowski Senior Financial Analyst +1 306 803 5983 Dallon.Kuprowski@cbre.com	Shane Endicott Senior Associate +1 306 803 5978 Shane.Endicott@cbre.com	Luke Jansen Sales Associate +1 306 803 5981 Luke.Jansen@cbre.com
--	---	---	---	--

© 2026 CBRE, Inc. All rights reserved. This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation (“CBRE”). The information set out herein (the “Information”) has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient’s reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.