

~190 ACRES | RM of ABERDEEN, SK

FOR SALE

RESIDENTIAL DEVELOPMENT LAND

VENDOR FINANCING OR TERMS AVAILABLE

10 KM FROM
ABERDEEN



10 KM FROM
SASKATOON

PLEASE INQUIRE FOR PRICING

SITE DETAILS:

CBRE is pleased to offer 114 country residential estate lots developed as a bare land condominiums located on HWY 41, bounded by Bettker Road to the west and Bergheim Road to the south.

FOR MORE INFORMATION, PLEASE CONTACT:

MICHAEL BRATVOLD

Vice President | Managing Director
+1 306 803 5977
michael.bratvold@cbre.com

SHANE ENDICOTT

Sales Representative
+1 306 803 5978
shane.endicott@cbre.com

CBRE

~190 ACRES | RM of ABERDEEN, SK

FOR SALE

RESIDENTIAL DEVELOPMENT LAND

VENDOR FINANCING OR TERMS AVAILABLE

PROPERTY PROFILE

PROPERTY ADDRESS	W 1/2 30-37-3-W3 and portions of SW 30-37-03-W3 , RM of Aberdeen 373, Saskatchewan.
LOCATION	Approximately 10 km NE of Saskatoon and 10 km from Aberdeen on HWY 41.
ZONING	CR3 - High Density Integrated Country Residential And Recreational District.
SITE AREA	200 AC
TOTAL LOTS	114
COMMERCIAL	10 Acres of CR3C1-Commercial / Industrial District by Agreement land NOT FOR SALE .
WATER	Highway 41 Water Utility is intended to provide potable water to the lots. As a low-pressure water system, each property owner will be required to install a cistern and pressure system to manage the distribution of water internally within each respective property.
SEWAGE	Domestic sewage will be managed by individual property owners through the construction of private on-site wastewater disposal systems.
STORMWATER SERVICING	Run-off is to be managed by an interconnected system of overland drainage works and storm ponds. The storm ponds have been engineered and sized based upon a forecasted volume of run-off generated by a 1:100-year storm event.
ROADWAYS	The internal roadways are intended to be concrete surfaced; privately owned and maintained by the condominium association.
AMENITIES	Shallow utilities provided to residents will include electricity, natural gas, telephone and fibre optic internet services. Garbage pick-up will be contracted to one of several licensed providers and will be coordinated by the condominium association. In addition to the pathway network a large community park has been incorporated into the design of the site. anticipated that amenities such as picnic tables, tennis courts, a basketball court, a soccer pitch, a baseball diamond, a playground, and a toboggan hill and skating pond in the winter months

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (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. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; MapPoint, DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth . All outlines contained in this document are approximate.

