

Cory Industrial Land

Commercial Lot Near Main Highways

Surface Parcel #165323471
Saskatoon, SK
www.cbre.ca/saskatchewan

20 Acres for Sale/Lease North of Saskatoon



Cory Industrial Land

Surface Parcel #165323471 | Saskatoon, SK

For Sale or Lease



20 Ac

Available Land Area

DC2

Zoning

14.1K

Average Daily Traffic Count (Highway 12)

Cory Industrial

This area is part of Saskatoon's north industrial hub neighbourhoods. With fast, direct transportation routes, highway visibility, and proximity to three of Saskatchewan's thriving cities, it is an unmissable opportunity for industrial operations.

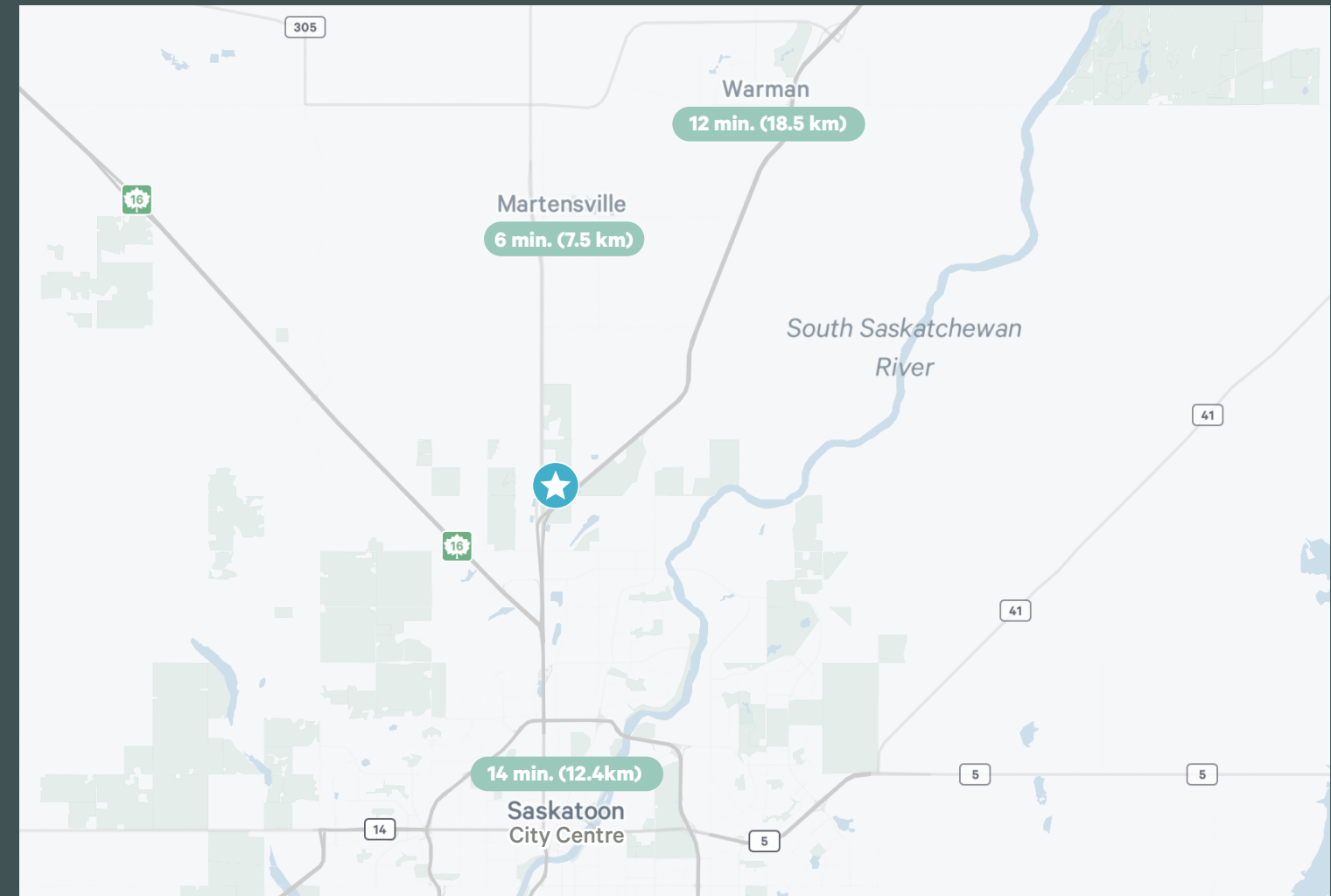
Saskatoon's population is growing rapidly and is close to breaking 400,000. The cities of Martensville and Warman have a combined population of around 36,000, both acting as bedroom communities with daily commuters driving right past Cory Industrial into Saskatoon via Highway #11 and Highway #12 from each city.

