

South Industrial Business Park

6th Avenue South
Warman, SK S0K 4S0
www.cbre.ca/saskatchewan

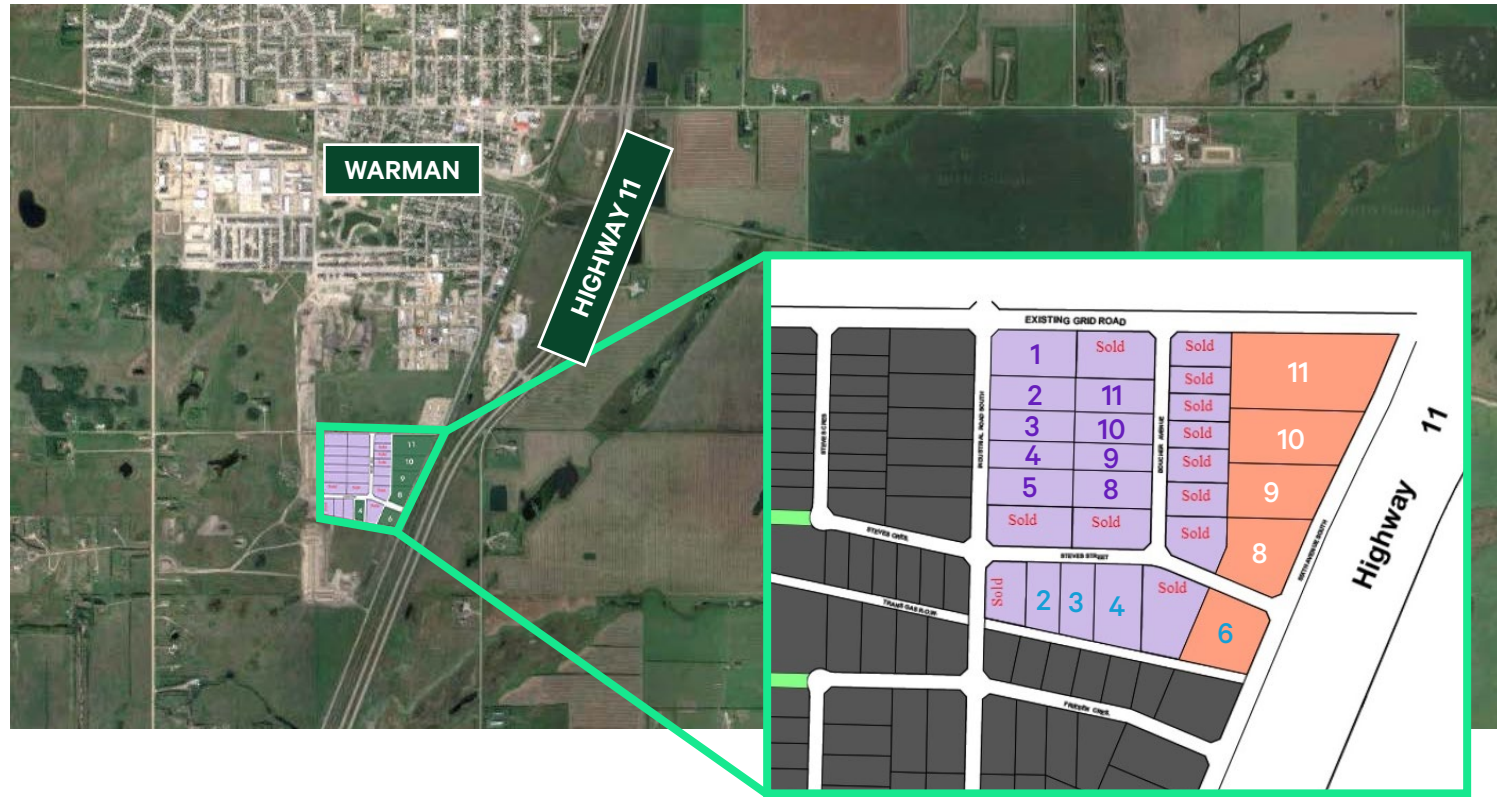
2.09 to 6.15 Acre Lots



Warman South Industrial Park

6th Avenue South | Warman, SK S0K 4S0

For Sale



Located at the southern tip of Warman and busy Highway 11, the South Industrial Business Park offers access to Highway 11, Saskatoon International Airport and also the Marquis, Hudson Bay, and North Industrial areas of Saskatoon.

Drive Times ————— **20** min Central Business District | **18** min Saskatoon International Airport | **15** min Circle Drive

Industrial lots are now available for sale in Warman's developing South Industrial Business Park. Choose lots from 2.09 to 6.15 Acres. Contiguous lots may also be purchased to create larger properties.

