

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





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.

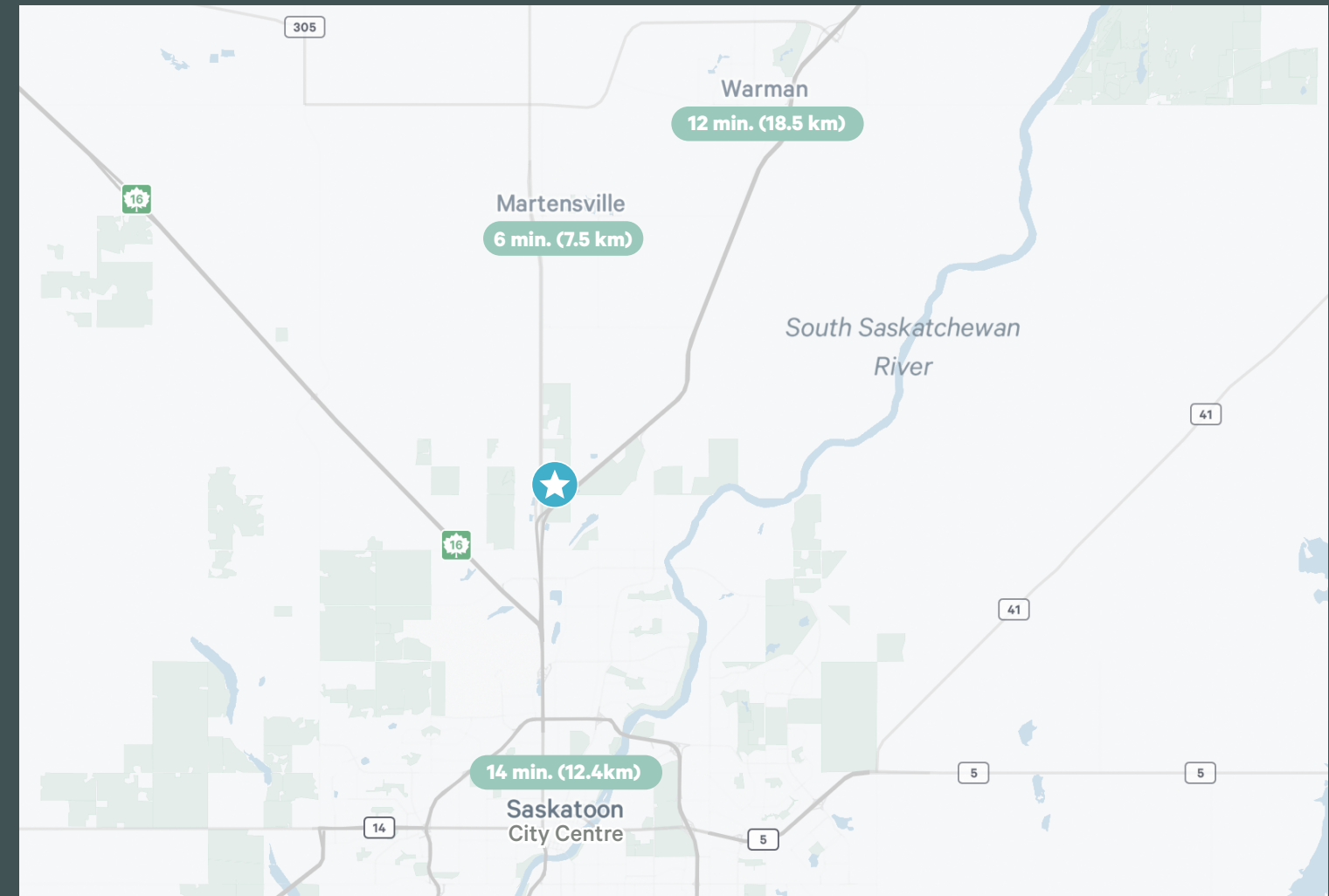
Saskatoon’s population is growing rapidly and is close to breaking 400,000. The cities of Martensville and Warman have a combined population of around 36,000, both acting as bedroom communities with daily commuters driving right past Cory Industrial into Saskatoon via Highway #11 and Highway #12 from 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 PA** or for lease at **\$0.20 PSF**. Options for subdivision may be discussed, to be completed by the seller.



Cory Industrial Land

Surface Parcel #165323471 | Saskatoon, SK

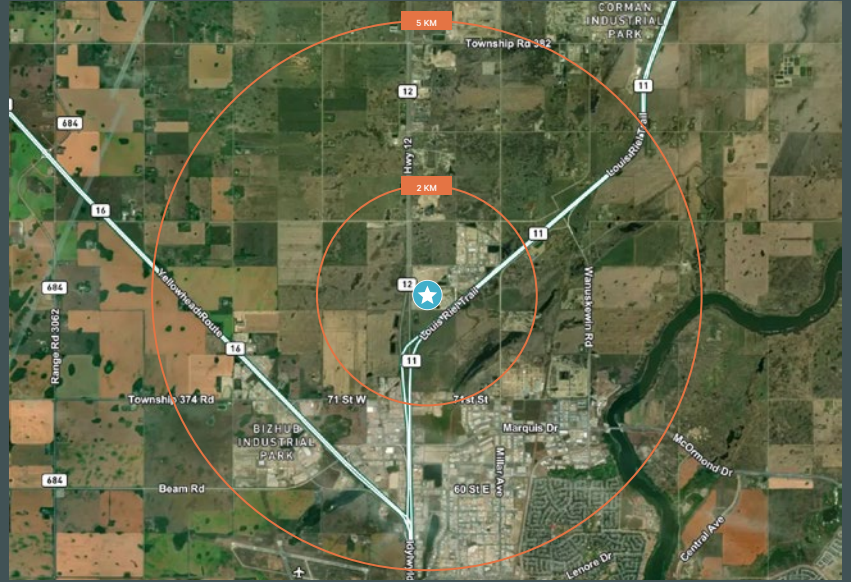
For Sale or Lease

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:



6.11. D - Arterial Commercial 2 District (DC2)

6.11.1 Purpose

The purpose of the DC2 District is to accommodate a diverse range of commercial activities serving the traveling public and the local populations, displaying a high standard of appearance and along major transportation corridors.

6.11.2 Permitted Uses

- Amusement and Entertainment Service
- Cannabis Retail Store
- Child Care Centre
- Commercial Complex, One Building
- Community Centre (**Bylaw 46/23, Approved March 7, 2024**)
- Convenience Commercial Service
- Filling, Levelling and Grading Type I
- Financial Institution
- Food Service Use
- Funeral Home
- Gas Bar
- Health Care Service
- Personal Services
- Pet Care Facility
- Public Market
- Recreational Vehicle Sales/Rentals
- Retail Store
- Vehicle Sales/Rentals
- Veterinary Clinic

Additional Details:

+ Surface Parcel

- #154024545

+ Land Description

- Blk/Par B-Plan 101861030 Ext 0

+ Asking Price

- \$280,000 PA

+ Property Taxes

- TBC

+ Lease Rate

- \$0.20 PSF

+ Zoning

- DC2

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.