

# Multi-Family Parcels

## Opportunity to Aquire 2.22-4.32 Acres

### Development site is Warman

Located at the northern tip of Warman, off busy Highway 11 and onto Highway 305, the Traditions Multi-family parcels offer exceptional access to the Warman core, as well as Martensville, Osler, and surrounding municipalities.

New main entrance into Warman upon completion of Highway overpass on to Centennial Boulevard gives the Traditions Multi-Family parcels easy vehicular access and is close to many ammenities.

#### Parcel F

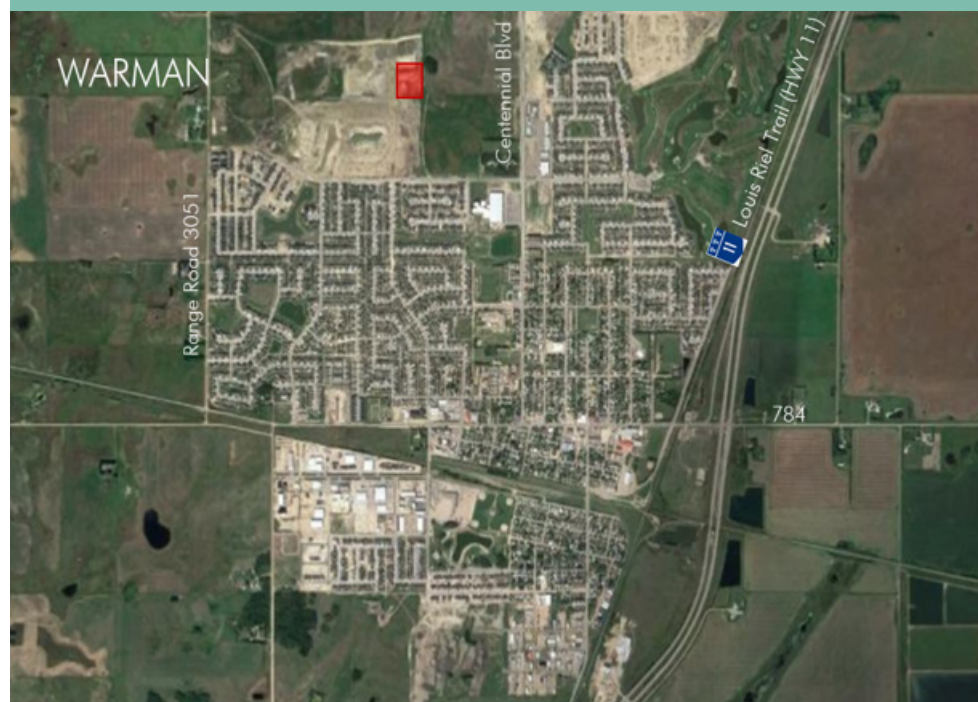
- + PRICE
  - \$1,221,000
- + PARCEL
  - 104824986
- + SIZE
  - 2.22 Acres
- + ZONING
  - Multi-Family

#### PARCEL G

- + PRICE
  - \$1,270,500
- + PARCEL
  - 104824986
- + SIZE
  - 2.31 Acres
- + ZONING
  - Multi-Family

Multi-Family Parcels  
Warman, Saskatchewan  
[www.cbre.ca/WarmanMulti-Family](http://www.cbre.ca/WarmanMulti-Family)