The Offering

Large Industrial Lot – Fast Highway Access

This land is located at the tip of Saskatoon's north end, offering **20 acres** nestled right between highways #11 and #12. With fast highway access to Saskatoon, Martensville, and Warman, the location is great for transportation to and from the site. There is great visibility from the highways – particularly Highway #12 – offering plenty of exposure.

The property is available for sale at **\$280,000** or for lease at **\$0.20 PSF**. Options for subdivision may be discussed, to be completed by the seller.



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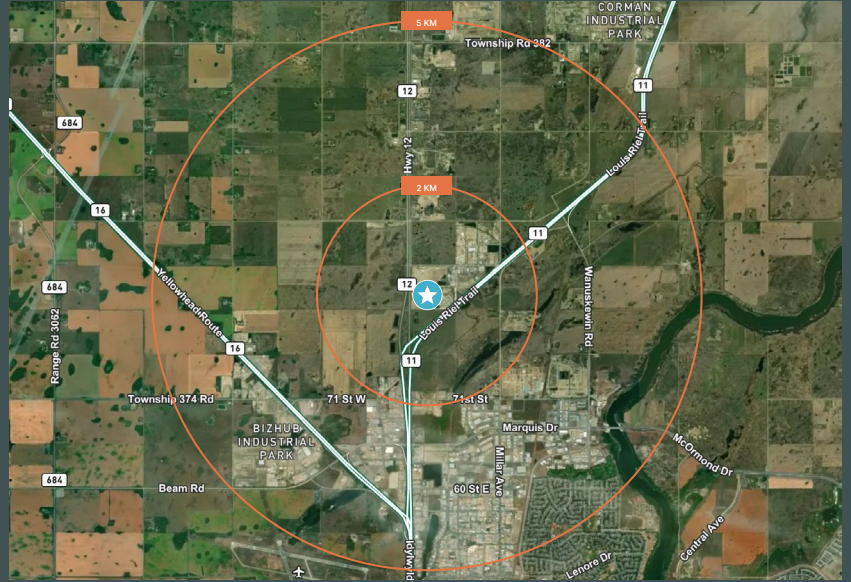
Property Summary

Cory Industrial Land

The lands are being offered on an as-is basis, with all deep services provided to the property line(s). **Interested parties are encouraged to contact the listing agent** for further information regarding servicing capacity and availability.

The following uses are permitted outright, subject to compliance with development standards and permitting requirements:

- Automotive service and repair shops
- Agricultural equipment sales and service
- Builder supply yards and contractors' shops
- Commercial storage yards (indoor and outdoor)
- Convenience stores
- Food/beverage services (restaurants/drive-thrus)
- Fuel stations and cardlock facilities
- Highway commercial uses
- Light industrial uses
- Offices and business support services
- Recreation, commercial (indoor)
- Service and repair establishments
- Truck terminals and trucking operations
- Warehousing and distribution facilities
- Wholesale establishments



Additional Details:

- + Surface Parcel
 - #165323471
- + Land Description
 - Blk/Par 8-Plan 101861030 Ext 0
- + Asking Price
 - \$280,000
- + Property Taxes
 - TBC
- + Lease Rate
 - \$0.20 PSF
- + Zoning
 - DC2

Contact Us

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