CBRE

Corman Park Industrial Development Land

Corner of Highway 16 & Highway 684

Industrial Land | For Sale

CBRE

Major Junction with Yellowhead & Highway 684

Located within Corman Park's P4G Planning District within the RM, this development is bounded by highly-accessible Highway 16 (Yellowhead Highway) and Highway 684; just a 5-minute drive from Saskatoon.

One lot (5 acres) has been subdivided and is home to UFA's new bulk fueling station. The property is fully serviced with gas, power, water, and internet.

DEVELOPABLE SIZE
49.7 Ac
Developable land

TOTAL SIZE
65.7 Ac
Available land

ZONING
DM1
D-Light Industrial 1

ASKING PRICE
$3.2M
$64,386.32 Per Developable Acre

Service	Source	Description
Potable Water	Intervalley Water Utility Co-op	Located approximately 500m to the east. 2" line for drip system to provide 1gpm per site.
Sanitary Sewage	Private Septic	Onsite Septic System.
Electric Service	SaskPower	Sourced from existing 25kV overhead powerline, located approximately 1km south along Township Rd. 380. Install 25kV overhead powerline along HWY 684 North up to proposed site.
Gas Services	SaskEnergy	Sourced from existing natural gas line located approximately 1km south along Township Rd. 380. Install 4' line to service proposed sites.
Telecommunications	SaskTel	Located approximately 500m to the east. Extended copper line to proposed site.

Driving Times

5 Min	6 Min	10 Min	15 Min
Yellowhead Highway	BizHub Industrial	Saskatoon North Industrial	Central Business District

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

Shane Endicott
Senior Associate
+1 306 803 5978
shane.endicott@cbre.com

Dallon Kuprowski
Senior Financial Analyst
+1 306 803 5983
dallon.kuprowski@cbre.com

Luke Jansen
Sales Associate
+1 306 803 5981
luke.jansen@cbre.com

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