	LOT 8 / BLOCK 1	LOT 9 / BLOCK 1	LOT 10 / BLOCK 1	LOT 11 / BLOCK 1	LOT 1 / BLOCK 2	LOT 2 / BLOCK 2
PARCEL	203363041	203363120	203362950	203363186	203363029	203363131
ADDRESS	1213 6th Ave. S	1209 6th Ave. S	1205 6th Ave. S	1201 6th Ave. S	1200 Industrial Rd. S	1202 Industrial Rd. S
SIZE	6.18 Acres	2.84 Acres	3.56 Acres	6.18 Acres	2.09 Acres	1.55 Acres
ZONING	Highway Commercial	Highway Commercial	Highway Commercial	Highway Commercial	Light Industrial	Light Industrial
PRICE	\$1,381,050.00	\$1,405,800.00	\$1,762,200.00	\$3,059,100.00	\$710,600.00	\$503,750.00
	LOT 3 / BLOCK 2	LOT 4 / BLOCK 2	LOT 5 / BLOCK 2	LOT 8 / BLOCK 2	LOT 9 / BLOCK 2	LOT 10 / BLOCK 2
PARCEL	203362938	203363175	203362983	203363210	203362905	203363074
ADDRESS	1204 Industrial Rd. S	1206 Industrial Rd. S	1208 6th Ave. S	1209 Boucher Ave.	1207 Boucher Ave.	1205 Boucher Ave.
SIZE	1.39 Acres	1.24 Acres	1.70 Acres	1.57 Acres	1.14 Acres	1.28 Acres
ZONING	Light Industrial	Light Industrial	Light Industrial	Light Industrial	Light Industrial	Light Industrial
PRICE	\$451,750.00	\$403,000.00	\$552,500.00	\$463,150.00	\$336,300.00	\$377,600.00
	LOT 11 / BLOCK 2	LOT 2 / BLOCK 3	LOT 3 / BLOCK 3	LOT 4 / BLOCK 3	LOT 6 / BLOCK 3	
PARCEL	203363007	203363030	203363209	203362882	203363197	
ADDRESS	1203 Boucher Ave.	107 Steves St.	105 Steves St.	103 Steves St.	1301 6th Ave.	
SIZE	1.42 Acres	1.24 Acres	1.25 Acres	2.09 Acres	1.14 Acres	
ZONING	Light Industrial	Light Industrial	Light Industrial	Light Industrial	Light Industrial	
PRICE	\$418,900.00	\$365,800.00	\$398,250.00	\$992,750	\$1,277,100.00	

SITE ACCESS

South of Warman city off Industrial Road or 6th Avenue.

NEIGHBORHOOD PROFILE

Just north of the South Industrial Business Park:

- Oakcreek Golf & Turf
- Diamond Super Wash / Detail Centre
- R.A. Auto Repair
- J & J Sausage
- Hanson RV
- Tundra Mechanical & Millwrighting
- Graveyard Restorations



City of Warman

As Saskatchewan's newest and fastest growing city, Warman boasts a robust, young population of over 17,500 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. Other nearby new developments include Centennial Boulevard and Warman StoneGate which contain a new grocery-anchor retail, new middle-year school, golf course and a multi-use sporting complex that attracts nearly 80,000 people per year.

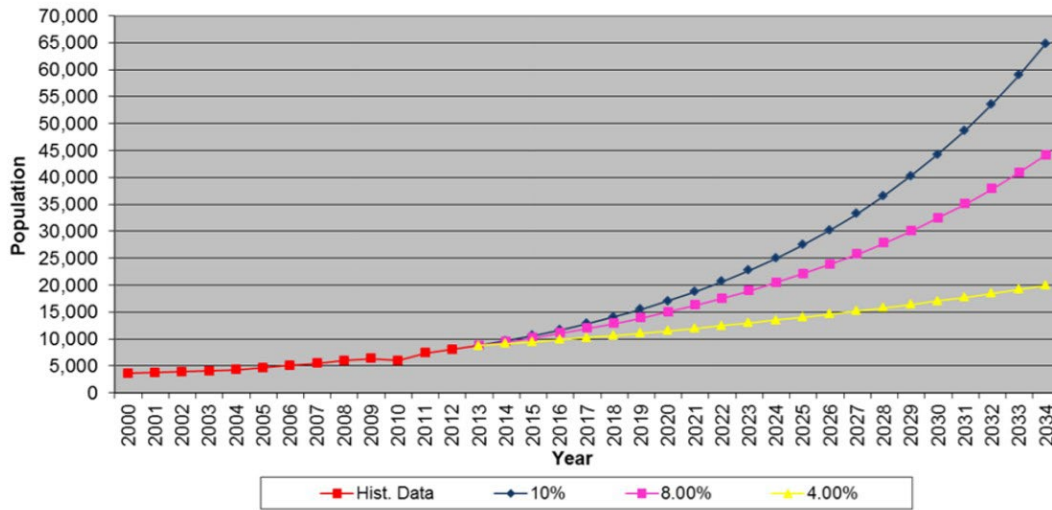
The Median Age is 33, which is 20% lower than the Canadian average and the Median Household Income is \$110,478, which is 57% higher than the Canadian Average.

South Industrial Business Park

Average Household Income	1 KM	3 KM	5KM
2022 (Estimated)	\$102,789	\$117,460	\$120,053
2025 (Projected)	\$113,228	\$129,148	\$131,916
2027 (Projected)	\$121,339	\$137,670	\$140,768
2032 (Projected)	\$142,132	\$159,487	\$163,231

Criteria	Aggrigation	Trade Area (20 min Drive)	5 min Drive	10 min Drive	15 min Drive
Average age of population	Average	36.6	32.5	32.7	32.7
Average total household income	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

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



Contact Us

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