### Warman Multi-Family Site



## Contact Us

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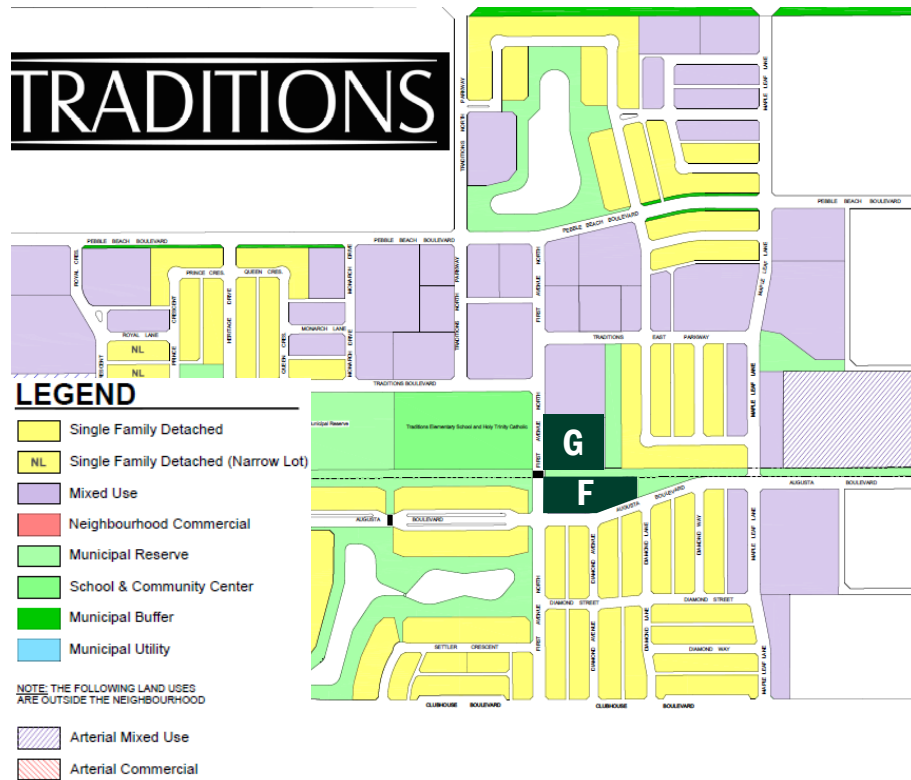
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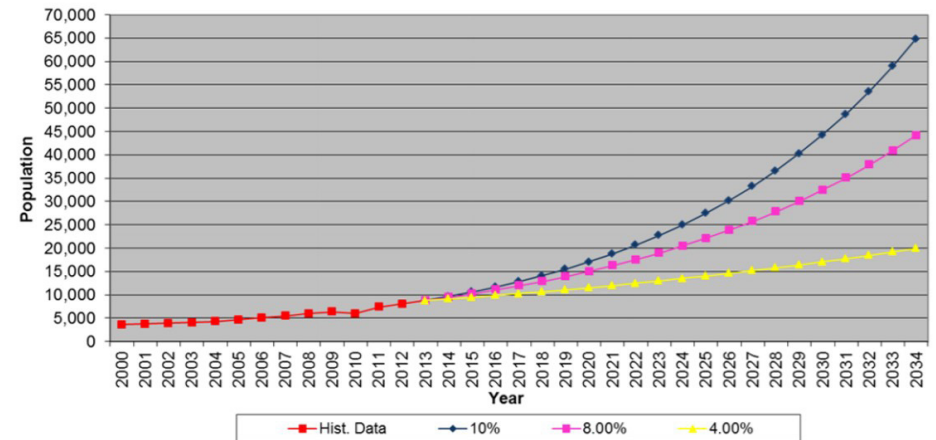
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The average home price keeps rising with many multi-million-dollar homes on the market. Warman is proud to provide exemplary levels of service, including complete roadway snow removal, spring/fall alleyway cleanup, and curbside garbage, recycling, and organics programs. With over 200 acres of parks and recreational amenities, the community is sure to please young and active families, seniors, and everyone who loves a healthy lifestyle. Warman is home to a world class golf course and first-class hockey facilities, with increased infrastructure spending including a \$40 million overpass linking Warman East to West.

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



Average Household Income	1 Km	3 Km	5 Km
2016 (estimated)	\$138,229	\$120,430	\$120,059
2019 (Projected)	150,871	\$131,261	\$130,885
2021(Projected)	\$160,689	&139,620	\$139,264
2023 (Projected)	\$189,954	\$164,198	\$163,795

Criteria	Aggregation	Trade Area (20min Drive)	5 Min Drive	10 Min Drive	15 Min Drive
Average Age of Poppulation	Average	36.6	32.5	32.7	32.7
Average Total Income of Households (\$)	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

## Multi-Family Parcels

Warman, Saskatchewan

For Lease

# City of Warman

## Location Details

As Saskatchewan's newest and fastest growing city, Warman boasts a robust, young population over 11,500 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. Nearby new retail developments included Centennial Boulevard and Warman Stone Gate Which contains a new grocery- anchore, new middle- year school, golf course and a multi-family sporting complex that attracts nearly 80,000 people per year.

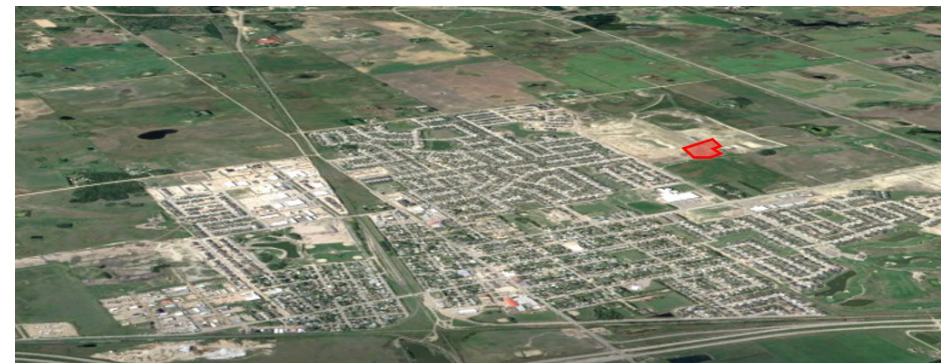
The Median Age is 33, which is 20% lower then the Canadian average and the Median Household Income is \$110,478 which is 57% higher than the Canadian Average.

### LOCATION

Warman Central Business District	3 Minute Drive
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Martensville	10 Minute Drive
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Osler	5 Minute Drive
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